

Community, Environmental & Development Services

Planning Division

Comprehensive Planning

Development Review

Research and Intergovernmental Coordination

Community Planning & Placemaking



Orange County, Florida COMPREHENSIVE PLAN 2010 - 2030



DESTINATION 2030

Goals, Objectives & Policies

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Amended: January 27, 2015 Effective: March 30, 2015

Prepared by:

Orange County Community, Environmental & Development Services

Planning Division

2010-2030 Comprehensive Plan Goals, Objectives and Policies

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Orange County Comprehensive Plan—Goals, Objectives and Policies

This document contains the adopted Goals, Objectives and Policies of the Orange County 2030 Comprehensive Plan, as well as the adopted Future Land Use Map series. Following is a brief history of comprehensive planning in Florida, an explanation of what's in the Comprehensive Plan, a history of Plan adoption and amendments, and an explanation of the formatting of this document.

Comprehensive Plan history. Local government planning in Florida has been guided over the past 25 years by the 1985 Growth Management Act, which is contained in Chapter 163, Florida Statutes and codified in Rule 9J-5, Florida Administrative Code. The Growth Management Act required that every local government in Florida adopt a comprehensive plan to guide growth and development. These plans must include elements that address future land use, housing, transportation, infrastructure, conservation, recreation and open space, intergovernmental coordination, and capital improvements.

The Orange County Comprehensive Plan. Orange County initially adopted a Comprehensive Plan pursuant to the 1985 Growth Management Act on July 1, 1991. The Plan contained all the required elements listed above, plus a number of optional elements. The Comprehensive Plan has been amended numerous times since its original 1991 adoption.

Evaluating our progress in implementing the Plan. Planning is a continuous and ongoing process. Recognizing this, the state requires the County to conduct an Evaluation and Appraisal Report (EAR) every seven years to assess its progress in implementing the Comprehensive Plan. The EAR process allows the County to identify major issues and to respond to changes in state, regional, and local planning and growth management policies as well as changing conditions and trends. The County is required to prepare the EAR and to recommend Plan amendments that address any issues identified during the EAR process. The County completed Evaluation and Appraisal Reports in 1998 and 2006.

What's in this document. Subsequent to adopting the 2006 EAR, the County prepared EAR-based amendments to address issues identified in the EAR. Because so much had changed since the 1991 Plan was adopted, the EAR-based amendments represented a complete rewrite of much of the Comprehensive Plan. In May 2009, the County repealed the following elements and adopted new elements: Future Land Use, Transportation, Housing, Neighborhoods, Economic, Conservation, Recreation, Open Space, Wastewater and Potable Water (which were consolidated into the Potable Water, Wastewater and Reclaimed Water Element), Aquifer Recharge, Stormwater Management, Solid Waste, Fire Rescue, and Intergovernmental Coordination. A few elements were not repealed at that time: Public School Facilities, Capital Improvements, International Drive Activity Center, and Urban Design. This document contains all of these elements—both the new ones adopted in May 2009 and the four elements that were not repealed at that time.

Several amendment cycles have been held since adoption of the EAR-based amendments. The cycles and ordinance numbers are listed starting on the following page.

Policy history. As part of the 2009 Comprehensive Plan update, the Plan was reorganized and renumbered. In order to keep track of policy language in the new document, historical references have been added to the end of goals, objectives and policies. The references look something like this:

Added 8/93, Ord. 93-19; Amended 12/00, Ord. 00-25; Policy 1.1.10-r

The reference includes ordinance numbers for each time the policy was amended, as well as the former policy number. A notation at the end of the former policy number (-r) indicates whether the policy was revised as part of the 2009 update.

Comprehensive Plan and Plan Amendment Adoption History

| Ordinance Number | Adopted Date | Effective Date | Notes |
|---------------------|-----------------|-------------------|--|
| 91-16 | 7/1/91 | 7/15/91 | Adopted 1990-2010 Comprehensive Policy Plan |
| 92-24 | 8/11/92 | · · | 1992 regular cycle |
| 93-12 | 4/27/93 | | 1993-1 small scale |
| 93-19 | 8/31/93 | | 1993-1 regular cycle |
| 93-20 | 8/31/93 | | Avalon Park DRI |
| 93-30 | 12/7/93 | | Lake Hart DRI |
| 94-07 | 3/8/94 | | Little Lake Bryan DRI |
| 94-13 | 6/14/94 | | 1994-1 cycle |
| 94-20 | 10/25/94 | | 1994-2 cycle |
| 95-09 | 5/9/95 | | Campus Crusade DRI |
| 95-13 | 6/6/95 | | 1995-1 cycle |
| 95-35 | 11/14/95 | | 1995-2 cycle |
| 96-11 | 5/7/96 | | 1996-1 regular cycle |
| 96-12 | 5/7/96 | | 1996-1 small scale |
| 96-13 | 5/7/96 | | Remedial amendments for 1995-1 cycle (Ordinance 95-13) |
| 96-28 | 9/24/96 | | 1996-2 regular cycle |
| 96-29 | 9/24/96 | | 1996-2 small scale |
| 97-07 | 5/20/97 | | 1997-1 regular cycle |
| 97-08 | 5/20/97 | | 1997-1 small scale |
| 97-17 | 10/7/97 | | 1997-2 small scale |
| 97-18 | 10/7/97 | | 1997-2 regular cycle |
| 97-24 | 2/9/98 | | Bonnet Creek Resort DRI |
| 98-26 | 10/6/98 | | 1998-2 small scale |
| 99-04 | 3/2/99 | | 1999-1 regular cycle |
| 99-05 | 3/2/99 | 4/2/99 | 1999-1 small scale |
| 99-19 | 11/16/99 | 1, 2, 33 | 1999-2 regular cycle |
| 99-20 | 11/16/99 | | 1999-2 small scale |
| 2000-01 | 1/25/00 | | Lake Hart remedial plan amendment |
| 2000-10 | 5/23/00 | | 2000-1 regular cycle |
| 2000-11 | 5/23/00 | | 2000-1 small scale |
| 2000-24 | 11/14/00 | | Moss Park DRI |
| 2000-25 | 12/5/00 | | Renamed the 2000-2020 Comprehensive Policy Plan |
| 2000-25 | 12/19/00 | | Orange Lake DRI |
| 2001-11 | 5/22/01 | | 2001-1 regular cycle (Lakeside Village) |
| 2001-12 | 5/22/01 | | 2001-1 regular cycle (Lakeside Village) 2001-1 small scale |
| 2001-12 | 11/13/01 | | 2001-1 small scale 2001-2 regular cycle |
| 2001-20 | 11/13/01 | | 2001-2 regular cycle 2001-2 small scale |
| 2001-21 | 12/11/01 | | Eagle Creek DRI |
| 2001-24 | 6/18/02 | | 2002-1 regular cycle |
| 2002-00 | 6/18/02 | | 2002-1 regular cycle 2002-1 small scale |
| 2002-07 | 7/1/02 | | Ginn Property DRI |
| 2002-09 | 10/15/02 | | 2002-2 regular cycle (FIRST TIME POLICIES APPEAR IN ORDINANCE) |
| 2002-10 | 10/15/02 | | 2002-2 regular cycle (FIRST TIME FOLICIES AFFEAR IN ORDINANCE) |
| 2002-17 | 12/3/02 | | Boggy Creek DRI |
| 2002-21 | 5/13/03 | | 2003-1 cycle |
| 2003-03 | 10/21/03 | | 2003-1 cycle 2003-2 regular cycle |
| 2003-15 | 10/21/03 | | 2003-2 regular cycle 2003-2 small scale |

Comprehensive Plan and Plan Amendment Adoption History

| Ordinance | Adopted | Effective | |
|----------------|----------|-----------|---|
| Number | Date | Date | Notes |
| 2003-19 | 12/2/03 | | Moss Park DRI |
| 2004-06 | 5/18/04 | | 2004-1 regular cycle |
| 2004-07 | 5/18/04 | | 2004-1 small scale |
| 2004-18 | 11/18/04 | | 2004-2 small scale |
| 2004-19 | 11/18/04 | | Orange Lake Country Club DRI |
| 2004-21 | 12/14/04 | | 2004-2 regular cycle (HW Town Center) |
| 2005-05 | 5/17/05 | | 2005-1 regular cycle |
| 2005-06 | 5/17/05 | | 2005-1 small scale |
| 2005-09 | 7/18/05 | | Airport Industrial Park Orlando DRI |
| 2005-14 | 11/29/05 | | 2005-2 regular cycle |
| 2005-15 | 11/29/05 | | 2005-2 small scale |
| 2005-17 | 12/20/05 | | Orange Lake Country Club DRI |
| 2006-07 | 5/23/06 | | 2006-1 small scale |
| 2006-08 | 5/23/06 | | 2006-1 regular cycle (Village H SAP, Innovation Way) |
| 2006-11 | 7/11/06 | | 2006-1 small scale (2006-1-S-4-2 only - postponed from 5/23/06) |
| 2006-22 | 11/14/06 | | 2006-2 regular cycle |
| 2006-23 | 11/14/06 | | 2006-2 small scale |
| 2007-06 | 6/26/07 | | 2007-1 regular cycle |
| 2007-07 | 6/26/07 | | 2007-1 small scale |
| 2007-10 | 9/11/07 | | Bargrove (2006-1-A-2-1) remedial amendment |
| 2007-11 | 10/9/07 | | Innovation Place DRI (2006-D-4-1) |
| 2007-18 | 12/18/07 | | 2007-2 regular cycle |
| 2007-19 | 12/18/07 | | 2007-2 small scale |
| 2007-20 | 12/18/07 | | 2006-1-B-CPP-1 Wekiva |
| 2008-05 | 3/4/08 | | 2007-1 regular cycle remedial amendments (Ordinance 2007-06) |
| 2008-09 | 6/10/08 | | 2008-1 regular cycle |
| 2008-10 | 6/10/08 | | 2008-1 small scale |
| 2008-11 | 6/10/08 | | 2007-2-B-CPP-1 Public School Facilities Element (PSFE) |
| 2008-12 | 7/8/08 | N/A | 2008-2009 CIE update (repealed—replaced by 2009-10) |
| 2008-21 | 12/16/08 | | 2008-2 regular cycle |
| 2008-22 | 12/16/08 | | 2008-2 small scale |
| 2009-10 | 4/14/09 | | 2008-2009 CIE update (remedial amendments—replaced 2008-12) |
| 2009-14 | 5/19/09 | | Water Supply Facilities Work Plan |
| 2009-15 | 5/19/09 | | EAR based (Renamed the 2010-2030 Comprehensive Plan) |
| 2009-28 | 10/13/09 | | 2009-2 regular cycle |
| 2009-29 | 10/13/09 | | 2009-2 small scale |
| 2010-01 | 2/16/10 | | Village I SAP remedial amendment |
| 2010-03 | 4/20/10 | 12/17/10 | 2009-2010 CIE update |
| 2010-06 | 6/22/10 | 7/23/10 | 2010-1 small scale |
| 2010-07 | 6/22/10 | 9/13/10 | 2010-1 regular cycle |
| 2010-13 | 10/19/10 | 2/16/11 | 2010-2 regular cycle |
| 2011-03 | 04/05/11 | 07/01/11 | |
| 2011-07 | 6/21/11 | ,, | 2011-1 small scale |
| 2011-08 | 6/21/11 | | Amendment 2010-2-A-2-1 Long and Scott GC remedial amendment |
| 2011-08 | 12/6/11 | | 2011-2 regular cycle |
| 2011-10 | 12/6/11 | | 2011-2 regular cycle 2011-2 small scale |
| 7011-10 | 12/0/11 | | ZOII Z JIIIGII JUGIU |

| Comprehensive Plan | and Plan Amendme | ent Adoption History |
|---------------------------|------------------|----------------------|
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| Ordinance | Adopted | Effective | |
|-----------|----------|---------------------|---|
| Number | Date | Date | Notes |
| 2012-14 | 6/19/12 | 8/10/12 | 2012-1 regular cycle |
| 2012-15 | 6/19/12 | 7/20/12 | 2012-1 small scale |
| 2012-20 | 11/13/12 | 12/31/12 | 2012-2 regular cycle |
| 2012-21 | 11/13/12 | 12/31/12 | 2012-2 small scale |
| 2013-03 | 2/12/13 | 2/22/13 | 2012-2013 CIE Update |
| 2013-07 | 3/26/13 | 5/10/13 | 2013-1-C-TRAN-2 Alternative Mobility Area (AMA) Amendments |
| 2013-11 | 5/14/13 | 6/28/13 | 2013-1 regular cycle |
| 2013-12 | 5/14/13 | 6/28/13 | 2013-1 small scale |
| 2013-19 | 9/24/13 | 11/21/13 | 2013-1-C-TRAN-1 Transportation Element and Capital Improvements Element Updates |
| 2013-22 | 11/19/13 | 1/4/14 & 1/18/14 | 2013-2 regular cycle |
| 2013-23 | 11/19/13 | | 2013-2 small-scale |
| 2014-12 | 6/3/14 | 7/20/14 | 2014-1 regular cycle expedited amendments |
| 2014-13 | 6/3/14 | 8/1/14 | 2014-1 regular cycle state-coordinated amendments |
| 2014-14 | 6/3/14 | 7/4/14 | 2014-1 small-scale |
| 2014-18 | 7/8/14 | 8/9/14 | 2014-1 small-scale continued items |
| 2014-30 | 12/16/14 | 2/9/15 | 2014-2 regular cycle |
| 2014-31 | 12/16/14 | 1/17/15 | 2014-2 small-scale |
| 2015-02 | 1/27/15 | 2/28/15 | 2014-2 small-scale continued item |
| 2015-01 | 1/27/15 | 3/30/15 | 2014-2 regular cycle continued item |
| | | | |
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| | | | |

Future Land Use Element List of goals and objectives for quick reference

| GOAL FLU1 | URBAN FRAN | 1EWORKFLU-1 |
|------------|----------------------------|--|
| | OBJ FLU1.1 | Direct development to the Urban Service Area |
| | OBJ FLU1.2 | Urban Service Area concept |
| | OBJ FLU1.3 | USA application process |
| | OBJ FLU1.4 | Location and development criteria for urban land uses |
| GOAL FLU2 | URBAN STRA | NTEGIESFLU-16 |
| | OBJ FLU2.1 | INFILL |
| | | |
| | OB1 FLU2.3 | MIXED-USE LAND USE AND TRANSPORTATION |
| | OBJ FLU2.4 | SMALL AREA STUDIES |
| GOAL FLU3 | IIDRAN FODA | ۶LU-22 بالمالية المالية المالي |
| GOAL I LOS | OBJ FLU3.1 | TND |
| | OBJ FLU3.2 | |
| | | |
| GOAL FLU4 | HORIZON W | |
| | OBJ FLU4.1 | |
| | OBJ FLU4.2 | |
| | OBJ FLU4.3 | TRANSPORTATION SYSTEM |
| | OBJ FLU4.4 | SCHOOLS |
| | OBJ FLU4.5 | |
| | OBJ FLU4.6 OBJ FLU4.7 | VILLAGE DEVELOPMENT CODE EMPLOYMENT AND HOUSING |
| | 000 1 20 1.7 | |
| GOAL FLU5 | | N WAYFLU-77 |
| | OBJ FLU5.1 | |
| | OBJ FLU5.2 | |
| | OBJ FLU5.3 | HOUSING |
| | OBJ FLU5.4 | ENVIRONMENTAL RESOURCE MANAGEMENT |
| | OBJ FLU5.5 | ENVIRONMENTAL LAND STEWARDSHIP PROGRAM |
| | OBJ FLU5.6 | ECONOMIC DEVELOPMENT |
| | OBJ FLU5.7 | TRANSPORTATION AND INFRASTRUCTURE |
| | OBJ FLU5.8 | TRANSIT CORRIDOR PROTECTION |
| | OBJ FLU5.9 | |
| | OBJ FLU5.10 | |
| | OBJ FLU5.11 | PUBLIC SCHOOLS |
| | OBJ FLU5.12 | WATER SUPPLY AND CENTRAL SEWER |
| | OBJ FLU5.13 OBJ FLU5.14 | INNOVATION PLACE STARWOOD |
| | OBJ FLU5.14 | STARWOOD |
| GOAL FLU6 | | OF RURAL LAND RESOURCES AND OTHER ASSETS FLU-105 |
| | OBJ FLU6.1 | Rural Service Area |
| | OBJ FLU6.2 | Rural Settlements |
| | OBJ FLU6.3 | Protect Rural Settlements from adjacent urban uses |
| | OBJ FLU6.4 | Protect natural resources and environmental assets |
| | OBJ FLU6.5 | Preserve significant historic and archeological sites and structures |
| | OBJ FLU6.6 | WEKIVA |

| GOAL FLU7 | REGIONALISM | ۹ FLU-125 |
|------------------|-------------------|--|
| | OBJ FLU7.1 | Coordinate location of recreational facilities, infrastructure improvements and capital facilities |
| | OBJ FLU7.2 | Analyze impacts of proposed development in adjacent jurisdictions |
| | OBJ FLU7.3 | Minimize land use compatibility problems with UCF |
| | OBJ FLU7.4 | Growth Centers |
| | | |
| GOAL FLU8 | IMPLEMENTA | TIONFLU-131 |
| | OBJ FLU8.1 | Land Development Code, Zoning and Planned Development process |
| | OBJ FLU8.2 | COMPATIBILITY |
| | OBJ FLU8.3 | OVERLAYS |
| | OBJ FLU8.4 | PUBLIC PARTICIPATION |
| | OBJ FLU8.5 | VESTING |
| | OBJ FLU8.6 | CONCURRENCY |
| | OBJ FLU8.7 | SCHOOLS |
| | OBJ FLU8.8 | PROCEDURE |
| | OBJ FLU8.9 | IMPLEMENTING CODES |

Future Land Use Element Goals, Objectives and Policies

URBAN FRAMEWORK

- GOAL FLU1 URBAN FRAMEWORK. Orange County shall implement an urban planning framework that provides for long-term, cost-effective provision of public services and facilities and the desired future development pattern for Orange County. (Goal One-r)
- OBJ FLU1.1 Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development (See FLU1.1.2.B and FLU1.1.4). The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development. (Added 12/00, Ord. 00-25-r, Obj. 1.1)

POLICIES

- 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. (Added 12/00, Ord. 00-24, Policy 1.1.1-r)
- 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. (Added 8/93, Ord. 93-19; Amended 12/00, Ord. 00-25, Policy 1.1.10-r)
 - B. The following are the maximum residential densities permitted within the Urban Service Area for all new single use residential development or redevelopment. Future Land Use densities for the following categories shall be:

| FLUM Designation | General Description | Density | | |
|---|---|---------------|--|--|
| Urban Residential – Urba | Urban Residential – Urban Service Area | | | |
| Low Density Residential (LDR) | Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or planned. This category generally includes suburban single family to small lot single family development. | 0 to 4 du/ac | | |
| Low Medium Density Residential (LMDR) | Recognizes low- to medium-density residential development within the USA, including single family and multi-family residential development. | 0 to 10 du/ac | | |
| Medium Density Residential (MDR) | Recognizes urban-style multifamily residential densities within the USA. | 0 to 20 du/ac | | |
| High Density Residential (HDR) | Recognizes high-intensity urban-style development within the USA. | 0 to 50 du/ac | | |
| (Amended 8/92, Ord. 92-24, Policy 1.1.11-r) | | | | |

C. 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, excluding surface waters and certain conservation areas from the land area calculations. In order to include new Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved

- Conservation Area Determination (CAD) and an approved Conservation Area Impact permit from the Orange County Environmental Protection Division. (Added 8/92, Ord. 92-24; Amended 8/93, Ord. 93-19, Policy 1.1.11; Amended 6/10, Ord. 10-07)
- D. Orange County may, in its Land Development Code, identify standards and criteria for alternative density compliance consistent with intent of this policy and CP update. Specifically, minimum density standards may be reduced by the Planning Manager on parcels limited to less than one developable acre if conditions and constraints prohibit development in accordance with FLU1.1.2 and if the project otherwise promotes infill and redevelopment consistent with this update. Alternative compliance should further the aims of 2007 Workforce Housing Task Force recommendations or transit ready locations consistent with the intent of the Transportation Element. There may be different standards for designated types of Transportation Planning Areas.
- E. By 2010, Orange County shall update the Residential Capacity Analysis to revise the estimate of residential build-out in the Urban Service Area. This evaluation shall be based on the most recent population and economic data. Based on the results of this analysis, the County shall re-evaluate its strategies related to residential densities.
- F. Student housing may be permitted only on property with a future land use designation of Medium Density Residential, High Density Residential, or Planned Development (in which medium or high density student housing is included as a single use or part of a mix of uses). A Planned Development zoning classification shall be required for all student housing projects.
 - (1) Student housing density shall be calculated based on the number of bedrooms, with four (4) bedrooms equal to one (1) multi-family unit. An alternative density calculation may be permitted upon the approval of the Board of County Commissioners, provided the developer has committed to a mobility plan to be implemented with the development of the student housing project, has demonstrated a need for the additional units, and/or has proposed a redevelopment project located within the area extending one (1) mile east and one (1) mile west of the Alafaya Trail corridor, between McCulloch Road and State Road 408.
 - (2) Any conversion of student housing to unrestricted housing shall require a Comprehensive Plan amendment and/or the approval of a substantial change to the Planned Development-Land Use Plan (PD-LUP) by the Board of County Commissioners at a public hearing. If the Comprehensive Plan amendment and/or substantial change is approved, school impact fees in effect at the time shall be paid, and the project shall comply with any school capacity regulations in effect at that time. (Added 5/13, Ord. 2013-11)
- FLU1.1.3 The interpretation of FLU1.1.2 shall not preclude construction of a residential unit (including ancillary buildings or improvements to include tennis courts and pools), modification or expansion on an existing lot or tax parcel of more than one acre that is legally subdivided according to the Zoning Division records. This policy shall not preclude the construction of one (1) residential unit (including ancillary buildings or improvements) on an existing lot of record (according to Zoning Division records) as of July 1, 1991. Pursuant to this policy, development on an existing lot of record shall continue to be subject to all applicable County development regulations. This policy is not intended to be the sole impetus for altering the type, density, intensity or character of an existing residential area, nor shall this policy preclude compliance with all development regulations. (Added 8/92, Ord. 92-24, Policy 1.1.11-r)

- 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)
 - **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. (See specific policies within Chapter 5).

| FLUM Designation | General Description | Density/Intensity | | | |
|----------------------|---|--|--|--|--|
| Urban Non-Residen | Urban Non-Residential – Predominantly urban in use | | | | |
| 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. | 3.0 FAR | | | |
| Commercial (C) | Commercial uses include neighborhood and commercial scale commercial and office development that serves neighborhood or community or village needs. Examples include neighborhood center, community center and village commercial. | 3.0 FAR unless otherwise restricted by County policy or code | | | |
| Industrial (I) | Industrial uses include the processing of both hazardous and non hazardous materials ranging from light assembly and manufacturing to chemical processing. | 0.75 FAR | | | |
| Institutional (INST) | Institutional uses recognize local, regional, state or Federal public facilities, structures and lands. | 2.0 FAR | | | |
| Educational (EDU) | Educational recognizes public elementary, middle, and high schools and ninth grade centers. Future Land Use change required for all schools proposed for RSA, and for high schools and ninth grade centers proposed in Rural Settlements. | 2.0 FAR | | | |

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.

| FLUM Designation | General Description | Density/Intensity | | | |
|-----------------------------|--|---|--|--|--|
| Urban Mixed Use – I | Urban Mixed Use – Urban Service Area | | | | |
| Planned Development (PD) | The PD designation ensures that adjacent land use compatibility and physical integration and design. Development program established at Future Land Use approval may be single or multiple use. See FLU8.1.4. Innovation Way is another large planning area similar in some respects to the planning process for Horizon West. Developments within the Innovation Way Overlay (Scenario 5) are processed as Planned Developments. Innovation Way is being implemented through the policies found in Chapter 4. | Must establish development program at Future Land Use amendment stage per FLU8.1.4. | | | |

| FLUM Designation | General Description | Density/Intensity |
|--|---|--|
| Traditional Neighborhood Development (TND) | TND uses include mixed use communities with "towns and villages" designed to be within a walking distance of central commercial and transit stops. TNDs include a town center, public facilities and open space designed to integrate with the residential development. A PD is required. | Office 1.7 FAR Commercial 1.0 FAR Industrial 0.5 FAR |
| Mixed Use Corridor (MUC) | MUCs are intended to promote redevelopment of suburban corridors and transit-oriented development, including transit design standards, in conjunction with Activity Centers and transit planning efforts. See FLU2.2.6 – FLU2.2.7. MUC amendments are staff-initiated. | Minimum 0.3 to 1.0 FAR Up to 20 DU/AC |

C. HOLDEN HEIGHTS – At this time, the Future Land Use designations below apply only to properties within Holden Heights. A Special Area Study was undertaken to create the eligible properties within Holden Heights. In addition, specific code provisions for Holden Heights are found in Chapter 38-1725 of the Orange County Code (OCC).

| FLUM Designation | General Description | Density/Intensity | |
|---|---|--|--|
| Area Specific – Designated as boundaries on the FLUM (such as Holden Heights) | | | |
| Neighborhood Activity Corridor (NAC) | NAC is a linear core district providing a mixture of land uses along main roadways. Generally, mixed-use developments including single, multifamily and neighborhood scale non-residential. | Up to 25 DU/AC Up to 1.0 FAR non- residential | |
| Neighborhood Center (NC) | NC is a mixture of neighborhood-serving land uses including retail, restaurants, office, and civic uses designed at a pedestrian-friendly scale. Residential units also may be considered. | Up to 40 DU/AC Up to 2.0 FAR non- residential | |
| Neighborhood Residential (NR) | NR provides for diverse residential densities at higher densities then surrounding neighborhoods in NAC. | Up to 20 DU/AC Up to 0.40 all non- residential | |

D. INTERNATIONAL DRIVE ACTIVITY CENTER – The following two Future Land Use designations are located only in the International Drive Activity Center. More information about the ACR and ACMU Future Land Use designations are found in the International Drive Activity Center Element, which is a separate and optional element in the Comprehensive Plan.

| FLUM Designation | General Description | Density/Intensity | | | |
|--------------------------------------|---|--|--|--|--|
| I – Drive – Refer to I | I – Drive – Refer to International Drive Activity Center Element | | | | |
| Activity Center Residential (ACR) | As described in the I-Drive element, ACR facilitates residential development in proximity to employment areas to minimize travel distances between uses. Intended to promote workforce housing for tourist-oriented employment. Establishes 50,000 square feet of non-residential neighborhood support per development. A PD is required. | Up to 30 DU/AC, minimum 12 DU/AC Non-residential 10,000 SF per 125 units with a maximum of 50,000 square feet total of non-residential per development* | | | |
| Activity Center Mixed Use (ACMU) | As described in the I-Drive element, ACMU is a mixture of tourist-related development and supportive residential activity. No more than 30% of a site designated ACMU shall be for residential purposes. A PD is required. | Non-residential FAR 3.0* Hotel/motel lodging 60 rooms/acre (see note) Up to 30 DU/AC with a maximum of 30% of the site in residential use (see note) | | | |

* The maximum FAR or square footage does not include floor area within a parking structure associated with the parking requirements for the principal use.

Note: More than 60 hotel/motel rooms per acre or more than 30 DU/AC may be permitted if it can be demonstrated: an increase in traffic impact on the adjoining road network does not occur; and, the developable land area required for the residential portion of the development does not exceed a maximum of 30 percent of the total developable land area of the subject property.

E. HORIZON WEST – Properties that are eligible for incorporation into Horizon West either have a Village designation or are currently part of a Specific Area Plan. Horizon West is an Optional Sector Planning Process beginning in 1996. Currently there are six adopted Villages – Lakeside, Bridgewater, Town Center, Village F, Village H (Hickory Nut), and Village I (pending; see CP inset to the 2010-2030 FLUM – Horizon West). The adopted SAPs are conceptual approvals. A PD Future Land Use designation must be adopted to secure entitlements and assign parcel specific allocations and locations. Policies for Horizon West are found in Chapter 4.

| FLUM Designation | General Description | Density/Intensity | | | | |
|-----------------------------|--|--|--|--|--|--|
| Horizon West – Refe | Horizon West – Refer to adopted Specific Area Plans | | | | | |
| Village Horizon West (V) | Horizon West is a mixed use integrated development that includes integrated neighborhoods and schools. Must be a minimum of 1000 acres and consist of two neighborhoods. Boundaries established through Specific Area Plan. Includes minimum densities (5 DU/AC), design standards, and requirements for adequate public facilities. Must be developed as PD; separate calculation standards are required. | One dwelling unit per 10 acres, unless approved as an SAP. Densities and intensities are designated through implementation of SAPs at the Planned Development stage. | | | | |

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

| FLUM Designation | General Description | Density/Intensity | | |
|--------------------------------------|---|-------------------|--|--|
| Growth Center – Re | Growth Center – Refer to Future Land Use Map and associated Growth Center policies | | | |
| 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 | | |

G. OPEN SPACE RELATED – Orange County uses several Future Land Use designations to permanently establish open space, conservation protection or recreational areas. These three options are shown below. In addition, open space can be establish through code provisions.

| FLUM Designation | esignation General Description | | | |
|---------------------------------------|--|----------|--|--|
| Open Space – Refer | Open Space – Refer to Future Land Use Map and associated open space policies | | | |
| Parks and Recreation Space (PR/OS) | Refers to undeveloped or developed lands as passive and active parks. | 0.8 ISAR | | |

| FLUM Designation | General Description | Density/Intensity |
|-------------------------------|--|--|
| Conservation (map overlay) | Conservation recognizes lands designated for conserving natural resources. EPD formally reviews proposals within these designations. Must be determined by Conservation Area Determination (CAD). | 0.01 ISAR – Class 1 0.25 ISAR – Class 2 1.0 ISAR – Class 3 |
| Preservation | Preservation recognizes publicly or privately owned lands of significant environmental importance for the purposes of environmental protection. Publicly owned lands shall be lands owned by federal, state, or local governments acquired for environmental preservation, rehabilitation, or management. Designation of privately owned lands shall be limited to lands used for wetland mitigation banks. Compatible very-low impact recreational or educational uses that use natural amenities of the site for public benefit are allowable uses. All other uses are prohibited. | FAR 0.10 |

H. RURAL AND RURAL SETTLEMENT RELATED – These Future Land Use designations can be applied only to areas outside the County's Urban Service Area. Uses such as agricultural or agricultural-related activities predominate. These Future Land Use designations also are appropriate for locations in which residents prefer a rural lifestyle with limited services. Policies for these locations are found in Chapter 5.

| FLUM Designation | General Description | Density/Intensity | | |
|--|--|-------------------|--|--|
| Rural – Rural Service Area | | | | |
| Rural/Agricultural (R) Rural promotes long-term viability of agricultural uses as an economic asset while allowing single family residential on large lots. Compatible non-residential activity may be related to agribusiness. | | 1 DU/10 AC | | |
| Rural Settlement rela | ated | | | |
| Rural Settlement 1/5 (RS 1/5) | RS 1/5 recognizes and preserves existing development patterns, provides for a rural residential lifestyle, and manages the transition of rural areas near the USA. | 1 DU/5 AC | | |
| Rural Settlement 1/2 (RS 1/2) | Similar to above but the acreage required is less. | 1 DU/2 AC | | |
| Rural Settlement 1/1 (RS 1/1) | Similar to above, but lots once again are smaller size. | 1 DU/1 AC | | |
| Rural Settlement Low Density (RSLD 2/1) | RSLD is intended to recognize existing development patterns and rural and suburban lots at 2 DU/AC. However, this category may be suited for new residential projects abutting urban development in adjacent municipalities. | 2 DU/1 AC | | |

The following are footnotes applicable to the above tables related to FLU1.1.4.

FAR – Floor Area Ratio: The amount of permitted, developable floor area of a building to the area of the lot. ISAR – Impervious Surface Area Ratio: Ratio of impervious surface area to area of the affected wetland or recreation, as applicable. Commonly referred to as impervious coverage.

FLU1.1.5 Orange County shall encourage mixed-use development, infill development and transitoriented 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).

^{***} Any area outside the impervious surface areas of a conservation area shall remain undisturbed in a natural state. Furthermore the encroachments shall be limited to restrictions in C1.4.1 of the Conservation Element. (Added 8/92, Ord. 92-24; Amended 5/03, Ord. 03-03; Amended 10/03, Ord. 03-15, Policy 1.1.12-r)

OBJ FLU1.2 URBAN SERVICE AREA (USA) CONCEPT; USA SIZE AND MONITORING.
Orange County shall use the Urban Service Area concept as an effective fiscal and land use technique for managing growth. The Urban Service Area shall be used to identify the area where Orange County has the primary responsibility for providing infrastructure and services to support urban development. (Added 12/00, Ord. 00-25, Obj. 1.1—r; Amended 5/13, Ord. 2013-11)

POLICIES

- FLU1.2.1 The Urban Service Area boundary, and its acreage allocation, shall be based on the supply of usable land needed to accommodate the County's population and employment forecasts by Year 2030 with respect to the County's desired development pattern, the County's ability to provide urban services and facilities, and the County's urban strategies to achieve its desired development pattern. (Added 8/92, Ord. 92-94; Amended 12/00, Ord. 00-25, Policy 1.1.2-r; Amended 5/13, Ord. 2013-11)
- FLU1.2.2 Urban development during the 2007-2030 planning period, as identified in FLU1.2.1, will occur only in the Urban Service Area and the established boundary for the Horizon West SAP (identified on Map 2 in the Future Land Use Element of the Comprehensive Plan) and the Innovation Way Overlay (Scenario 5). (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25, Policy 1.1.2.1-r; Amended 5/13, Ord. 2013-11)
- FLU1.2.3 The amount of usable land and the need for land to accommodate the projected population within the Urban Service Area shall be monitored and updated on a regular basis as part of the Evaluation and Appraisal Report process. The County will assess its progress toward implementing the urban strategies contained herein in order to achieve its planned development pattern report the findings as part of the Evaluation and Appraisal Report. (Added 12/00, Ord. 00-25, Policy 1.1.2-r; Amended 5/13, Ord. 2013-11)
- FLU1.2.4 The County will continue to monitor the Urban Service Area allocation. Through this process, the following applicants have satisfied these requirements and are recognized as expansions to the Urban Service Area. (Added 10/02, Ord. 02-16; Amended as listed in the table; Policy 1.1.2.1.A-r)

| Amendment Number | Name | Size (acres) | Ordinance Number |
|---------------------|---|-----------------|---------------------|
| 2002-2-A-4-4 | Spring Isle | 163.52 | 2002-16 |
| 2002-D-4-1 | Boggy Creek DRI | 469.62 | 2002-21 |
| 2003-2-A-4-2 | Colonial Sunflower Phase III | 22.7 | 2003-15 |
| 2003-2-A-4-4 | Kirby Smith PD – Stratford Pointe Subdivision | 38.34 | 2003-15 |
| 2003-D-4-1 | Moss Park DRI | 184.6 | 2003-19 |
| 2004-D-1-1 | Orange Lake Country Club DRI | 216.3 | 2004-19 |
| 2004-2-A-1-3 | Town Center SAP | 1,127 | 2004-21 |
| 2004-2-A-1-4 | Bridgewater SAP amendments | 725.5 | 2004-21 |
| 2005-1-A-4-2 | Sunflower Trail North | 70.58 | 2005-05 |
| 2005-2-A-1-2 | Village H SAP | 1,025.88 | 2006-08 |
| 2004-D-4-1 | Airport Industrial Park Orlando DRI | 19.4 | 2005-14 |
| 2005-2-A-4-2 | Boggy Creek Enclave | 251.95 | 2005-14 |
| 2005-D-1-1 | Orange Lake Country Club DRI | 26.54 | 2005-17 |
| 2006-2-A-1-1 | Fuller's Cross Road | 10.5 | 2006-22 |
| 2006-2-A-1-5 | Village F SAP | 1,159 | 2006-22 |
| 2006-2-A-4-3 | Bonnemaison | 9 | 2006-22 |

| Amendment Number | Name | Size (acres) | Ordinance Number |
|---------------------|--|-----------------|---------------------|
| 2006-D-4-1 | Innovation Place DRI | 1,284 | 2007-11 |
| 2007-1-A-1-1 | Black Lake Road Parcel | 34.46 | 2008-05 |
| 2007-1-A-4-1 | Boggy Creek Road | 19.58 | 2008-05 |
| 2007-2-A-1-1 | Northeast Resort Parcel | 429 | 2007-18 |
| 2007-2-A-4-1 | Sadler Road | 100.22 | 2007-18 |
| 2008-1-A-1-4 | Village I SAP | 2,228 | 2010-01 |
| 2008-1-A-4-1 | Starwood | 2,549 | 2008-09 |
| 2008-1-A-4-4 | Morgran | 1.23 | 2008-21 |
| 2010-1-A-4-1 | Lake Barton PD | 8 | 2010-07 |
| 2010-1-A-4-5 | Tyson's Corner PD | 29.55 | 2010-07 |
| 2010-2-A-1-1 | US 192 Growth Center Addition (Lake Gifford) | 17.15 | 2010-13 |
| 2010-1-A-2-2 | The Parks at Mount Dora (NW Growth Center Expansion) | 63.5 | 2010-13 |
| 2010-2-A-4-1 | Boggy Creek Land Holdings | 5 | 2010-13 |
| 2010-2-A-4-3 | Pioneers Development | 28.1 | 2010-13 |
| 2012-1-A-4-1 | Lake Whippoorwill Landing | 16.82 | 2012-14 |
| 2013-2-A-1-1 | Bridgewater Specific Area Plan (SAP) Amendment | 49.7 | 2013-22 |
| 2013-2-A-4-1 | Tyson Property | 75.32 | 2013-22 |
| 2013-2-A-4-2 | Eagle Creek Development of Regional Impact (DRI) | 85 | 2013-22 |
| 2014-1-S-4-1 | Meritage Homes/Lake Preserve | 5 | 2014-14 |
| 2014-2-A-4-1 | Spring Isle | 9.92 | 2014-30 |

- FLU1.2.5 (Policy deleted 5/13, Ord. 2013-11; see added Policy FLU1.3.1C.)
- FLU1.2.6 (Policy deleted 5/13, Ord. 2013-11; see added Policy FLU1.3.1A.)
- FLU1.2.7 If the Urban Service Area boundary intersects any tax parcel of land, the total parcel shall be included in the Urban Service Area unless the parcel of land intersected is of such size or nature that inclusion within the Urban Service Area constitutes a substantial alteration of the Urban Service Area boundary. The term "parcel" shall not include any alterations to the property's tax parcel legal description that are made after the adoption of the original Growth Management Policy (June 1980). A substantial alteration is determined to exist if:
 - 1. More than forty acres of the parcel is outside the Urban Service Area boundary;
 - 2. The property is intersected by a natural or man-made boundary that also serves as the Urban Service Area boundary; or
 - 3. The developable land that is located outside the Urban Service Area is separated from the Urban Service Area by a substantial area designated as a Conservation Area by the CP process. (Policy 1.1.8-r)
- FLU1.2.8 By the 2016 Evaluation and Appraisal Report, Orange County will develop a fiscal sustainability analysis tool. In addition, the County will include policies to support fiscally sustainable development patterns in the Future Land Use and Capital Improvements elements. The methodology and policies will further the County's effort to evaluate the impacts of proposed Urban Service Area expansions, as well as the impact of proposed development in Rural Settlements and in the Rural Service Area, on the County's capacity to efficiently provide and maintain infrastructure and services. (Added 5/13, Ord. 2013-11)
- OBJ FLU1.3 APPLICATION FOR URBAN SERVICE AREA EXPANSION. No new expansions to the Urban Service Area boundary, except for those planned for Horizon West and the Innovation Way Overlay (Scenario 5), shall be permitted unless supported by data and analysis demonstrating consistency with Objectives FLU1.2 and FLU1.3 and associated policies. Orange County shall

use the following process to evaluate Urban Service Area expansions, and as a means for achieving its goals with respect to accommodating growth within the USA and implementing the Comprehensive Plan. (Amended 5/13, Ord. 2013-11)

POLICIES

- FLU1.3.1 All amendments to the Urban Service Area shall include a comprehensive review to ensure the efficient provision of infrastructure, protection of the environment, and land use compatibility with adjacent development. (Added 12/00, Ord. 00-25, Policy 1.1.4.1-r)
 - A. Per Section 163.3177(6)(a)(9)(a), Florida Statutes, amendments to the Comprehensive Plan, including Urban Service Area expansion requests, shall discourage urban sprawl. The primary indicators used to evaluate whether a plan or plan amendment encourages the proliferation of urban sprawl are listed below.
 - 1. Promotes, allows, or designates substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need;
 - 2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development;
 - 3. Promotes, allows, or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments;
 - 4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems;
 - 5. Fails to adequately protect adjacent agricultural areas and activities, including active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils;
 - 6. Fails to maximize use of existing public facilities and services;
 - 7. Fails to maximize use of future public facilities and services;
 - 8. Allows for land use patterns or timing that disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government;
 - 9. Fails to provide a clear separation between rural and urban uses;
 - Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities;
 - 11. Fails to encourage a functional mix of uses;
 - 12. Results in poor accessibility among linked or related land uses;
 - 13. Results in the loss of significant amounts of functional open space.

(Amended 5/13, Ord. 2013-11, Policy FLU1.2.6-r)

- B. In accordance with Florida Statutes 163.3177(6)(a)(9)(b), an amendment to the Comprehensive Plan shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
 - 1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems;
 - 2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services;
 - 3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available;
 - 4. Promotes conservation of water and energy;
 - 5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils;
 - 6. Preserves open space and natural lands and provides for public open space and recreation needs;
 - 7. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area;
 - 8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

(Added 5/13, Ord. 2013-11)

- C. In addition to the sprawl criteria outlined in FLU1.3.1A and FLU1.3.1B, the County shall consider the following factors when evaluating development proposals for inclusion within the Urban Service Area:
 - 1. The extent to which the proposed development contributes to the urban strategies and urban form identified in the CP;
 - 2. Whether the proposal will consist of a Traditional Neighborhood Development (TND), sector plan, or mixed use planned development that uses traditional neighborhood development, including minimum residential densities, school-centered design, diversity of housing types, and price ranges that reduce vehicle dependency, protect natural environmental features, and create a sense of community and place through urban design principles and the arrangement of land uses;
 - The supply of vacant land within the Urban Service Area, the rate of building
 permit approvals as compared to the absorption of committed and pending
 land use inventory supply, and the timing and need for development with
 respect to the current building inventory and supply approved to date;
 - 4. Whether the project demonstrates the ability to meet Orange County's adopted Level of Service (LOS) standards as required by the Concurrency Management provisions of Article XII, Sec. 30-500 of the Orange County Code. Adequate public facilities and services to support the development

- shall include, but not be limited to, roads, water and sewer facilities, solid waste, recreational lands, stormwater, and schools;
- 5. Whether the proposal can be deemed to have a prevailing public benefit such as:
 - a. establishment of a new major employer or relocation or expansion of an existing major employer, where such establishment, relocation or expansion is endorsed and/or sponsored by the State of Florida, or
 - b. Consistent with Activity Center provisions as identified in the Future Land Use, Urban Design, or Economic elements;
- 6. The extent to which the proposal furthers workforce housing and the transit readiness of the County;
- 7. Compatibility with the targeted urban densities/intensities provided for in FLU1.1.4 and provision of the following:
 - a. a sustainable development program allowing for a balanced mix of residential/non-residential uses;
 - appropriate timing of development complementing and coinciding with surrounding developments allowing for adequate provision of infrastructure and services;
 - c. jobs to housing balance; and,
 - d. adequate assessment of the environmental impacts of the project as well as how the site integrates with the surrounding built environment at the time of the application.

(Amended 5/13, Ord. 2013-11, Policy FLU1.2.5-r)

- FLU1.3.2 An application to expand the Urban Service Area shall be approved only when the application is found to be consistent with the Comprehensive Plan and complies with the following procedural steps and additional criteria, with the exception of those planned for Horizon West and the Innovation Way Overlay (Scenario 5).
 - a. The applicant demonstrates that the proposed development is needed to satisfy acreage demands of the projected population and land use needs identified in the CP and will not detract from the CP's urban strategies of infill, mixed use and transit oriented development.
 - b. The provision of infrastructure/services to the proposed development shall be a logical and fiscally prudent extension of existing lines, and shall not deplete capacity allocated or reserved for vacant, vested developable land within the Urban Service Area.
 - c. The application shall detail existing and planned availability of services and facilities, how these services and facilities will be funded and an accounting for the development potential of vacant land within the Urban Service Area. Services and facilities shall include, but not limited to, potable water provision, wastewater disposal, law enforcement, fire protection/emergency medical service, road capacity, transit service, stormwater management, parks and open space, solid waste disposal, libraries and health care and schools. The identified funding strategies must be consistent with the County's CIP and CIE processes.
 - d. To ensure new development can be accommodated, an applicant wishing to request a USA expansion must submit a Small Area Study, whose methodology is based on professionally accepted standards. This Small Area Study must

demonstrate the growth-related impacts as it relates to concurrency requirements and the fiscal sustainability of a project over its lifetime. Such information must be submitted as part of a Large Scale or Small Scale Future Land Use Map amendment application process to request an expansion to the USA. For any Urban Service Area expansion or phased large-scale Future Land Use amendment, the County may require the applicant to demonstrate the capacity to provide the necessary infrastructure over the entire build-out period. The developer shall pay the full cost of initial services and facility expansion, unless excess uncommitted infrastructure/service capacity exists.

- e. To discourage urban sprawl, the travel distance between proposed residential development and identified employment centers shall not exceed a ten miles/twenty minute travel distance standard as referenced in Section 73C-40.048(2)(r), Florida Administrative Code (the Adequate Housing Uniform Standard Rule); or the project will include a mix of uses that allows a jobs/housing balance keeping with planning standards, which typically recommends a 1.5:1 jobs to housing balance.
- f. The total linear footage of the perimeter of the property to be added to the USA shall be at least 25% contiguous (excluding wetlands and surface water) to the existing USA boundary as shown on the County's Future Land Use Map. The perimeter of the property shall be measured as a percentage of the total linear footage of the perimeter of the property proposed for inclusion as compared to the perimeter of the parcel that is contiguous. To discourage urban sprawl and reduce enclaves, the proposed development shall not extend into the Rural Service Area in a ribbon like manner or create enclaves or pockets of Rural Service Area.

If the property is contiguous but the contiguity is less than 25%, the following additional criteria must be met:

- The subject property shall not leave intervening parcels of developable property between the subject property and the Urban Service Area;
- The proposed development shall meet the minimum required site and building placemaking design standards for Mixed-Use Development Activity Centers, consistent with Policy FLU3.2.6; (Amended 10/10, Ord. 2010-13).
- The subject property is located within five miles of a regional employment center containing no less than 5,000 existing employees;
- The proposed development shall meet the design requirements for a
 Multimodal Transportation District (MMTD) as outlined in FDOT's Multimodal
 Transportation Districts and Areawide Quality of Service Handbook, and the
 property owner/developer agrees to be included within a proposed MMTD
 boundary if and when the County proposes an MMTD;
- The application demonstrates that the proposed development will not adversely affect the County's ability to provide public safety services. This shall include a demonstration that adequate police and fire protection facilities are available (consistent with Policies FR1.2.2 and FR1.2.3), that adequate fire flows are or will be available, and that reflex time for fire and EMS response will be consistent with Policy FR1.2.1;
- The application contributes to the County's desired urban form strategies and urban form, consistent with Policy <u>FLU1.3.1C(1)</u>; and
- The application meets all other requirements addressed in Policies FLU1.3.1A, FLU1.3.1B, and FLU1.3.1C.

(Added 5/95, Ord. 95-13; Amended 5/09, Ord. 2009-15, Policy 1.1.5-r; Amended

- 10/10, Ord. 2010-13; Amended 5/13, Ord. 2013-11)
- g. In addition, an application for a USA expansion may be required to include a Listed Species survey. If Listed Species are identified, the application must include information as to whether there have been adequate provisions to protect those species.
- h. The application for a USA expansion should include a commitment to nationally recognized Green Building standards, water and energy conservation measures and as well as to meet other sustainability criteria. Sustainability criteria can include, but are not limited to, the mix and balance of uses, the timing of development (with respect to the Capital Improvements Program (CIP)), the jobs to housing balance, the environmental impacts of the project, as well as how the site integrates with the surrounding built environment at the time of the application.
- i. (Policy deleted 6/14, Ord. 2014-12; incorporated into new Policy FLU8.8.1.A.)
- FLU1.3.3 All applications must be accepted as complete by the County for the application to be processed pursuant to Objective FLU1.3. The determination of completeness shall include the use of data that meets generally acceptable professional standards as well as addressing all issues required by this process. An accepted application does not bind staff or the LPA to an affirmative recommendation, or the BCC in its final decision on the Future Land Use Amendment request. An application request can be denied based on inadequate or inconsistent data with respect to the County's commitment to the 2030 vision. (Amended 5/13, Ord. 2013-11)
- OBJ FLU1.4 The following location and development criteria shall be used to guide the distribution, extent, and location of urban land uses, and encourage compatibility with existing neighborhoods as well as further the goals of the 2030 CP. (Obj. 3.2-r)

POLICIES

- 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.

Commercial and Office

- 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. (Added 12/00, Ord. 00-25, Policy 3.2.1-r)
- 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. (Added 12/00, Ord. 00-25, Policy 3.2.12-r).
- FLU1.4.5 Given the results of the 2030 acreage projections for Commercial and Office Future Land Use, Orange County may require a market study to determine the need, appropriate location and form of retail and commercial development relative to existing uses, vacant land and land use, population and desired urban form.
- 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 3.0 unless otherwise restricted by County policy or 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. (Policy 3.2.4 and 3.2.5-r; Amended 10/10, Ord. 10-13)

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. (Amended 10/10, Ord. 10-13)

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)

| Туре | Size | Gross Leasable Area | FAR | |
|--|--|------------------------|--------------------------------------|--|
| 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 | Wholesale/Retail Centers See Ordinance 2007-1, Big Box Ordinance | | | |
| All commercial should have safe, adequate and appropriate access per FLU1.4.8. (Amended 10/10, Ord. 2010-13) | | | | |

- FLU1.4.7 Commercial activity larger than the Neighborhood Center size shall be limited to the Urban Service Area and Growth Centers. (Policy 3.2.6)
- FLU1.4.8 Village Center Commercial uses shall be located at or near major road intersections where one road is an arterial. Access to the center shall be designed to promote safety and avoid conflicts with the functional classification of the road. (Policy 3.2.7-r, 3.2.8-r)
- FLU1.4.9 The full retail/general commercialization of an intersection shall be avoided unless sufficient justification of need is provided. Office, hotel, and multi-family uses can be used to avoid the full commercialization of an intersection. (Policy 3.2.13)
- 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. (Policy 3.2.14-r)

- FLU1.4.11 The County will provide limited retail commercial establishments and neighborhoodscale offices, with or without residential components, as a means of diversifying uses in single use areas consistent with the intent of the Neighborhood Office Commercial (NOC) district.
- FLU1.4.12 The County shall avoid conversion of residential structures to accommodate the location of medical offices in and around major health care facilities. Instead medical offices should be located where there is sufficient and safe access and mobility.
- 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. (Policy 3.2.16)
- FLU1.4.14 The County shall not issue a development permit for construction of a major medical facility until a Certificate of Need has been issued by the State. (Policy 3.2.17)
- FLU1.4.15 Commercial uses within Rural Settlements shall be in compliance with Future Land Use FLU6.2.9 and FLU6.2.10. (Policy 3.2.9)

Industrial

- FLU1.4.16 The Future Land Use Map shall reflect appropriate locations for industrial use. Potentially incompatible land use designations, such as residential or neighborhood commercial, shall not be established adjacent to industrial land use designations. Proposed land use changes from industrial to residential or commercial shall be evaluated in the context of potential impacts to long-term viability of surrounding industrial uses. Proposed industrial changes shall be evaluated relative to the need to maintain adequate industrial sites to serve the projected market demand and corresponding needs for job creation and economic development. (Added 05/03, Ord. 03-03, Policy 4.1.10-r)
- FLU1.4.17 Orange County seeks to retain an adequate supply of Industrial during the 2030 planning horizon, consistent with the findings of the County's most current *Industrial Lands Analysis* and the desire to maintain jobs to housing balance within the County. Industrial requests found to be consistent with the Comprehensive Plan in areas where there are industrial deficits should be supported, provided these locations are found to be compatible and services are available. Further, amendments to DRIs or PDs that have the effect of reducing industrial lands in these submarkets should be discouraged, consistent with FLU1.4.16.
- FLU1.4.18 The Future Land Use Map shall reflect a distribution of industrial areas throughout the Urban Service Area to reduce the journey to work, create more of a jobs/housing balance, avoid large concentrations of industrial traffic, provide adequate and sufficient locations for industrial uses particularly in existing corridors and areas in proximity to Activity Centers and provide a variety of locations with different transportation accessibility opportunities (such as arterials and highways, airports and railroad). (Added 12/00, Ord. 00-25, Policy 3.2.15)
- FLU1.4.19 Redevelopment of former landfills as defined by the State and "brownfield development" standards shall comply with the County's Planned Development

- process, S38-1201, OCC. The proponent for redevelopment shall enter into a developer's agreement with the County delineating specific procedures and/or conditions to deal with any environmental issues before redevelopment. (Amended 6/10, Ord. 10-07)
- FLU1.4.20 Orange County will evaluate, and support accordingly, the concept of a freight village consistent with the Metroplan Orlando *Freight Good Mobility Study* and the Future Land Use designation process.
- FLU1.4.21 Orange County will encourage the use of vacant land within the Urban Service Area for redevelopment to improve existing conditions on-site.
- FLU1.4.22 Utilities and public facilities shall be allowed in all Future Land Use designations.

 Utilities and public facilities shall have a Future Land Use Map designation of
 Institutional. If permitted to locate in or through conservation areas, mitigation shall
 be required consistent with County, State and Federal regulations. (Policies 4.1.15
 and 4.3.1)
- FLU1.4.23 New adult entertainment shall be located only within Industrial designated areas within the Urban Service Area. This policy does not supersede International Drive Policy ID1.1.6. (Added 8/92, Ord. 92-24, Policy 3.2.24)
- FLU1.4.24 Orange County shall not approve industrial uses that produce or emit noises, significant vibrations or noxious/hazardous wastes/fumes resulting in adverse impacts to adjacent residential uses, unless such impacts are mitigated. (Policy 4.1.19-r)
- FLU1.4.25 Orange County may require appropriate design controls for each industrial district such as, but not limited to, building setbacks, lot size building coverage ratios, impervious surface limitations and landscaping provisions to ensure industrial districts are compatible with surrounding areas. (Policy 4.1.12-r)

URBAN STRATEGIES: INFILL, LAND USE AND TRANSPORTATION, MIXED-USE

- 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. 3.3-r)

POLICIES

- FLU2.1.1 By 2008, Orange County shall adopt an Infill Master Plan to identify vacant parcels suitable for infill development. The plan shall identify appropriate land use and intensities and address the provision of services in Orange County's established core areas to accommodate new development in these designated areas. The Plan will consider economic factors that affect development, such as land values, land requirements, market area standards and current development prototypes. In addition, the plan shall identify incentives such as, but not limited to, density bonuses to encourage infill and redevelopment. (Policy 3.3.1-r)
- FLU2.1.2 The Infill Master Plan will evaluate the County's redevelopment needs and capacities. Specific core areas will be the focus as the infill development potential of specific

- parcels is analyzed and identified, including assessment of the surrounding interconnectivity of transportation networks and land uses, road capacity and available transit service.
- FLU2.1.3 After completion of the Infill Master Plan, Orange County shall evaluate various mechanisms for its implementation, including, but not limited to, code changes, incentive programs and overlay or special districts. (Policy 3.3.2-r)
- FLU2.1.4 Subsequent to adoption of the Infill Master Plan, the Land Development Code shall establish incentives to promote increased density on infill parcels through innovative design or other devices such as flexible level of service guidelines, to allow a balancing of otherwise inconsistent plan policies, objectives and/or goals. (Policy 3.3.3)
- FLU2.1.5 The Land Development Code shall provide a density bonus, consistent with the 2007 Workforce Housing Task Force report and Policy H.1.2.13 in the Housing Element. (Added 12/00, Ord. 00-25, Policy 1.1.13-r)
- 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. 3.8-r)

POLICIES

- FLU2.2.1 Within the Urban Service Area, Orange County shall encourage a mixture of land uses within activity and mixed-use commercial centers. Office and residential land uses shall be part of the balanced land use mixture, in addition to the commercial component. (Added 3/99, Ord. 99-04; Amended 12/00, Ord. 00-25, Policy 3.8.8-r)
- FLU2.2.2 Orange County shall use its parking standards to better integrate adjoining land uses, to cluster development near available transit service, to provide flexibility to implement smart growth strategies, and to use land efficiently in the Urban Service Area
- FLU2.2.3 By 2010, Orange County shall adopt revisions to the off-street parking regulations in Chapter 38, Article XI, Orange County Code. These revisions will reflect smart growth principles, current research on parking demand, methodologies to determine appropriate shared parking, incentives for adjacent transit service that may lessen parking demand, and available studies done by the private sector for land development in Orange County.
- 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:
 - 1. Location within the Urban Service Area, with special emphasis on the Alternative Mobility Area and potential Transit Corridors;
 - 2. Locations identified in the *Infill Master Plan,* locations consistent with FLU3.2.2 and FLU3.2.3, and locations identified as Energy Economic Development Zones;
 - 3. Locations that will facilitate the County's Mobility Planning efforts, such as those

locations that either have or potentially can:

- 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.

(Amended 10/10, Ord. 2010-13)

- FLU2.2.5 Orange County may consider the following incentives to encourage vertical mixed-use development:
 - 1. Reduced and shared parking standards under specified conditions;
 - 2. Minimum and/or incentivized FARs;
 - 3. Expedited review; and
 - 4. Alternative urban infill code compliance standards such as those identified in the *Infill Master Plan*.
- 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;
 - 4. Automobile, bicycle, and pedestrian facilities are adequate to accommodate safe and convenient access;
 - 5. There is potential for compact, pedestrian-friendly, mixed-use opportunities in the surrounding neighborhood;
 - 6. There is potential for a mixture of retail, office multifamily and civic and public uses to discourage underutilized strip-style development;
 - 7. There are opportunities to create linkages with activity centers and other similar mixed-use patterns of development; and
 - 8. Where these locations are supportable by studies.
- As part of its transportation planning efforts, Orange County may establish Mixed-Use Corridors (MUC) with minimum FARs. To achieve and maintain the desired mixture of land uses within mixed-use corridors, the percentage of total gross leasable floor area within mixed-use corridors shall be consistent with the ranges provided for each use. The following is an example of a desirable standard. This standard should be implemented through modifications to the Land Development Code. This may be accomplished through creation of a new mixed-use zoning district or retooling of the Urban Village and Neighborhood Activity Corridor zoning districts.

| Туре | Minimum | Maximum |
|-----------------------------------|---------|---------|
| Residential | 2.5% | 20% |
| Office | 20% | 25% |
| Commercial | 40% | 55% |
| Public/Recreational/Institutional | 5% | 20% |

FLU2.2.8 By 2010, Orange County shall implement a mixed-use zoning and building district to facilitate infill and mixed-use corridor development.

- FLU2.2.9 By 2010, Orange County shall promote smart growth principles in residential design, parking standards, minimum project size and open space requirements of the Village zoning district. These changes include providing for development of infill parcels and redevelopment of greyfield sites between 10 and 200 acres. This development and redevelopment shall provide an integrated mix of residential and residential-support uses, including recreation and limited neighborhood commercial, office and personal services. To create a community/village-like setting, the land uses within each Urban Village shall be interconnected and oriented around a Village Center and shall have specific design standards.
- FLU2.2.10 The Urban Village zoning district shall be allowed in areas designated for Residential (Low Density to High Density Residential) and in the Activity Center Mixed-Use and Activity Center Residential designations. The overall residential density for the Urban Village shall be consistent with the Future Land Use designation.
- FLU2.2.11 Government branch offices, such as libraries and post offices, shall be encouraged within the Urban Villages for convenience and to encourage multi-purpose trips. (Policy 3.1.6)
- FLU2.2.12 To create a community/village-like setting, the residential areas within each Urban Village shall be focused around a center that contains neighborhood retail uses, personal services and open space. (Policy 3.1.5)
- FLU2.2.13 The County shall expand the role of major established commercial centers that are well served by transit and encourage a mix of retail office and service uses that are compatible with the surrounding area. As part of these efforts, residential in the vicinity should be retained to support the mix of uses.
- FLU2.2.14 Orange County will encourage and promote effective examples of mixed-use development at appropriate scales through incentives, public education, transit planning, Traditional Neighborhood Development (TND) and Village principles, and via its Design Awards program. (Policy 3.6.1-r)
- FLU2.2.15 Orange County shall support the location of greater residential densities near employment centers to improve the jobs/housing balance in the County.
- FLU2.2.16 The County's Land Development Code shall include districts that encourage a concentrated urban form in order to efficiently accommodate its projected resident population.
- FLU2.2.17 Throughout the planning horizon, the County shall provide policy and program mechanisms that further the principles of sustainability, including limiting urban sprawl, protecting wildlife and environmentally sensitive natural areas, promoting efficient use of land and water, and creating an environment conducive to quality building and promoting sustainable economic development.
- FLU2.2.18 New development and infill redevelopment areas shall incorporate sustainable building design, construction materials, and energy conservation strategies consistent with national and state-recognized green building standards as these options become required.
- OBJ FLU2.3 LAND USE AND TRANSPORTATION. The Land Development Code and Future Land Use Map shall reflect the coordination of land use and transportation as a major strategy for implementing the County's development framework.

POLICIES

FLU2.3.1 The design function of roads shall be maintained by coordinating land use, Level of Service standards, and the functional classification of roads. (Policy 3.6.1)

- FLU2.3.2 The Future Land Use Map shall reflect a correlation between densities and intensities of development and capacity of the transportation system. (Policy 3.6.2)
- FLU2.3.3 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.
- FLU2.3.4 Widening of roads shall not be the sole reason to allow increased land use intensity. (Policy 3.6.3)
- FLU2.3.5 The planning, design and construction of road widening extension projects shall be sensitive to adjoining residential areas. The County will seek public involvement to determine measures to mitigate adverse impacts to established neighborhoods. (Policy 3.6.3-r)
- FLU2.3.6 The County shall consider the following criteria when evaluating, on a case-by-case basis, whether conversion of residential use to non-residential use may be permitted:
 - 1. There has been a significant change in area land use character;
 - The adjacent road satisfies one or more of the following: is a major street, as identified in the Land Development Code; provides access to an existing mix of residential and non-residential uses; or will support a compatible mix of uses based on existing conditions;
 - The site satisfies one or more of the following: is adjacent to commercial or
 office uses that are consistent with the Comprehensive Plan and Land
 Development Code; adjoins an intersection of two streets; or adjoins wetlands,
 stormwater facilities or other features that serve to buffer the use from adjacent
 residential uses;
 - 4. Sufficient land area is available to support the land use intensity increase, such as the need for parking, stormwater retention, on-site maneuvering, and meeting minimum site and building standards of the requested zoning district:
 - 5. The converted use shall be compatible with adjacent land use;
 - 6. The conversion would provide a commercial or office use that has the potential to serve the neighborhood in which it is located;
 - 7. Outside traffic resulting from the converted use would not adversely affect the residential neighborhood;
 - 8. All other applicable policies detailed for non-residential use shall be met; and
 - 9. A mix of uses shall be encouraged. Office use, in a residential scale and character, may be considered to be a transitional use between commercial and residential uses. (Policy 3.6.5-r; Amended 6/12, Ord. 2012-14)
- FLU2.3.7 Access management controls, including but not limited to joint driveways, frontage roads and cross-access agreements along collector and arterial roadways, shall be applied to all development and redevelopment proposals consistent with the Land Development Code. (Added 12/00, Ord. 00-25, Policy 3.6.5-r)
- FLU2.3.8 The County shall work with LYNX to coordinate routing of regional transit service and location of facilities with the location of Activity Centers, as identified in the Future Land Use Element. (Added 12/00, Ord. 00-25, Policy 3.6.8)
- FLU2.3.9 Orange County will support land use policies that reinforce effective transportation management. This includes support for activity centers, transit-oriented

- developments and sector planning. (Added 12/00, Ord. 00-25, Policy 3.6.9)
- FLU2.3.10 Shopping centers shall include bicycle parking areas, and where appropriate, bus bays or shelters to encourage alternative transportation modes. Such requirements shall be referenced in the Land Development Code. (Added 12/00, Ord. 00-25, Policy 3.6.10)
- Orange County shall encourage the use of new urbanism and sustainability concepts, such as but not limited to Traditional Neighborhood Development, Urban Villages, vertical mixed-use, livability and pedestrian-friendly environments (including safety enhancements improvements), and Transit Oriented Development, and the County shall incorporate such concepts into the Land Development Code in order to reduce urban sprawl, decrease trip lengths, promote internal capture and promote multimodal travel. (Added 12/00, Ord. 00-25 Policy 3.6.11–r)
- FLU2.3.12 The County shall evaluate and support accordingly commuter rail proposals and plan for its supporting facilities, including locations for Transit Oriented Development and activity nodes.
- FLU2.3.13 Orange County shall improve transportation accessibility, air quality and energy conservation by developing a multi-modal system.
- FLU2.3.14 Orange County shall promote the use of multi-occupant vehicles (car pool and transit) to minimize emission impacts to air quality in its LDC and conditions of approval for DRIs, where appropriate. Further, Orange County shall support the Orange to Green Initiative as well as other sustainability efforts, including the fulfilling its status as a certified Green Local Government. (Policy 4.2.2)
- OBJ FLU2.4 SMALL AREA STUDIES. Orange County shall use Small Area Studies as an appropriate urban strategy to facilitate infill, mixed use development, and redevelopment in a manner compatible with existing communities. Small Area Studies shall incorporate public outreach techniques, such as charettes, community meetings, and other public involvement, to ensure they reflect the community's preferred vision for the area's future. (Added 10-13-09, Ord. 2009-28)

POLICIES

- The State Road 436/SR 50 Area Redevelopment Plan, as accepted by the Orange County Board of County Commissioners on February 24, 2009, shall provide a framework for land use and urban design in the defined Study Area. (Added 10-13-09, Ord. 2009-28)
- The "Area Redevelopment Final Report dated February 2009" is herein adopted by reference into the Future Land Use Element of the Orange County Comprehensive Plan to serve as a guided framework for land use and urban design within the defined area of SR436/ SR50. (Added 10-13-09, Ord. 2009-28)
- **FLU2.4.3** Land use decisions in the State Road 436/SR 50 Area Redevelopment Plan Study Area shall reinforce community preservation and enhancement and promote new social, recreational and business opportunities. (Added 10-13-09, Ord. 2009-28)
- FLU2.4.4 Urban design standards for development and redevelopment in the State Road 436/ SR 50 Area Redevelopment Plan Study Area shall continue to recognize and reinforce the unique aesthetic and cultural quality of the community. (Added 10-13-09, Ord. 2009-28)
- **FLU2.4.5** New development and redevelopment in the State Road 436/50 Area Redevelopment Plan Study Area shall promote connectivity to existing development through

pedestrian connections, cross-access easements, and enhanced transit stops, where possible. (Added 10-13-09, Ord. 2009-28)

FLU2.4.6 The Planning Division shall explore the feasibility of Activity Center designations, consistent with Objective FLU3.2, and Mixed Use Corridor designations, consistent with Policy FLU2.2.6, for properties within the State Road 436/SR 50 Area Redevelopment Plan. (Added 10-13-09, Ord. 2009-28)

URBAN FORM

- GOAL FLU3

 URBAN FORM. The County will develop more urban tools to promote mixed uses, walkability and locations with multi-modal access. These tools will include development regulations and incentives that encourage Traditional Neighborhood Development, mixed-use Activity Centers and other forms that will result in more efficient land use and better coordination between land use and transportation.
- OBJ FLU3.1 TND. The County may, at its discretion, amend the Future Land Use Map to classify lands within the County as TND (Traditional Neighborhood Development) to allow for development alternative that will alleviate the pressure for urban sprawl, reinforce a more efficient pattern of development, provide interconnected wildlife corridors, reduce excessive travel demands, link road and transit networks, provide affordable housing and create a stronger sense of place through the layout of streets, arrangements of open space, appearance of streetscapes and linkage of neighborhoods to commercial services and jobs. (Added 8/93, Ord. 93-20, Obj. 1.6-r)

POLICIES

- FLU3.1.1 To be considered as a TND, projects must contain the following general design elements:
 - A. **Town and Village Centered Development.** The project must be designed as a mixed-use community with "towns and villages" designed to be within an average one-third mile walking distance of a central commercial area and transit stop. Village and town centers will allow for a mix of residential, retail, office, green space and public uses within a comfortable walking distance, making it possible for residents and employees to travel by bicycle, foot or transit, as well as by car.
 - B. **Neighborhood Residential Area**. Village and town centers shall be surrounded by a supporting neighborhood residential area that includes lower density housing, golf courses or other open spaces, public schools, community parks and a limited number of convenience retail centers.
 - C. Core Commercial Areas. Village and town centers must have centrally located mixed-uses, core commercial areas and contiguous residential areas of such size, density and intensity to permit the ability to include a feeder bus transit stop. Each core commercial area shall include a centralized shopping area, offices and public uses such as a post office, library, civic services, and village green. A smaller scale core commercial area with a similar mix of uses may be provided for each neighborhood.
 - D. Employment Centers. Employment centers must be included as a component of design in all TNDs. The core commercial centers will provide additional employment opportunities. Employment centers may include office, light industrial, and research, as well as convenience retail and commercial services oriented toward serving the needs of workers.

- E. **Multimodal Transportation Design.** The development shall be designed in a manner that encourages multiple modes of transportation, walking, bicycling, park-and-ride, and transit. Both walking and transit is encouraged by locating residential neighborhood within 1,600 feet of transit stops.
- F. **Urban Design Standards.** All applications for TND shall include an Urban Design Standards and must address the building types to be included in the TND and the related requirements for use, placement, easements, parking, height, density, FAR, landscaping, street design and general architectural details relative to materials, configurations and technique unless or until Orange County approves a TND District. (Policy 1.6.1)
- FLU3.1.2 The following density and intensity criteria shall be used for the TND land use classification:
 - A. Residential Densities. Residential densities of TND projects shall not exceed 30 units per gross residential acre.
 - B. Office Intensity. Office intensities may be permitted up to a Floor Area Ratio (FAR) not to exceed 1.7 FAR. Multi-story parking garages are not permitted in neighborhood centers.
 - C. Commercial Intensity. Commercial uses may be permitted up to a maximum of 1.00 FAR. Multi-story parking garages are not permitted in neighborhood centers.
 - D. Industrial Intensity. Industrial uses should be permitted for development with a maximum 0.50 FAR. (Policy 1.6.2)
- FLU3.1.3 TND shall be implemented through the provisions in the Land Development Code and developer's agreements as necessary. The TND is intended to facilitate high quality mixed-use communities developed under specific design standards. The TND should, at a minimum, incorporate the following performance standards:
 - A. A TND shall allow for a mix of residential, retail, office, green space and public uses at a scale and relation that is attractive to pedestrian and cycling activity, as well as at an intensity that makes transit a viable alternative to the automobile.
 - B. A TND shall include one or more core commercial areas that are centrally located to residential components. These core areas shall include uses such as, but not limited to, retail, office, light industrial, day care centers, and public uses, such as a post office, library, or village green.
 - C. The residential component of a TND shall be a mixture of building types, densities, and costs.
 - D. The design standards of the TND shall address land use, building placement, parking, landscaping, recreation, street design and general architectural controls relative to materials, configurations, and technique.
 - E. An application for TND approval shall include specific mechanisms to ensure the development will be connected to a regional mass transit system.
 - F. Specific requirements for public uses and public buildings, such as parks, plazas, and schools, shall be included in the design standards to facilitate their maximum accessibility to residents and employees of the TND.
 - G. The TND design criteria shall include street design criteria that promote construction of an interconnected road system. Cul-de-sacs shall be avoided.
 - H. The TND design criteria shall include requirements for pedestrian and bicycle systems.
 - I. The TND design criteria shall require stormwater management systems to be

designed as amenities. The TND design criteria shall ensure the lakes and other natural resources are an amenity, visually accessible to the public. (Policy 1.6.4)

OBJ FLU3.2 MIXED-USE DEVELOPMENT ACTIVITY CENTERS. Orange County shall promote pedestrian-friendly, compact, transit-ready and transit-oriented development in Mixed-Use Development Activity Centers as a means of making more efficient use of land, infrastructure and services within the Urban Service Area (USA) boundary. Mixed-Use Development Activity Centers (MXDACs) will help achieve energy conservation and reduce automobile use through greater multi-modal connectivity, supporting transit services, and opportunities for workforce housing, while encouraging quality urban design standards to achieve attractive pedestrian-friendly environments. This option does not require a Future Land Use amendment if the following policies are met. (Amended 10/10, Ord. 2010-13)

POLICIES

FLU3.2.1 Intent, Types and Elements of Mixed-Use Development Activity Centers.

- A. **Intent.** Mixed-Use Development Activity Centers are intended to:
 - 1. Occur within the USA at locations where relatively higher intensities of urban activity already exist;
 - 2. Encourage a balanced mix of land uses, including a variety of residential, office, commercial, recreational, educational, cultural, open space, and, when appropriate, institutional and industrial facilities;
 - 3. Ensure development intensities and densities at locations that would make transit a viable alternative to the automobile;
 - 4. Provide opportunities for multi-modal mobility:
 - a. At the regional scale with a variety of high-capacity travel choices and connections,
 - b. Within the Mixed-Use Development Activity Center, to ensure that the circulation network is designed to be safe, comfortable, and attractive and encourages more walking, bicycling, and transit use, while still providing options for some automobile movement, and
 - c. At the local scale, to enhance connectivity to surrounding development and the regional transportation network,
 - 5. Promote best environmental practices for:
 - a. Protecting and enhancing natural systems, such as drainage systems and hydrological connections,
 - b. Encouraging the treatment of surface water, conservation lands, and environmental open space as a visual amenity by avoiding the placement of surface parking and service areas next to these areas and, in as much as possible, using open space requirements to provide landscaped buffers and passive parks along their borders,
 - c. Protecting or enhancing wildlife corridors by minimizing road crossings over wetlands and floodplains and designing crossings to allow for unimpeded passage of wildlife, and
 - d. Achieving the County's goals for reductions of greenhouse gas emissions, energy efficiency, environmental protection green building and green development, in addition to high performance building practices that protect the quality of our natural resources and that provide both

employees and the public with safe and healthy environments;

- 6. Recognize, enhance and protect existing and well established neighborhoods;
- 7. Ensure that new development provides appropriate scale, massing, design features, and active ground floor uses that are conducive to pedestrian activity, including, but not limited to, clusters of retailing, personal services, entertainment, eating and drinking establishments, and climate protection elements, such as arcades, colonnades, and awnings;
- 8. Promote reduced and shared parking standards and ensure that parking facilities are shielded from public view along primary pedestrian corridors through the use of appropriate positioning, liner shops, well-designed permeable facades, and/or landscaping;
- 9. Ensure that new development incorporates transitional intensities and design elements conducive to achieving compatibility with surrounding development, particularly neighborhoods; and
- 10. Ensure sufficient infrastructure capacity and services to meet the needs of the development in the Mixed-Use Development Activity Centers, which shall be required to be reflected in the annual update of the County's Capital Improvements Element (CIE) 5-year plan.
- B. **Types of Mixed-Use Development Activity Centers (MXDAC).** Mixed-Use Development Activity Centers shall be defined and designated by the scale of the area they serve and function, as follows:
 - 1. Regional Mixed-Use Development Activity Centers are intended to serve a regional purpose and promote moderate to high concentration of density and intensity of uses.
 - 2. Community Mixed-Use Development Activity Centers are intended to serve community-wide needs and functions and promote low-moderate to moderate density and intensity development in a compact area.
 - 3. Transit-Oriented Development Mixed-Use Development Activity Centers are intended to provide users of high-capacity premium transit service—such as commuter rail, light rail, or express bus service—access to a walkable environment with a varied mix of services, housing, and parking choices in areas surrounding the stations.
 - 4. *Neighborhood Activity Nodes* are intended to serve a neighborhood purpose by allowing a compact mix of non-residential uses that meet a local need generated by the surrounding neighborhoods.
 - 5. *International Drive Activity Center* is another type of Activity Center, which is defined separately under FLU3.2.14 and in the International Drive Element of the Orange County Comprehensive Plan. The policies contained under Objective FLU3.2 do not apply to the International Drive Activity Center.
- C. Mixed-Use Development Activity Center Elements: Size, Sub-Districts, and Master Plan. The Mixed-Use Development Activity Centers (MXDAC) size and location of its sub-districts will be determined through a Master Plan or unified Planned Development-Land Use Plan (PD-LUP) as defined in FLU3.2.9. Mixed-Use Development Activity Centers (MXDAC) shall have distinct Core and Edge sub-districts and Gateways.

The Core sub-district will contain the highest intensities and densities within the MXDAC and will be defined primarily by level of multi-modal accessibility, proximity to transit stations or stops, and parcel size. Primary and Secondary MXDAC Eligibility Criteria, per FLU3.2.2. B & C will be used to determine location

and extent of the MXDAC Core sub-district.

Transitional densities and intensities will be required in the Edge sub-district, which will be located between the Core sub-district and less intense development immediately outside the MXDAC boundary. The Edge subdistrict can be further subdivided into medium-intensity and low-medium intensity subdistricts, which may be defined in the MXDAC master plans and land development regulations. Heights in portions of the Edge sub-district may be limited to one or two stories above the height of the adjacent development outside the MXDAC boundary.

Gateways generally will be associated with the intersection of the MXDAC boundary with major roadways and with the spaces adjacent to passenger rail stations, bus stations, and/or transit super stops. The purpose of a Gateway is to help provide a sense of place, which may be accomplished through a combination of branding and pedestrian-friendly elements, such as signage (wayfinding), main building façade oriented 45 degrees relative to the intersection, streetscape, hardscaping and landscaping, public art, and/or the placement of plazas or public open space.

(Amended 10/10, Ord. 2010-13)

- FLU3.2.2 **Mixed-Use Development Activity Center Eligibility.** The following criteria shall be applied to determine the appropriateness for promoting a Mixed-Use Development Activity Center at a specific location. Consideration for Regional, Community, or Transit-Oriented Development (TOD) Mixed-Use Development Activity Center designation is dependent upon the number of points accumulated by the proposed location and transit service availability. Neighborhood Activity Nodes are subject to separate criteria and not subject to designation criteria contained in Tables B and C below. Designation approval procedures are described under FLU3.2.9.
 - A. **Eligibility Points.** The points required for each level of activity center eligibility will be as follows:
 - 1. Regional Mixed-Use Development Activity Center designation requires at least 14 points;
 - 2. Community Mixed-Use Development Activity Center designation requires at least 10 points;
 - 3. Transit-Oriented Development (TOD) Mixed-Use Development Activity Centers (TOD-MXDAC) per County Ordinance 2008-2, the area within a half-mile of the nearest Central Florida Commuter Rail station is subject to interim transit-oriented development ("TOD") criteria, standards, and guidelines applicable to new developments and is designated as an eligibility area for Mixed-Use Development Activity Center policies. Additional TOD-MXDAC may be designated at transit hubs related to other high-capacity premium transit corridors;
 - 4. Neighborhood Activity Nodes are subject to separate criteria per FLU3.2.3.

B. Table. Minimum Primary Criteria for Mixed-Use Development Activity Center Eligibility.

| Prin | nary Criteria | Points |
|------|---|---|
| 1. | Required Condition: The parcel must be located within the Orange County Urban Service Area. (Amended 10/10, Ord. 2010-13) | N/A |
| 2. | Existing Employment: (1) Within one-half mile of a building occupied by a top fifty (50) private employer with the greatest number of employees per InfoUSA or Census data, or other major public employer such as a large government building, major university or community college campus, or major entertainment facility with over 100 onsite employees. | 1 point for each such employer within a half-mile of the subject site |
| 3. | Proposed Onsite Employment: The proposed development will be occupied by a large employer that meets the employee criteria below. The County will determine the documents needed for the applicant to demonstrate that such employer will occupy the proposed development and that the employees will be located onsite. | |
| | Employs at least 100 employees Employs over 100 and less than 400 employees Employs 400 or more employees | 1 2 3 |
| 4. | Commercial Clusters: Defined by distance to larger shopping centers, large clusters of commercial activity located within the USA boundaries (identified using DOR codes), and/clusters of Commercial contiguous FLUM designations totaling 10 acres in size or greater. | |
| | Within one half of a mile of a parcel or group of parcels with major commercial or office activity | 1 |
| | Within one-quarter of a mile Within one-eighth of a mile | 2 |
| _ | 7 | 3 |
| 5. | Clusters of Medium to High Density Residential: the parcel is adjacent to or has LMDR, MDR or HDR Future Land Use Map designation (Amended 10/10, 2010-13) | 1 |
| 6. | Central Florida Commuter Rail: defined by proximity to the stations along the proposed Central Florida Commuter Rail line | |
| | Within one mile of a station | 1 |
| | Within one-half of a mile | 2 |
| | Within one-quarter of a mile | 3 |
| 7. | Proximity to proposed Orlando International Airport (OIA)/Sand Lake Road Connector Light Rail Corridor or any adopted high-capacity transit corridor | |
| | Within one-half of a mile of the corridor | 1 |
| | Within one-quarter of a mile of the corridor | 2 |
| 8. | Proximity to a Multi-Modal Corridors: located within a quarter-mile distance of multi-modal roadway corridor, including the proposed Innovation Way corridor, where the transportation system will be designed around opportunities for automobile, high-capacity premium transit (such as light rail, bus rapid transit, or streetcars), pedestrian and bicycle travel to become part of the level of service determination (Amended 10/10, 2010-13) | 3 |
| 9. | Location on a Bus Rapid Transit (BRT) Corridor: Located on a roadway corridor where BRT is planned and is on the Orange County Long Range Transportation Plan | 1 |
| | Located on the roadway corridor where Bus Rapid Transit service exists or will be implemented within 5 years (Amended 10/10, Ord. 2010-13) | 2 |
| 10. | Location within a designated Transportation Concurrency Exception Area (TCEA) or Alternative Mobility Area, as defined in the Orange County Transportation Element | 1 |
| 11. | Location within a designated Transportation Concurrency Management Area (TCMA) (Amended 10/10, 2010-13) | 1 |
| 12. | Location within an area identified in the Infill Master Plan (Amended 10/10, Ord. 2010-13) | 2 |

| Prin | Primary Criteria | | |
|------|--|---|--|
| 13. | Location within an area identified in the of a mile of a trailhead of an Orange County Trail, such as the West Orange Trail, Cady Way Trail, or other similar component of the Orange County Trails Master Plan | 1 | |
| 14. | Certified "Green" Development: The developer or development is registered with the US Green Building Council and there is an intent to apply for certification of each building under the Leadership in Energy and Environmental Design (LEED) rating program, or the development is registered by an alternate green building rating system that Orange County finds appropriate, by resolution | 1 | |
| 15. | Existing concurrency capacity: The applicant can demonstrate that there is sufficient capacity to meet all county-mandated concurrency requirements, including schools to meet the needs of the proposed development | 1 | |

- C. Secondary Criteria for Mixed-Use Development Activity Center Eligibility. The following factors also shall be considered to determine eligibility for Mixed-Use Development Activity Center designation on a parcel or group of contiguous parcels:
 - 1. Position relative to natural or manmade obstacles to connectivity to other potential activity center parcels, including environmental, land use, and infrastructure factors, and major roadway or highway arteries.
 - 2. Level of connectivity to surrounding development and how deficiencies will be addressed by the proposed development. Primary connections through local residential streets shall be considered during the planning process.
 - 3. Obstacles/Opportunities for Development—whether or not the parcel is of sufficient size to promote the desired type of development or redevelopment.
 - 4. Proximity to other Activity Centers in adjacent municipalities or other adjoining jurisdictions or existing or proposed Mixed-Use Development Activity Centers.
 - 5. Adjacency and potential impacts to existing well established neighborhoods.
 - 6. Potential to assemble multiple adjacent parcels to be developed as an integrated project.
 - 7. Capacity of infrastructure, existing or proposed, to support the proposed development.
- D. **Minimum and Maximum Mixed-Use Development Activity Center Size.**The minimum size for Mixed-Use Development Activity Center eligibility is 40 acres for Regional Activity Centers, 25 acres for Community Activity Centers, and two acres for Neighborhood Activity Nodes. The County may consider allowing smaller activity centers if additional criteria and/or requirements are met, particularly at TOD-MXDAC eligibility areas. The County reserves the right to limit the Mixed-Use Development Activity Center size to ensure that development in the center is compact and that the proposed development is consistent with the intent of the MXDAC policies.
- E. **Location.** Within the MXDAC Location Eligibility Areas, the following locations will have priority consideration for approving a MXDAC-PD:
 - The MXDAC Core shall be located generally adjacent to or in close proximity to one or more of the following: two major arterials that serve the MXDAC, an existing or planned bus or rail transit station, an existing or planned multimodal transportation center or corridor, or a limited access freeway or interstate highway.
 - 2. Where a transit station or corridor does not exist, the MXDAC shall be designed to be "transit-ready" by providing land and rights-of-way for future transit stations or corridors as specified by Orange County, where applicable.

 A MXDAC shall be planned in a manner that maximizes internal circulation and minimizes conflicts on the Florida Intrastate Highway System and other major arterial roadways that have the primary function of moving high volumes of statewide and regional traffic.

(Amended 10/10, Ord. 2010-13)

- FLU3.2.3 **Neighborhood Activity Nodes.** Orange County shall promote mixed-use, neighborhood-scale nodes to serve existing neighborhoods by allowing a compact mix of residential and non-residential uses that provide for the needs generated by the adjacent neighborhoods. Neighborhood Activity Nodes (NANs) shall have the following characteristics:
 - A. Neighborhood Activity Nodes shall be compact and range from 2 to 24 acres in size. To ensure compatibility with the surrounding neighborhoods, projects greater than 9 acres must include a mix of residential and non-residential land uses and projects greater than 15 acres may be required to complete a master plan, described in FLU3.2.9.
 - B. Neighborhood Activity Nodes may be located only at roadway intersections with the following characteristics:
 - 1. Any quadrant of a three-way or four-way roadway intersection where either right-of-way does not exceed 80 ft. in width.
 - 2. Where all roads have sidewalks on both sides and all roads meet County construction standards.
 - The FLUM designation of the proposed site is either Commercial (C); Office
 (O); Low-Medium-, Medium-, or High-Density Residential; Neighborhood
 Corridor (NC) or Neighborhood Activity Center (NAC); or Planned
 Development that contains any combination of the above listed FLUM
 designations and meets the intent of this policy.
 - 4. Bicycle and pedestrian access also shall be considered in determining the location of Neighborhood Activity Nodes, as well as accessibility requirements.
 - C. Parcels greater than one (1) acre in size that are located in an existing Neighborhood Activity Node and meet the size and location criteria listed in FLU3.2.3.B, above, with a residential designation of Low-Medium, Medium, or High-Density Residential may be rezoned to a mixed-use neighborhood activity node designation. However, at least 50% of the square footage of the land use mix of the proposed development program must be dedicated to residential uses.
 - D. Neighborhood Activity Nodes may be allowed in mid-block locations, if a combination of the following additional transportation access criteria is met: opportunities for safe pedestrian crossings, existing or proposed bicycle lane or trail, or dedicated transit stop within a short walking distance.
 - E. With the exception of existing drive-through facilities (at, for example, gas stations, banks, pharmacies), no new drive-through style commercial uses will be allowed in Neighborhood Activity Nodes.
 - F. All development in Neighborhood Activity Nodes shall provide the required Mixed-Use Development Activity Center site and building standards described in FLU3.2.6. Projects may be eligible for additional incentives of up to 15% intensity or density increases, if required site and building design elements are provided, per FLU3.2.6.

(Amended 10/10, Ord. 2010-13)

Mixed-Use Development Activity Center Land Use Mix. By December 31, 2011, Orange County shall adopt a land development code to guide design and mixing of uses in Regional, Community, and Transit-Oriented Mixed-Use Development Activity Centers, as well as Neighborhood Nodes. For tracking purposes, requests for single-use projects will be considered against the list and percentages of Desired Mix of Land Uses for the applicable type of activity center to determine whether the thresholds for the requested use already have been met. A desirable mix of land uses in MXDACs includes residential, office/commercial, institutional, public/civic and public open space. Desired types of industrial uses include those allowed in I-1A and I-1/I-5 zoning designations. Other industrial uses shall be limited to those with existing entitlements as of May 19, 2009. The County may consider allowing expansion of industrial uses in MXDACs where they are allowed based on compatibility with surrounding existing or proposed uses. Industrial uses shall be highly discouraged within ¼ of a mile radius of a commuter or passenger rail station platform. (Amended 10/10, Ord. 2010-13)

Table – Desired Mix of Land Uses by Type of Mixed-Use Development Activity Center.

(Percentage of land use floor area measured in square feet of construction; surface parking shall be counted towards square footage of the use for which it is being provided; shared parking shall be proportionately distributed by use.)

| | Type of Mixed-Use Development Activity Center | | | | |
|---|---|-----------|-----------|---------------|--|
| Land Uses | Regional | Community | TOD | Neighborhood | |
| Residential | 20% - 50% | 25% - 75% | 10% - 75% | 0% - 50% | |
| Office/Institutional ¹ | 10% - 40% | 10% - 30% | 10% - 30% | 10% - 40% | |
| Commercial ² | 5% - 40% | 5% - 40% | 5% - 40% | 10% - 100% | |
| Public and Civic | 10% - 60% | 10% - 40% | 0% - 40% | 0% - 75% | |
| Public Open Space/ Recreational ³ | 5% - 20% | 5% - 20% | 5% - 20% | 5% - 20% | |
| Industrial ⁴ | 5% - 15% | 5% - 20% | 5% - 15% | not permitted | |

Notes

FLU3.2.4

- 1 Includes libraries, educational, religious, and medical institutions. Religious institutions shall be urban in character and meet the requirements and intent of the Mixed-Use Development Activity Center (MXDAC) policies.
- 2 Only uses that are allowed in C-1 or C-2 are allowed in MXDACs.
- 3 Includes space dedicated to plazas and squares or recreational space located on private property that is open to the public; golf courses or private courts and fields shall not be used to count towards public open space or recreational and shall be limited to a maximum of 15% of the MXDAC.
- 4 This percentage applies only in MXDACs where industrial uses are allowed. Desirable industrial uses include those allowed in I-1/I-5 and I-1A zoning designations. Industrial uses allowed in industrial zoning designations of I-2, I-3, and I-4 shall be discouraged in MXDACs. (Amended 10/10, Ord. 2010-13)

PLU3.2.5 **Densities and Intensities of Development.** In order to help make transit a viable alternative to the automobile in Mixed-Use Development Activity Centers, the following minimum and maximum residential densities and non-residential intensities shall apply by activity center type. Densities and intensities shall be defined by the type of transit service available. Rail shall consist of light, commuter, streetcars and/or high speed rail service. The highest densities and intensities shall be allowed within the core sub-district and along major roadway corridors and shall taper towards the outer edges of the Mixed-Use Development Activity Centers to provide transition and ensure compatibility with surrounding development. Densities and

floor area ratios (FARs) are based on net developable land area, as defined in FLU1.1.2, and shall be determined at the time of rezoning. Projects designated through the procedure outlined under FLU3.2.9, within transit-ready, Mixed-Use Development Activity Center eligibility areas will be eligible for the densities and intensities provided in the table below. Higher or lower densities or intensities may be established in the MXDAC Master Plan to address compatibility with surrounding development. (Amended 10/10, Ord. 2010-13)

A. Tables. Minimum and Maximum Densities and Intensities by Type of Mixed-Use Development Activity Center (Densities and intensities based on net developable area as defined in FLU1.1.2).

| Regional MXDAC | Density/Intensity* | | | |
|--|--|--|--|--|
| Subdistrict | Minimum Residential (Dwelling units/acre) | Maximum Residential (Dwelling units/acre) | Minimum Non- Residential ¹ (Floor/Area Ratio) | Maximum Non- Residential ¹ (Floor/Area Ratio) |
| Core (up to 1/4 mile) | Rail: 30 du/acre Bus: 11 du/acre | Rail: 100 du/acre Bus: 45 du/acre | 1.0 FAR | 3.0 FAR ¹ |
| Medium- Intensity (1/8 - 1/2 mile) | Rail: 15 du/acre Bus: 7 du/acre | Rail: 35 du/acre Bus: 20 du/acre | 0.4 FAR | |
| Low-Medium Intensity (1/4 – 3/4 mile) | 7 du/acre | 20 du/acre | NA | |

¹ Except Industrial uses. Where allowed, the maximum FAR for industrial uses is 0.75, except that the County may consider up to 3.0 FAR for I-1/I-5 and I-1A uses, subject to the standards in FLU3.2.6.

| Community MXDAC | Density/Intensity* | | | |
|--|--|--|--|---|
| Subdistrict | Minimum Residential (Dwelling units/acre) | Maximum Residential (Dwelling units/acre) | Minimum Non- Residential ¹ (Floor/Area Ratio) | Maximum Non- Residential ¹ (Floor/Area Ratio) |
| Core (up to 1/4 mile) | Rail: 21 du/acre Bus: 11 du/acre | Rail: 75 du/acre Bus: 35 du/acre | 1.0 FAR | 3.0 FAR |
| Medium- Intensity (1/8 - 1/2 mile) | Rail: 15 du/acre Bus: 7 du/acre | Rail: 35 du/acre Bus: 15 du/acre | 0.4 FAR | |
| Low-Medium Intensity (1/4 – 3/4 mile) | 7 du/acre | 15 du/acre | NA SAD Guid de tricle | |

¹ Except Industrial uses. Where allowed, the maximum FAR for industrial uses is 0.75, except that the County may consider up to 3.0 FAR for I-1/I-5 and I-1A uses, subject to the standards in FILI3 2.6

B. Transit-Oriented Development (TOD) Mixed Use Development Activity Center (MXDAC) Density/Intensity Requirements. A TOD MXDAC shall meet the requirements of either a Regional or Community MXDAC, if the location meets the respective location eligibility criteria. However, if a proposed development within a designated TOD area does not meet the minimum location

- eligibility criteria for MXDACs, the County shall consider the site to allow TOD-MXDAC development if the sum of the location eligibility criteria points are at least 7 points and the property is located in a TOD Overlay Zone, in which case the Community MXDAC use mix, density, and intensity requirements shall apply.
- C. Projects that incorporate workforce housing units shall be eligible for additional density bonuses of up to 50%; however, all of these bonus units must be workforce housing units. The provision of workforce housing units shall be subject to County requirements for maintaining the units affordable over time. Workforce housing units shall be mixed with other income/market rate units onsite to be eligible for any bonuses.

(Amended 10/10, Ord. 2010-13)

- FLU3.2.6 **Site and Building Placemaking Design Standards.** The following lists contain the required minimum site and building design standards. Unless otherwise specified through a master planning process for specific Mixed-Use Development Activity Centers (MXDAC), heights in MXDAC Cores will be limited by the maximum applicable FAR (per FLU3.2.5) or by applicable height limitations for properties near an airport, and in no case will be higher than 200 feet. The height of structures within the outermost edge of the Edge sub-districts of MXDACs may be limited to up to two stories above the height of development on adjacent parcels located outside of the MXDAC boundaries. The minimum standards listed below will be required of all development within Mixed-Use Development Activity Centers. Development standards for the Mixed-Use Development Activity Centers will be implemented through a land development code, per FLU3.2.4.
 - A. **Minimum Required Standards for Mixed-Use Development Activity Center Projects.** All projects proposed within Mixed-Use Development Activity
 Centers must, at a minimum, provide the site and building design elements and
 standards listed below, in addition to those required in the Orange County land
 development code.
 - Active ground floor uses that are conducive to pedestrian activity along all primary roadway frontages; however, parking is not considered an active ground floor use. The footprint of retail or service commercial establishments, or institutional or civic uses (excluding movie theaters) shall be no greater than 30,000 square feet of gross floor area within the Core and Medium-Intensity sub-districts, and shall not exceed 50,000 square feet within the Low-Medium Intensity sub-district.
 - 2. *Crime Prevention Through Environmental Design* (CPTED) principles shall be followed in site and building design.
 - 3. Pedestrian-friendly urban design elements including appropriate site design, scale, massing, design, façade and roof articulation, and streetscape features that are supportive of pedestrian activity.
 - 4. Streetscape features including wider sidewalks, on-street parking, traffic calming elements, appropriate lighting heights and intensity for location and function, landscaping, and seating and other street furniture elements.
 - 5. Internal and external connectivity, mobility plans, and any other applicable transit-supportive and mobility requirements established in the Transportation Element.
 - 6. To enhance multi-modal connectivity in the area, development and redevelopment projects shall be subdivided into or simulate traditional "Main Street" block face lengths and widths. The maximum permitted block length is 600 feet, and total length of block perimeters shall range from 1,200 to 2,400 feet. Block faces that range from 300-450 feet in length are preferred.

- However, greater block face lengths may be allowed to accommodate for variations in geography or location. New development that results in block face lengths greater than 600 feet shall provide a wide, visible, paved, and safely lighted mid-block pedestrian pass-through easement, unless environmental conditions dictate otherwise.
- 7. Parking shall be provided to the rear or side of the property, except when deemed necessary due to site constraints, and shall be designed to consider pedestrian amenities and safety, minimizing potential conflicts with vehicular access. Structured parking will be lined with active ground floor uses along the main frontage. The design of vehicular access points will clearly address pedestrian visibility and safety. Bicycle parking and facilities shall be required, and the County will develop standards for this purpose. Shared parking arrangements may be used to reduce parking requirements. A parking study will be required as part of the development proposal to determine the actual percentage of parking reductions. When offsite parking is being provided, it must be located within a short walking distance, as defined by Orange County code.
- 8. Energy-saving and water-saving features that meet local, state, federal, and/or nationally recognized guidelines or standards shall be provided.
- At least ten percent (10%) of the dwelling units shall be workforce housing units, unless otherwise determined by the findings of the Mixed-Use Development Activity Center Master Plan, per FLU3.2.9, or a workforce housing study. Such units shall be mixed with other income/market rate units in the project.
- 10. Buildings at Gateways designated in an MXDAC Master Plan or PD land use plan shall provide a combination of pedestrian-friendly elements such as streetscape, hardscaping, landscaping, public art, and/or the placement of plazas or public open space in the front setback. If a building is located adjacent to a passenger rail station, bus station, and/or transit super stop, a primary entrance shall be provided facing the transit facility and shall include a combination of the pedestrian-friendly elements listed above. If located on a corner in a gateway sub-district, the main building façade shall be oriented 45 degrees relative to the intersection.
- 11. In non-residential areas of a project, the open space requirements can be met through a combination of highly accessible, well designed landscaped areas, including plazas, squares, and/or courtyards that are connected to the public sidewalk system. Stormwater ponds designed as accessible open space amenities may count towards a percentage of the open space requirements which shall be defined in the land development code. Residential areas of the project shall be located so that they are highly visible and easily accessed by all residents. The County shall also promote water saving landscape features as well as features that increase water absorption and retention, such as providing rain gardens, St. Johns River Water Management Waterwise program elements, and urban Low-Impact Development features and/or any water conservation program adopted by the County.
- 12. Additional energy savings, water savings, or other "green" features that meet nationally recognized energy or water saving or "green" building standards are eligible for County incentives when the developer or development is registered with the US Green Building Council and there is an intent to apply for certification of each building under the Leadership in Energy and Environmental Design (LEED) rating program, or the development is registered by an alternate green building rating system that Orange County

- finds appropriate, by resolution.
- 13. The County may consider reductions in parking and/or open space requirements if the project includes a mix of two or more uses within a single unified project. Vertical mixing of uses within the same building will be considered more favorably than horizontal mixing of uses. Residential uses shall provide transition between non-residential uses within the MXDAC and residential uses abutting the outer edge of the MXDAC.
- **B.** Compatibility Requirements. In all cases, proposed projects shall consider physical and functional relationships with existing or potential future development on adjacent parcels that may be impacted by the proposed development, including opportunities for connectivity, access, and multi-modal options; and appropriate scale and massing, particularly in transitional or edge areas.

(Amended 10/10, Ord. 2010-13; Amended 11/12, Ord. 2012-20)

- FLU3.2.7 **Connectivity Requirements for Mixed-Use Development Activity Center Designation.** Development within Mixed-Use Development Activity Centers shall be subject to connectivity and mobility requirements located in the Transportation Element.
- Prohibited and Limited Uses. Drive-through facilities in Mixed-Use Development Activity Centers shall be restricted in number, spacing and design. Drive-through standards shall be implemented through land development code. Signs may be limited to those allowed in the Neighborhood Activity Centers (NAC) zoning designation in the Orange County Code, unless otherwise stated by the Orange County Land Development Code. (Amended 10/10, Ord. 2010-13)
- FLU3.2.9 Mixed-Use Development Activity Center Application, Procedure and Designation and Expansion Procedures. Mixed-Use Development Activity Centers may be established through the development and approval of a Mixed-Use Development Activity Center Master Plan (MXDAC Master Plan) and/or the approval of Mixed-Use Development Activity Center Planned Development (MXDAC-PD). The following requirements apply to MXDAC Master Plan and/or MXDAC-PD-zoning designation or modification:
 - A. Demonstrate Eligibility for Mixed-Use Development Activity Center (MXDAC) designation. The applicant must demonstrate that:
 - 1. The proposed project is located in a Mixed-Use Development Activity Center Eligibility Area and meets Primary and Secondary Eligibility Criteria, as well as the points, size and location conditions stipulated in FLU3.2.2.
 - 2. The cumulative size of the subject parcel(s) is at least 25 acres in size for a Community MXDAC or 40 acres for a Regional MXDAC, unless otherwise permitted per FLU3.2.2.D and/or FLU3.2.5.B. The subject parcels seeking MXDAC Master Plan or MXDAC-PD designation must be substantially contiguous to each other. In the case of MXDAC expansion, the requirements of FLU3.2.11 must be met.
 - 3. The parcel(s) for the proposed project currently has one or more of the following FLUM designations:
 - a. Commercial (C)
 - b. Office (O)
 - Low-Medium Density Residential (LMDR), Medium Density Residential (MDR), or High Density Residential (HDR); except that residential FLUM designations will not automatically be allowed to develop onsite

- commercial.
- d. Industrial (I), except that new industrial uses will be highly discouraged within ¼ mile of the nearest passenger station platform or within Neighborhood Activity Nodes. In MXDACs where industrial uses are allowed, only uses allowed in I1/15 or I-1A zoning designations are considered desirable within MXDACs. Uses allowed in I-2/I-3 or I-4 zoning designations are considered undesirable and incompatible with Mixed-Use Development Activity Center development and will therefore be discouraged with MXDACs.
- e. Planned Development (PD) with entitlements that include any of the above listed FLUM designations.
- B. **Mixed-Use Development Activity Center Master Plan.** A staff or privately initiated MXDAC Master Plan may be developed to include multiple parcels needed to meet the cumulative size and eligibility requirements for a Regional, Community or TOD MXDAC. The approved Master Plan will provide guidance for future development approval decisions. The following requirements shall apply to the MXDAC Master Plan:
 - 1. All parcels contained in the proposed MXDAC Master Plan boundaries must meet the primary and secondary location eligibility criteria per FLU3.2.2. An MXDAC Boundary can be approved as part of a Master Plan or a site-specific Planned Development Land Use Plan.
 - 2. A public charrette-style process shall be conducted, which at a minimum shall:
 - a. Hold an information workshop open to the public to present proposed boundaries, intent and goals of the Mixed-Use Development Activity Center designation, description of the different sub-districts, and description of the MXDAC approval process and public hearing schedules.
 - b. Hold a public input workshop that shall include the participation of the property owners within the proposed MXDAC boundaries. All property owners within the proposed MXDAC Master Plan boundary and within 300 ft. of the proposed MXDAC boundary perimeter shall be notified of the charrette process and public meeting dates. Additional efforts shall be made to notify other property owners, residents and business owners in the area, including the use of posters and posting information of the County's website. The public input workshop shall provide a discussion of Core and Edge sub-district boundaries, and Gateway locations; recommendations for design guidelines; and issues and concerns. The proposed master plan boundary may be modified as a result of the charrette process.
 - c. Develop a MXDAC Master Area Plan containing the following elements:
 - (i) Proposed boundary for the Mixed-Use Development Activity Center;
 - (ii) Proposed boundaries for Core, Edge subdistricts and Gateway locations;
 - (iii) Mobility plan as described in the Transportation Element Policy T3.1.2;
 - (iv) Open space plan, showing location of existing and proposed open spaces and relationship with multi-modal circulation system, and may also show potential location for stormwater management systems;
 - (v) Generalized location of buildings and parking;

- (vi) Design guidelines that standards for site design; build to lines along specific frontages; building design guidelines, including a theme for the MXDAC; Gateway design standards; landscaping; and streetscape design elements, including street furniture, and lighting; among others determined by the County.
- (vii) Discussion of potential funding mechanisms for infrastructure, and services
- (viii) Proposed location of school sites, if there is an anticipated need.
- (ix) Recommendations for implementation.
- d. Hold a third workshop to discuss the proposed MXDAC Master Plan.
- e. The County shall strive to work with a Steering Committee composed of property owners within the proposed MXDAC boundaries, representatives of other stakeholders from the area where the MXDAC will be located, and staff from the County Planning Division, and others as needed.
- 3. The MXDAC Master Plan shall be reviewed by the Planning and Zoning Commission prior to being considered by the Board of County Commissioners for approval at a public hearing. Notification standards set by the County for public hearings shall apply.
- C. MXDAC-PD Pre-Application Conference. As part of the procedure for approval of a Mixed-Use Development Activity Center-Planned Development (MXDAC-PD), the applicant shall request a Planned Development pre-application conference, as set forth in the Orange County Code, and shall submit the following additional information:
 - Demonstrate proposed project is located within a Mixed-Use Development Activity Center Eligibility Area per FLU3.2.22 or within an existing MXDAC Master Plan boundary;
 - 2. Discussion of how the required site and building placemaking standards listed in FLU3.2.6 are to be met;
 - 3. Discussion of how the County concurrency requirements are to be met; and
 - 4. Discussion of how the proposed development will enhance placemaking and connectivity within the area.
- D. Mixed-Use Development Activity Center-Planned Development (MXDAC-PD) Zoning Designation. The MXDAC-PD Rezoning process is not a substitute for DRI review or requirements, if applicable, which must also be met if the proposed development meets or exceeds Orange County DRI development thresholds. MXDAC-PD rezoning application requires that the following information be provided:
 - 1. Demonstrate eligibility for MXDAC designation per FLU3.2.9.A or that the proposed project is located within an existing MXDAC Master Plan boundary.
 - 2. A plan showing conceptual boundaries or approved boundaries for the Mixed-Use Development Activity Center Master Plan, per FLU3.2.9.B, if part of County record, identified by a heavy dashed line;
 - 3. A list of participating landowners accompanied by applicable signed and notarized agent/applicant authorizations.
 - 4. A Mixed-Use Development Activity Center-Planned Development Land Use Plan (MXDAC-PD LUP): Until such time as the County develops specific mixeduse land development codes for the MXDAC implementation, development within MXDACs shall meet the procedural requirements of a PD LUP, Orange County Code, and provide the following additional information:

- a. MXDAC Land Use Plan (LUP), containing the following elements:
 - (i) approved Mixed-Use Development Activity Center Master Plan boundary (identified by a heavy dashed line) and project location within the boundary (identified by a heavy solid line), or project boundary for the Mixed-Use Development Activity Center, if no approved boundary exists; project location relative to approved Core, Edge Medium-Intensity, Low-Medium-Intensity sub-districts, and Gateways, if existing, or identification of the sub-districts and Gateways within the project boundary, as applicable;
 - (ii) proposed land uses and densities, intensities and square footage for each use;
 - (iii) mobility plan, or acceptable equivalent per County policy or code, showing internal multi-modal circulation system, multi-modal connections to the surrounding transportation systems (including sidewalk, transit station and stop locations, bike paths, and onstreet parking locations, as well as any traffic calming elements);
 - (iv) open space plan, showing location of existing and proposed open spaces, including but not limited to outdoor plazas, squares, greens and stormwater management, and how the spaces are linked by the multi-modal circulation system;
 - number and location of workforce units, provided onsite, distributed throughout the development;
 - (vi) land use plan requirements shall include residential, office, commercial, civic/institutional, and industrial, where allowed; and
 - (vii) design guidelines, including site, building, and landscaping.
- In order to meet the intent and standards of the MXDACs, additional information may be requested during subsequent stages of the development approval process (such as Preliminary Subdivision Plan or Development Plan), to be determined by the Planning Manager.
- c. Public participation. At least one community meeting will be held to provide information and receive community input, prior to the public hearing where the Board of County Commissioners shall consider the MXDAC-PD LUP. The standard notification process established by the County shall be followed, unless otherwise specified by the County.
- d. The County shall determine the appropriate stage at which infrastructure and service funding requirements shall be met, including, but not limited to developers agreements. The County shall reserve the right to request that these requirements be met prior to LUP adoption.
- e. The County may require the applicant to submit additional transportation analyses or Parking Assessment Study, if applicable.
- E. **Mixed-Use Development Activity Center Separation Criteria.** to ensure the viability of existing Mixed-Use Development Activity Centers, a proposed Mixed-Use Development Activity Center (MXDAC) must be separated from the nearest existing MXDAC or other type of Activity Center by at least one mile distance in any direction. A market study shall be required, if the proposed MXDAC is within 2 miles of an approved or other proposed MXDAC, or an existing Activity Center.
- F. **Entitlements are not automatic.** Nothing stated under Objective FLU3.2 and related Policies FLU3.2.1 FLU3.2.13 shall be construed as creating entitlements that do not currently exist at the time these objective and policies are adopted.
- G. The County may determine whether a proposed change to an MXDAC Master Plan

or MXDAC-PD requires that any of the designation steps listed under FLU3.2.9 be repeated. Substantial changes to adopted MXDAC-PDs shall be subject to County code requirements.

(Amended 10/10, Ord. 2010-13; Amended 11/12, Ord. 2012-20)

FLU3.2.10 Orange County shall develop land development regulations for Planned Development-Mixed-Use Development Activity Centers (PD-MXDAC) by 2011.

FLU3.2.11 Mixed-Use Development Activity Center Expansion.

- A. **Applications.** Applications for MXDAC expansion may be considered for parcels that exhibit the following characteristics:
 - 1. At least twenty-five percent (25%) of the parcel boundary is contiguous to an approved MXDAC-PD or Master Plan boundary.
 - 2. The parcel meets the primary MXDAC eligibility criteria and also meets the following secondary MXDAC eligibility criteria:
 - a. The parcel is not disconnected or isolated from the MXDAC due to natural or manmade obstacles.
 - b. Demonstrate that accessibility to the MXDAC and surrounding transportation network is sufficient, and connectivity potential to surrounding development.
 - c. The parcel is of sufficient size to promote the desired type of development or redevelopment.
 - d. Impacts to adjacent existing neighborhoods will be minimized.
 - e. The applicant is able to demonstrate that there will be adequate public facilities to support the proposed expansion.
 - 3. An expansion to a Community MXDAC may be considered for Regional MXDAC designation approval if it meets the Regional MXDAC requirements. The County reserves the right to request additional planning and procedural requirements to ensure that the change meets the intent of Objective FLU3.2.

B. Application Requirements.

- 1. The applicant will be required to amend the Master Plan and will be subject to the design guidelines approved for the MXDAC.
- 2. Demonstrate how the expansion will relate to and benefit the existing MDXAC and surrounding neighborhoods and development.
- 3. Provide a vacant land analysis demonstrating that there is no or insufficient vacant land within the MXDAC designated for similar uses.
- 4. A market analysis also may be required for the proposed uses.
- 5. The application will be subject to the requirements set forth in FLU3.2.9, unless otherwise waived by Planning Manager or his/her designee.

(Amended 10/10, Ord. 2010-13)

PLU3.2.12 Developments of Regional Impact (DRI) and Mixed-Use Development
Activity Centers (MXDAC). If a new DRI or substantial DRI expansion is proposed
within 500 ft. of an existing or proposed MXDAC boundary, the DRI or expansion
may be required to be partially or entirely included in the Mixed-Use Development
Activity Center boundary and meet all of the multi-modal connectivity requirements
of the MXDAC, in addition to other requirements defined by the County. The MXDAC
boundary will be expanded as part of the DRI application. If not included, the DRI
will still be required to provide adequate connectivity to the MXDAC.

- Concurrency and Capital Improvements Element Requirements. Nothing in Objective FLU1.9 exempts projects from the County concurrency requirements and Mixed-Use Development Activity Center development shall be consistent with other Federal, State, and County regulations. Subsequent to the approval of an MXDAC Master Plan or PD-MXDAC, the County's Future Land Use Element shall be updated concurrently with the County's Capital Improvements Element to reflect the approved MXDAC designations.
- The International Drive Activity Center and other planned centers of activity.

 The International Drive Activity Center is a special activity center that was adopted with a Strategic Development Plan and shall be subject to the policies contained in the Orange County International Drive Activity Center Element. The Buena Vista North Overlay, Horizon West Town Center and Villages, and Innovation Way Overlay (Scenario 5) are not subject to the policies set forth in Objective FLU3.2.
- GOAL FLU4 HORIZON WEST. It is Orange County's goal to ensure sustainable, quality development in Southwest Orange County to allow a transition from rural to urban uses while protecting environmental quality. (Added 5/97, Ord. 97-07)
- OBJ FLU4.1 Orange County shall use a Village Land Use Classification to realize the long range planning vision for West Orange County created through the Horizon West planning process. The Village land use classification has been designed to address the need to overcome the problems associated with and provide a meaningful alternative to the leap-frog pattern of sprawl now occurring in western Orange and eastern Lake County; create a better jobs/housing balance between the large concentration of employment in the tourism industry and the surrounding land uses; create a land use pattern that will reduce reliance on the automobile by allowing a greater variety of land uses closer to work and home; and, replace piecemeal planning that reacts to development on a project by project basis with a long range vision that uses the Village as the building block to allow the transition of this portion of Orange County from rural to urban use through a specific planning process that uses a creative design approach to address regional, environmental, transportation, and housing issues. The Village Land Use Classification shall be implemented through the adoption of Specific Area Plans (SAPs) for the Villages and a Town Center. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07, Obj. 6.1; Amended 11/13, Ord. 2013-22)

POLICIES

- FLU4.1.1 **General Village Principles.** Each Village Specific Area Plan (SAP) shall be designed based on an urban development pattern, which encourages the formation of a suburban village while ensuring the provision of adequate public facilities and services concurrent with development and protection of environmental quality.
 - A. Planning for the Village shall be in the form of complete and integrated neighborhoods containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the Village residents.
 - B. Village size shall be designed so that housing is generally within a 1.2 mile radius of the Village Center (shops, services and other activities). This radius may be relaxed where natural or community facilities and services interrupt the design.
 - C. A Village shall contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

- D. Wherever possible, as many activities as possible shall be located within an easy walking distance of an existing or designated transit stop.
- E. The Village and each neighborhood shall have a center focus that combines commercial, civic, cultural and recreational uses. Higher density residential development should be encouraged in proximity to these centers, with the highest density/attached housing encouraged in proximity to the Village Center.
- F. The Village shall contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
- G. Each Village shall have a well-defined edge, such as greenbelts or wildlife corridors permanently protected from development.
- H. Local and collector streets, pedestrian paths and bike paths shall contribute to a system of fully connected and interesting routes from individual neighborhoods to the Village Center and to other villages. Their design should encourage pedestrian and bicycle use by being spatially defined by buildings, trees, and lighting; and by discouraging high-speed traffic.
- I. Wherever possible, the natural terrain, drainage and vegetation of the area shall be preserved with superior examples contained within parks or greenbelts.
- J. The Village Center shall be designed to encourage and accommodate linkage with the regional transit system. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 05/01, Ord. 01-11, Policy 6.1.1; Amended 11/13, Ord. 2013-22)
- **Village Size.** Except as noted in FLU4.1.3, each Village SAP shall be designed so that it includes no less than one thousand (1,000) and no greater than three thousand five hundred (3,500) acres of developable land area. Developable land area within the Village Land Use Classification is based on the total land area, excluding the area of natural water bodies as measured to the Normal High Water Elevation, and designated conservation (wetland) areas. The net density refers to the total number of units divided by the net developable area. The net developable land area is defined as developable land area less the following: upland greenbelts and land for Adequate Public Facilities (APFs) identified by the applicable SAP and/or APF Agreement; then less public open space as required by the applicable SAP, and estimated stormwater areas.

Example of density calculation:

120-acre parcel designated as Village Home District with 15 acres of wetland/conservation and 5-acre APF park.

Developable Area (less wetlands/conservation): 105.0 acres
Less 5-acre APF Park: 100.0 acres
Less 7.5% public open space: 92.5 acres

(required public open space is 7.5% of developable area for all villages, except Town Center which is 7.0%)

Less estimated stormwater 12.5 acres

(assumed to be 12.5% - varies per site)

Net Developable Acres 80.0 acres
Village Home District Density x 6.0 Dwelling Units/acre
Total Unit Count: 480 Dwelling Units

(Policy 6.1.3; Amended 11/13, Ord. 2013-22, Policy FLU4.1.4-r)

(Original Policy FLU4.1.2 renumbered as Policy FLU4.7.1; original Policy FLU4.1.3 deleted 11/13, Ord. 2013-22)

FLU4.1.3 Each Village SAP shall be composed of up to four (4) but no less than two (2) neighborhoods, with an average neighborhood size as noted below. The minimum overall net density within the Village shall be five (5) units per net developable acre, unless an alternative density is approved as part of an adopted Specific Area Plan. The total gross land area incorporated into the Village of Bridgewater SAP shall not exceed 4,515 acres. The size of the village exceeds the requirements of FLU4.1.2 because of the physical features such as lakes, natural areas, major ecological systems, and major road rights-of-way that will create a well-defined village boundary. This special provision of the Village of Bridgewater SAP is required in order to maintain the design principles of FLU4.1.4 and to preserve environmentally sensitive areas, consistent with OBJ FLU5.5.

| Village | Number of Neighborhoods | Average Net Developable Area of Each Neighborhood |
|-------------|----------------------------|--|
| Lakeside | 4 | 510 acres |
| Bridgewater | 4 | 430 acres |
| Village H | 2 | 640 acres |
| Village F | 2 | 500 acres |
| Village I | 2 | 400 acres |

(Added 11/13, Ord. 2013-22)

FLU4.1.4 Each Village SAP shall demonstrate consistency with Policies FLU4.1.1, FLU4.1.2 and FLU4.1.3 by providing a compact, integrated development pattern with neighborhood centers generally located within a 1/2-mile walking distance of the residences, and by establishing a population density for each neighborhood that can support the neighborhood school. Modifications to these minimum densities may be approved subject to amendments to the adopted Specific Area Plans (SAPs) and Comprehensive Plan Amendment. Such amendments, however, shall not reduce the minimum density of any Village below four (4) dwelling units per net developable acre. Amendments may be based on, but not limited to, the following:

- To provide more diversity in lot sizes and the land use mix;
- To recognize existing geographic features or environmentally sensitive areas;
- To provide additional buffering to preexisting development;
- To make use of updated student generation rates; and
- To provide for enhanced environmental corridors.

The use of TDRs (transfers of development rights) shall be evaluated for impacts to the neighborhood schools as a part of the development review process. Notwithstanding any density reduction, development shall continue to adhere to the General Village Principles outlined in FLU4.1.1.

Specific Area Plans have been approved for Lakeside, Bridgewater, Village H, Village F, Village I and the Town Center, with minimum densities for each as noted in the following table:

| Village | Minimum Overall Density per Net Developable Area | Notes |
|----------|--|-------|
| Lakeside | 5.0 DU/Ac | |

| Bridgewater | 5.0 DU/Ac | In order to maintain the design principles of Policy FLU4.1.1 and to preserve environmentally sensitive areas, consistent with FLU4.5.6 and as recommended in the Village of Bridgewater Ecological Summary Report, the net density for the Village of Bridgewater SAP may be reduced to 4.3 dwelling units per acre for the Fourth Neighborhood. |
|-------------|-----------|---|
| Village H | 4.0 DU/Ac | The maximum number of residential units allowed for each parcel will be determined with the PSP or Development Plan approval for each parcel using the surveyed upland acres within the parcel, including stormwater management areas and parks/upland open space multiplied by the density for each parcel designated within the Village H Specific Area Plan. The residential density for any district shall not fluctuate from the required density range as specified in FLU4.6.3, unless modified in accordance with the Transfer of Development Rights (TDR) Ordinance adopted by the County or through internal density transfers as described in this policy or as provided in Policy FLU4.2.6. |
| | | More specifically, the ability to transfer residential density from certain Townhome, Condominium or Apartment Districts within Village H to other districts within the Village shall not undermine the intent of providing a mixture of residential densities within any Village H neighborhood, and shall promote the Horizon West planning principle of having higher density/intensity land uses within or in close proximity to the Village Center and Neighborhood Centers. Should internal density transfers be authorized as part of a PD Land Use Plan approval or amendment, the affected districts shall be developed consistent with the applicable development standards of the resulting land use district, and the range of applicable residential densities in accordance with the TDR Ordinance. |

| | | All wetlands and upland greenbelts within Village H are designated as TDR Sending Areas, and all development parcels are designated as Sending and Receiving Areas. As a matter of right and without use of TDRs, the actual density for any district or parcel within Village H may decrease by 20% from the maximum density allocated to that district or parcel. |
|-------------|------------|---|
| | | Residential units from one development parcel that are not needed to maintain the required minimum density in that parcel may be transferred to a different parcel, regardless of whether the parcels are owned by different entities or are in different Planned Developments. |
| | | The parcels in the northern part of Village H will be outside the 1/2-mile radius, but will be proximate to the Town Center. |
| Village F | 4.95 DU/Ac | The identified net density is needed to maintain the Village design principles outlined in Policy FLU4.1.1, and aids in the preservation of environmentally sensitive areas. |
| Village I | 7.0 DU/Ac | The identified net density is needed to maintain the Village design principles outlined in Policy FLU4.1.1 and aids in the preservation of environmentally sensitive areas. |
| Town Center | 4.0 DU/Ac | To ensure compatibility with existing rural development, the density for property adjacent to the Lake Avalon Rural Settlement and depicted on the Recommended Land Use Plan shall be 2.0 DU/ac. |

(Added 05/03, Ord. 03-03, Policy 6.1.3.1; Amended 11/13, Ord. 2013-22, Policy FLU4.1.5-r)

FLU4.1.5

Neighborhood Development. Residential neighborhoods shall offer neighborhood facilities and services including passive and active recreation facilities, school sites, sidewalks and bikeways. Each neighborhood shall contain a Neighborhood Center as a central public focal point consisting of an elementary school site, a minimum five (5) acre park in conjunction with the elementary school, and may include other public facilities such as churches or community centers or neighborhood commercial uses as described in FLU4.1.6. The development of a variety of lot sizes and housing types is encouraged, with generally higher densities located in proximity to the village center and neighborhood center (focal point). Public open space shall be provided within each neighborhood. Where physically possible, each neighborhood shall be designed so that most housing units are within a 1/2-mile radius of the Neighborhood Center. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11, Policy 6.1.4; Amended 11/13, Ord. 2013-22, Policy FLU4.1.5.1-r)

- FLU4.1.6 **Neighborhood Center.** The location of Neighborhood Centers is flexible and shall be identified on the PD Land Use Plan and boundaries fixed no later than the time of the final development plan approval. Commercial development shall be permitted in Neighborhood Centers in association with the following standards:
 - Total land area of the commercial development may not exceed two (2) acres.
 - Floor area ratio (FAR) may not exceed 0.4 FAR with maximum gross floor area as follows:

Lakeside
 Bridgewater
 Village H
 Village F
 Village I
 10,000 square feet
 20,000 square feet
 20,000 square feet
 10,000 square feet

- Located within walking distance (generally no greater than ½ mile) of most neighborhood residents.
- Must be generally located central to the neighborhood, separated from major collector or arterial roads, and adjacent to the Neighborhood Park or Green but separated from neighborhood school/civic uses by no more than 2,000 feet.
- Access shall be limited to local and collector roadways.
- Site design that places parking behind or beside buildings and incorporates
 the use of landscaping and pedestrian amenities such as benches, bike
 parking and coordinated architectural scheme must be linked to the adjoining
 neighborhood by sidewalks and bike paths.
- Residential dwellings shall be permitted only above ground floor commercial uses (not to exceed five (5) dwelling units per net developable acre unless increased through the use of TDRs).
- Uses shall be limited to convenience retail service operations and offices, which are designed to serve the immediate neighborhood population.

When a neighborhood elementary school is located adjacent to the Village Center, the Neighborhood Center commercial uses should be located adjacent to or within the Village Center. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11, Policy 6.1.5-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.6.A-r)

Village Center. The Village Center should function as a community of compatible uses in a compact setting serving the adjoining neighborhoods. The Village Center should provide for a mix of land uses including residential, commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of the adjoining neighborhoods. The Village Center shall be generally located central to the Village that it serves. In order to account for student population, the Village Center shall be incorporated into the boundaries of a neighborhood. The design of the Village Center shall not be oriented primarily to serve "pass-by" trips, and the focus shall be on serving the immediate neighborhood needs. The size and location of the Village Center shall be determined by the Specific Area Plan. The final location of the Village Center is flexible and shall be identified on the PD Land Use Plan and boundaries fixed no later than the time of the final development plan approval. The following standards should be used in designing the Village Center:

| Minimum Density | 5.0 units/net developable acre as applied to residential land area only | |
|--------------------|---|--|
| Maximum FAR | .40 | |
| Density Incentives | Up to 16 units/net acre with Transfer of Development Rights (TDRs) | |

| Land Use Mix | Minimum Land Area Required | Maximum Land Area Permitted |
|--|-------------------------------|--------------------------------|
| Residential* | 25% | 40% |
| Commercial Retail and Services* | 20% | 60% |
| Office | 10% | 25% |
| Overall Commercial and Office Combined | 30% | 60% |
| Public and Civic | 10% | No Maximum |
| Public Parks and Open Space | 5% | No Maximum |

^{*}Residential dwellings are permitted above the ground floor commercial and office uses at a density of 5.0 units/net developable acre, unless increased through the use of TDRs.

| Village | Maximum Village Center Size | Maximum Commercial Square Footage | Notes |
|-------------|-----------------------------------|--|---|
| Lakeside | 60 acres | 400,000 square feet | Office and Retail |
| Bridgewater | 60 acres | 400,000 square feet | Offices and Retail |
| Village H | 60 acres | 400,000 square feet | Maximum square footage is for first floor retail and services only. Office uses shall be in addition to this square footage limitation. |
| Village F | 35 acres | 250,000 square feet | Office and Retail |
| Village I | 60 acres | 350,000 square feet | Office and Retail An Office District designation allowing consideration of up to 56,000 square feet of professional office activity shall be established with Village I. This designation is intended for parcels with existing office development or small isolated tracts along the east side of C.R. 545 across from the Village Center. Development within the Office District shall be consistent with the Village Center development standards in the Village PD Code. |

The Village Center should be located on a collector road serving the village or at the junction of two (2) collector roads. The collector road may not split the Village Center unless the posted speed is reduced to 25 mph. The Village Center may be located on an arterial road, provided that it is not a principal arterial road as defined by Orange County and that the center is not designed to be located on both sides of the arterial road. The Village Center shall be planned and established with limited access expressways within the greenbelt (as defined in FLU4.3.2) of the Village Center. The Village Center shall be designed to accommodate linkage with the regional transit system. The transit stops should be located so that they are easily accessible to commercial uses. The Village Center may not be consolidated into a larger commercial complex serving more than one Village. The Village Center should maintain a minimum separation of approximately 10,000 feet from another Village Center and 2,640 feet from a Neighborhood Center. Prior to approving a

development plan or subdivision for a Village Center, a middle school site within the Village shall have been conveyed, or a developer's agreement for such conveyance shall have been approved by Orange County. School sites shall not be included in the computation for maximum size of the Village Center.

Rezoning in any Village Center shall not be approved until the following conditions have been met:

- Lakeside Village: Land for the middle school site has been conveyed to Orange County.
- Bridgewater: An elementary school site has been conveyed to the County and development in the first neighborhood has begun.
- Village H: Land for the middle school site has been conveyed to Orange County.
- Village F: The elementary school sites have been conveyed to the County and residential development in at least one of the two neighborhoods has been approved.

(Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11, Policy 6.1.5-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.6.B-r)

- FLU4.1.7.1 **Minimum Residential Density.** The minimum 5.0 residential units/net developable acre density and land area percentage requirements addressed in the preceding Policy section may be implemented through the following procedures:
 - A. The minimum residential density and land area percentage requirements may be applied on a cumulative Village Center District basis when the net developable land area of the entire Village Center District is known at the time of any Planned Development Land Use Plan (PD-LUP) submittal, and provided that the entire Village Center District is either under common ownership or when all affected Village Center District property owners agree. The total number of required or approved dwelling units may be assigned in any combination throughout the designated Village Center District as depicted on the PD-LUP(s).
 - B. If the net developable land area of the overall Village Center District is unknown or undetermined at the time of any PD-LUP submittal, the number of required dwelling units shall be based on the "estimated net developable land area" within the designated Village Center District parcels/tracts for the affected PD-LUP only. Should the amount of required Village Center District dwelling units fluctuate at the time of Preliminary Subdivision Plan (PSP) or Development Plan (DP) review, and based on more accurate net developable acreage data or due to reassignment as addressed in section "A" above, a non-substantial change to the PD-LUP shall be required for tracking purposes only.
 - C. Parcels/lots within designated Village Center Districts shall be configured and sized to yield the minimum number of required dwelling units per the estimated net developable land area. In the case of parcels/lots within designated Village Center Districts that predate the adoption of these requirements, and where their estimated net developable residential acreage yields less than 30 units, the following options shall be considered:
 - The units may be transferred to other designated Village Center District parcels and/or Planned Developments within the same Village Specific Area Plan (SAP), provided that written consent of such property owners is provided; or

2. The requirement to develop such units may be waived by the County, provided that the applicant adequately demonstrates that the minimum residential density and land area percentage requirements for the overall SAP Village Center District have been satisfied.

(Added 11/13, Ord. 2013-22)

- FLU4.1.7.2 **Civic, Institutional and Medical Office District.** The Civic, Institutional and Medical Office (CIM) District is intended to complement Village and Neighborhood Centers by accommodating community-serving functions that meet the needs of a Village and its associated neighborhoods and are essential to the daily life of the Village residents. It should be a specialized district that can be justified as a building block to the public, civic, and wellness needs of the community. Furthermore, those specialized public, civic, and wellness uses may be of a size and scale that may not be able to be accommodated in a Neighborhood Center or Village Center. The CIM District shall be subject to the following standards:
 - General. A maximum of one District may be allowed for each Village. The District shall be accessible to the applicable Village and its neighborhoods but generally shall not be located internal to a neighborhood. Automobiles, bicycles, and pedestrian paths shall be viable modes of transportation to access the District. No residential or free-standing commercial development shall be permitted in the District.
 - District Size. Total land area of the District shall be ten (10) acres (with a
 permitted 15% deviation, plus or minus). The non-residential Floor Area Ratio
 (FAR) shall not exceed 0.25 with maximum gross floor area of 25,000 square feet
 per building unless otherwise approved by the Board of County Commissioners as
 part of a Development Plan.
 - Permitted Uses. The primary services offered by facilities in the District shall be limited to the following principal uses: health/medical services, offices and clinics; government offices; and community centers. Supporting commercial or personal services uses such as restaurants with no drive-thru or walk-up windows, coffee or gift shops, or newsstands shall also be permitted subject to the limitations set forth herein. All supporting commercial or personal service uses shall be located internal to a building in which the principal use is health/medical services, offices and clinics, government offices or community centers; limited to a maximum of ten (10) percent of the gross floor area of the principal building in which the supporting use is located; limited to a maximum of ten (10) percent of the total gross floor area permitted in any given district; and supportive of the principal permitted uses. A specific set of principal and supporting uses, consistent with this policy, shall be included in the Planned Development-Land Use Plan along with appropriate development standards. Supporting commercial or personal services uses shall not be permitted as a principal use in a freestanding building. (Commercial uses on outparcels are prohibited.) Religious uses may be permitted by special exception.
 - Design Standards. In order to diminish the perceived horizontal scale and
 massing of buildings within the District, facades and rooflines which face and/or
 are visible from an adjacent street and/or are located adjacent to a residential
 development shall incorporate rhythmic and prominent horizontal and vertical
 projections and recesses across their full width. Multi-story structures should
 express the individual floors with projected or recessed banding or finished
 material patterns. Structure roofs can be flat, incorporating horizontal (banding
 and parapet walls) elements, and/or gabled to add vertical elements to diminish

scale and massing or to enhance the residential appearance of a structure when located in view of adjacent residential uses. Individual building entryways should be inviting and express human scale by incorporating arcades and protruding visually-prominent overhead components like trellises and canopies with pedestrian-scaled trim and surrounds. Building heights shall be limited to thirty-five (35) feet. To support compatibility of the District with surrounding residential neighborhoods, appropriate visual and noise buffers, hours of operation and night time lighting standards shall be addressed in the Planned Development-Land Use Plan.

• Open Space. Open space shall be provided as per the requirements of a specific Village in which the District is located and in accordance with FLU4.6.8.

Detailed performance standards for any development within the District, including specific uses allowed and prohibited, shall be established in the Planned Development-Land Use Plan but shall generally be consistent with the Village Planned Development Code included in Chapter 38 of the Orange County Code. (Added 6/14, Ord. 2014-13)

FLU4.1.8 Initiation of a Village Specific Area Plan. The addition of the Village Land Use Classification to the Future Land Use Map FLUM shall not in any way alter the Conservation Areas as they currently appear on the FLUM. The Village Land Use Classification shall be subject to the policies of the Orange County Comprehensive Plan Conservation Element. When a Specific Area Plan (SAP) is approved by the Board of County Commissioners, the net developable land area allocated for urban development by the SAP shall be included as part of the County's Urban Service Area acreage.

Detailed Village boundaries must be established through the adoption of an SAP. No development shall be permitted within a Neighborhood, Neighborhood Center or Village Center until an SAP for the entire village has been approved by the Orange County Board of County Commissioners. An SAP must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with FLU4.1.1-FLU4.1.8 in this section. The SAP must include at a minimum the following information:

I. Identification of Preliminary SAP Boundaries. The preliminary boundaries for an SAP must be approved by Orange County before proceeding with design of any Village. Preliminary boundaries will be based on the criteria contained in FLU4.1.1 through FLU4.1.8 of the Village Land Use Classification, as well as other applicable provisions of the Orange County Comprehensive Plan. (Amended 10/10; Ord. 2010-13; Amended 11/13, Ord. 2013-22, Policy FLU4.1.7-r)

II. Site Analysis

- 1. Identification of extent and location of natural features in the SAP area. The preparation of any SAP shall use, but not be limited to, the baseline environmental mapping prepared for the Horizon West Study Report.
- 2. Identification of the environmental opportunities and constraints to development within the area.
- 3. Identification of the net usable land area.
- 4. Identification of the preliminary area suitable to address stormwater management requirements.
- 5. Identification of public facilities and services available to the area, capacity available, and any deficiencies.
- 6. Preparation of specific goals and objectives for staff and community review that will guide the planning process.

7. Conduct a public design workshop to generate design ideas and gather additional information.

III. Master Plan

- 1. Prepare up to three (3) rough sketch plans for staff and community review. The sketch plans should include:
 - a. The location of each neighborhood, neighborhood center and village center in conjunction with the requirements of the provisions of the Village Land Use Classification. For the neighborhoods, a computation of the net density should be provided, along with the permitted uses and proposed lot sizes. For neighborhood and village centers, a computation of net density should be provided, as well as the area and percentage of land use mix in conjunction with the categories found in FLU4.1.7.
 - b. Circulation routes for auto, transit, bicycles, and pedestrians, including consideration for connection with the surrounding area. For each facility to be included in the SAP, design criteria should be included addressing:
 - Right-of-way width
 - On-street parking (if applicable)
 - Landscape and streetscape requirements
 - Design cross section
 - c. The proposed location, size or capacity of major infrastructure components including wastewater, water, stormwater and solid waste.
 - d. Preliminary design criteria proposed for each land use category including, but not limited to:
 - Minimum lot size
 - Setbacks
 - Height
 - Density
 - Floor Area Ratio (commercial)
 - Signage
 - e. Illustrate how existing development, if any, is to be integrated within the plan.
 - f. Hold informational workshop open to the public to present the alternative master plans for the Village and how each relates to the goals and objectives established at the Site Analysis Workshop. Each property owner in the SAP and each property owner within 1,000 feet of the boundary of the SAP must be notified of the workshop, as well as special interest groups identified by the Orange County Planning Division, and it must also be advertised in a newspaper of general circulation in the area. Substantial compliance with the provisions of this policy regarding the various methods for providing notice shall be sufficient to constitute notice to all affected parties. Comments from the public must be documented and included in a report to the Orange County Planning Division, along with the consensus recommendation for the preferred plan alternative.
- **IV. Recommended Plan.** Based on the results of the informational workshop described in III.1.f, prepare the preliminary Village Master Plan, including the following elements:
 - 1. Statement of the community goals and objectives to be accomplished by the Village SAP.
 - 2. Preparation of the SAP exhibits:

- a. Detailed land use plan indicating the location of neighborhoods, the neighborhood center, and village center, including the proposed locations for transportation facilities (auto, transit, bike, pedestrian), major community services (water and wastewater plants, solid waste transfer stations, fire and police substations, government buildings), neighborhood school(s), parks, greenbelt and any conservation areas.
- b. Village Transportation Plan. This plan should include the location of all arterial and collector roadways necessary to serve the Village, their rightof-way width, and design cross section. It should also address the proposed location of transit routes and the manner in which they can be integrated into the regional transportation system. The location of all bikeways and pedestrian paths should be provided, demonstrating the ability to access all schools, commercial and civic areas from any point in the Village. The transportation plan should be accompanied by an analysis report demonstrating the impact on transportation facilities and documenting the timing and estimated cost for transportation improvements required by development of the Village. Prior to initiation of any transportation plan, the County shall consult with the Orlando/Orange County Expressway Authority (OOCEA) and the Florida Department of Transportation (FDOT) regarding the methodology for transportation analysis in regard to impacts to the Florida Intrastate Highway System (FIHS). Each SAP shall analyze the cumulative traffic impact of all previously approved SAPs on the area road network, including the FIHS. Prior to approval of any SAP, the OOCEA and FDOT shall have the opportunity to comment on the traffic analysis in regard to impacts to any State roads.
- c. Location and size of the water and wastewater systems necessary to serve the Village. Includes an analysis of demand, the location and size of plants, major distribution and collection systems. d. The design performance standards that will be used in the review and approval of all development plans processed for different land use categories in the Village.
- 3. Preparation of a Public Improvements Plan that identifies the infrastructure necessary to support development of the SAP, the proposed source of funding, and the approximate timing for construction.
- 4. Hold an informational workshop as per the requirements of III.1.f.
- V. Final Master Plan and Report. Make any refinements to the preliminary master plan documents based on the informational workshop described in IV.4 and submit the resulting final master plan to the Orange County Planning Division for review and approval by the Local Planning Agency and Board of County Commissioners.
 - The SAP may be prepared by Orange County or under the direction of Orange County by individual property owner(s) or some other cooperative venture. The SAP will not be effective until approved by the Orange County Board of County Commissioners.
- **VI. Changes to an Existing SAP.** Any addition or deletion of property or changes to the neighborhood boundaries in an approved SAP shall be processed as an amendment to the Comprehensive Plan and shall include an evaluation and analysis of the impacts to the approved or planned land uses, overall densities, adequate public facilities, transfer of development rights, greenbelts, schools and other general village principles and the ability to meet the size and density

requirements of FLU4.1.3 and FLU4.1.4. Such additions or deletions shall not be designed to create remnant areas or fragmented Villages. Subject to approval by the Board of County Commissioners, the uses within any particular village planned development (PD) may vary in arrangement from the adopted SAP, provided that the overall density for the village PD is not changed. Any such variation may not alter a land use type within one block width (not less than 240 feet) of an adjacent property boundary, except when the change is a reduction in the density, or where the change is to the same density of an adjacent property. Approval of such changes shall be based on consistency with the village principles outlined in FLU4.1.1. Specifically, such changes shall consider the impact on the overall village in terms of the central focus of the land uses in the village, with higher density in general proximity to the Village and Neighborhood Centers.

(Added 6/95, Ord. 95-13; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11; Amended 10/10, Ord. 2010-13, Policy 6.1.6-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.7-r)

FLU4.1.9 Until and unless an SAP is approved by the Orange County Board of County Commissioners, the property in the Village Land Use Classification shall maintain the future land use designation existing prior to the Village Land Use Classification Amendment (e.g. Rural: 1 dwelling unit per 10 acres, Conservation, Rural Settlement), except for those projects that are vested. All applications for development approval (i.e. lot splits, special exceptions, variances, etc.) on any property within the Village Land Use Classification shall be reviewed on a case-bycase basis for the effects of such development approval on adopted or future SAPs.

Once an SAP is adopted by the Board of County Commissioners, all applications for development approval (i.e. lot splits, special exceptions, variances) under the existing zoning shall be evaluated for compatibility with the adopted SAP. (Added 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11; Amended 10/10, Ord. 2010-13, Policy 6.1.6.1-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.8-r)

Each Property within the Specific Area Plan shall retain its current zoning designation until such time as the property owner, its successors or assigns enters into an agreement with the County to provide the Adequate Public Facilities (APF) lands as required by FLU4.2.1 and FLU4.2.2 or to purchase APF credits from other property owners that have APF credits prior to commencing development of its property. The valuation for APF credits shall be based on the provisions of the Adequate Public Facilities Ordinance, OCC Chapter 30, Article XIV, Division 2, Sec. 30-714(d), unless an updated appraisal is approved by the County or the property owners of the affected Village notify the County that they have agreed on the per acre valuation for APF credits. In addition, the properties within Village I and Village F shall not be rezoned consistent with the adopted SAPs until such time that the County has approved a financially feasible plan for the provision of central water and wastewater for the Village.

Notwithstanding anything contained herein to the contrary, Orange County shall not be obligated to extend utility services at Orange County's expense, except as provided by Orange County's adopted utility policies. Prior to Orange County constructing a new sewer treatment plant to serve a Village, Orange County may, at its discretion, require developers that will be served by the plant to prepay connection fees necessary to fund their proportionate share of the required improvements. (Added 11/13; Ord. 2013-22)

FLU4.1.11 Planned Developments within the Lakeside Village Specific Area Plan (SAP) approved

prior to June 6, 1995 and developments that have received a Vested Rights Certificate (VRC) for consistency with the Comprehensive Plan in accordance with Policy FLU8.5.3 are not subject to the provisions of the Village Future Land Use Classification and implementing regulations to the extent the overall densities/intensities do not exceed those specified on the Future Land Use Map prior to June 6, 1995, or as specified in the VRC. Subject to compliance with other provisions of the Orange County Code, excluding those provisions related to the Lakeside Village SAP, any amendments to such previously approved Planned Developments will not require an amendment to the Comprehensive Plan and shall be considered consistent as long as the densities do not exceed those depicted on the Future Land Use Map as of June 6, 1995, or as specified in the VRC. Any such previously approved Planned Development that proposes to exceed the densities depicted on the Future Land Use Map as of June 6, 1995, or as specified in a VRC, shall be required to be consistent with the adopted SAP. All dwelling units within approved and vested developments located within the boundaries of Lakeside Village shall be included in the calculations for the Lakeside Village SAP. (Added 5/97, Ord. 97-07; Amended 5/01, Ord. 01-11, Policy 6.2.1.1; Amended 11/13, Ord. 2013-22, Policy FLU4.2.2-r)

- FLU4.1.12 SAPs or Villages subsequent to the first two adopted SAPs shall evaluate and submit an analysis of the location and viability of the remaining villages and the Town Center. The timing of these future SAPs shall be evaluated based on the provision of adequate services and infrastructure, particularly transportation, central water and sewer, the status of the limited access expressway, and the location of activity-based community parks and high schools within the Horizon West area. (Added 3/99, Ord. 99-04 Policy 6.1.6.2; Amended 11/13, Ord. 2013-22, Policy FLU4.1.9-r)
- FLU4.1.13 Specific Area Plans adopted through the Comprehensive Plan amendment process shall be subject to the provisions of the Optional Sector Plan Agreement between Orange County and the Department of Economic Opportunity effective October 16, 2000. The following table indicates the adoption date and ordinance number for each adopted SAP.

| SAP | Ordinance # | Adoption Date |
|-------------|-------------|----------------------|
| Lakeside | 1997-07 | 05/20/97 |
| Bridgewater | 1999-04 | 03/02/99 |
| Town Center | 2004-21 | 12/14/04 |
| Village H | 2006-08 | 06/13/06 |
| Village F | 2006-22 | 11/14/06 |
| Village I | 2008-09 | 06/10/08 |

(Added 5/01, Ord. 01-11, Policy 6.1.14; Amended 11/13, Ord. 2013-22, Policy FLU4.1.17-r)

- FLU4.1.14 To provide for intergovernmental coordination and to ensure that a Specific Area Plan (SAP) does not adversely impact an adjacent local government, the County shall provide notice of any applications for an SAP to adjacent local governments and shall conduct workshops with impacted local governments related to extra-jurisdictional impacts. Such notice shall be provided to local governments located within three (3) miles of a proposed SAP. In addition, Orange County shall implement the following procedures for processing and evaluating SAPs:
 - A. Where an SAP indicates that the proposed plan will have an extra-jurisdictional impact, the County within thirty (30) days of receiving a complete and sufficient application shall provide written notice to each local government wherein an extra-jurisdictional impact is projected to occur. The notice shall identify the

- preliminary nature and extent of the impact.
- B For each local government that will be impacted by an SAP, the County shall conduct a meeting/workshop(s) with that local government to address how to evaluate and mitigate the projected impact(s).
- C. Prior to the final approval of a Planned Development rezoning for projects that otherwise would be subject to Section 380.06 Florida Statutes, except for the exemption provided for in Section 163.3245, the County shall give notice to the affected local governments of the public hearing(s) at which said local development orders will be approved or denied. Further, said notice shall advise the impacted local government as to the mitigation, if any, that is proposed in connection with the approval of the subject development order.
- D. The East Central Florida Regional Planning Council or similar conflict resolution entity shall be used should a dispute arise concerning extra-jurisdictional impacts related to an SAP.
- E. Orange County shall continue to include participation by local governments and state agencies impacted by the Horizon West land use. Such involvement shall include, but is not limited to, participation on technical committees and in the various related community workshops.
- F. The components of intergovernmental coordination and identified extrajurisdictional impacts related to the Optional Sector Plan shall be incorporated into the various joint planning area agreements between Orange County and affected local governments. (Added 11/99, Ord. 99-19, Policy 6.1.14.1; Amended 11/13, Ord. 2013-22, Policy FLU4.1.18-r)
- FLU4.1.15 Applications for a Comprehensive Plan amendment to establish an SAP shall include an analysis matrix indicating compliance with the specific requirements of Section 163.3245, Florida Statutes. (Added 11/99, Ord. 99-19, Policy 6.1.14.4; Amended 11/13, Ord. 2013-22, Policy FLU4.1.21-r)
- FLU4.1.16 Should a development be proposed requiring an amendment to the Horizon West Village Classification or Town Center, which the County believes is contrary to the intent of the Horizon West planning concept and should, therefore, not be exempt from the requirements of Section 380.06 Florida Statutes, the applicant may be required, with concurrence by the Department of Economic Opportunity, to be processed as a DRI. (Added 11/99, Ord. 99-19, Policy 6.1.14.6; Amended 11/13, Ord. 2013-22, Policy FLU4.1.23-r)
- OBJ FLU4.2 ADEQUATE PUBLIC FACILITIES AND SERVICES. Each Specific Area Plan (SAP) shall include regulatory measures which require the provision of Adequate Public Facilities and services concurrent with development. (Added 11/13, Ord. 2013-22)
- Adequate Public Facilities and Services. Orange County shall use an Adequate Public Facilities Ordinance (APFO) as a growth management tool for directing the timing and location of future development within the Horizon West Village Classification. Prior to commencing development within any Village, the following adequate public facilities shall be determined to meet the standards, as established by the APFO:
 - Distance to workplace
 - Regional roadway network
 - Road rights-of-way
 - Major collector roads
 - Stormwater management
 - Water supply

- Wastewater treatment
- Solid waste collection and disposal
- Regional, community and local parks
- School sites
- Distance to transit
- Environmental preservation/constraints
- Police and fire protection
- Relationship to existing urban development
- Distance to community shopping centers
- Employment generation
- Incentives for infrastructure completion

Prior to or in conjunction with approval of the land use plan for any **Village Planned Development** within any particular neighborhood or the Village Center, a developer's agreement addressing the conveyance of adequate public facility lands in accordance with the APFO, where applicable and as identified in the adopted SAP, shall be approved by Orange County to include, but not be limited to the following:

- Land for the neighborhood elementary school
- Land for the minimum five (5)-acre park in association with the elementary school
- Land for APF Park Sites
- Right-of-way for all collector roads necessary to serve the particular development
- Land for bicycle/pedestrian facilities
- Land for the water and wastewater treatment sites
- Right-of-way for all utilities necessary to serve the particular development
- Land for the middle school as required for the Village Center.

Subsequent to approval of the land use plan and prior to approval of the development plan or subdivision for any Village Planned Development, the APF lands identified above that fall within the boundaries of that development plan, as identified in an adopted SAP, for the following adequate public facilities shall be conveyed to Orange County in accordance with the APFO and the approved developer's agreement.

Prior to, or in conjunction with approval of the land use plan for any **Village Center**, a developer's agreement addressing the conveyance of the following adequate public facility lands in accordance with the APFO shall be approved by Orange County as identified in the adopted SAP:

- Middle school site
- Village Center park and community space, including any land provided for transit facilities.

The valuation for such adequate public facilities shall not exceed \$22,500 per acre. These criteria shall be in addition to and shall not replace or supersede any provisions of the Orange County Concurrency Management System. The following additional adequate public facilities shall be provided, as needed to support development as identified in the adopted SAPs:

- Village H: Road right-of-way for collector roads including C.R. 545, Old YMCA Road, the Town Center Road and the main loop road in the Village
- Town Center: High School Site.

Each SAP shall be evaluated to determine that adequate facilities and services are or will be available. Where facilities or services are determined to be inadequate, the developer(s) shall have the option of entering into a Development Agreement with Orange County to correct any deficiency and allow development to proceed. All development in the Village will be served by central sewer and water service

operated by Orange County or other utility providers as approved by Orange County Public Utilities. Septic tank use shall be discouraged. However, on-site utilities, temporary septic tanks and potable water wells, where approved by Orange County Utilities, may be used in initial stages of development until adequate demand is available to support a central water and wastewater system. On-site utilities may be used only where soil and water table conditions will permit their use, and where the developer will install the necessary water and sewer lines (dry lines) to ultimately connect the development to the central utility system; and the area is included in a capital improvement program or enforceable development agreement, pursuant to the APFO referenced in this policy and the Village Code referenced in FLU4.6.2, that provides for central utility services to be in place in the next five (5) years.

Where it is determined that services and facilities are adequate to permit development, the project shall be deemed in compliance with the Urban Service Area requirements in the Orange County Comprehensive Plan.

In order to ensure that new development adequately pays for growth-related impacts, the Board of County Commissioners shall have the authority to determine the valuation or date of valuation of property for the purpose of impact fee credits for property deemed as a required adequate public facility. The terms of this valuation shall be incorporated into the developer's agreement for a specific development.

Trails that are not part of the County trail system identified in the Trails Master Plan or are in excess of the width required by the County subdivision standards will be required to be in a tract owned and maintained by a Homeowner's Association (HOA) or Property Owners' Association (POA) and the maintenance responsibility will be solely that of the related HOA or POA. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11, Policy 6.1.7; Amended 6/08, Ord. 08-09, Policy 6.1.7.1-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.10-r)

FLU4.2.2 **Adequate Public Facilities.** The Adequate Public Facilities (APF) Ordinance shall require each property owner to make provisions to set aside a portion of their land for public facility use in exchange for APF credits, based upon the total public land area needs for each adopted SAP. The APF Ordinance shall be amended to include the following APF ratio requirements:

| Village | Adequate Public Facilities Ratio Net Developable Acreage/ Required Public Facilities |
|-------------|--|
| Lakeside | 6.5/1 |
| Bridgewater | 5.5/1 |
| Village F | 8.0/1 |
| Village I | 7.25/1 |
| Village H | 7.6/1 |
| Town Center | 5.1/1 |

For properties that do not include public facilities lands or for which public facilities lands have been provided, a fee in lieu of donation shall be required. Such APF revenues shall be allocated first to re-payment to properties with excess approved APF credits, then for public facilities land acquisition, support, and maintenance within the subject Village or Town Center. (Added 11/13, Ord. 2013-22)

FLU4.2.3 Prior to obtaining approval of a Preliminary Subdivision Plan and/or a Development Plan for any portion of its property within Village H, the property owner shall deliver

evidence satisfactory to the County that the owner or its predecessor in title has entered into an agreement with the County to convey APF lands or purchase APF credits available for sale and has also entered into an agreement with the County or with other property owners in the Village that is satisfactory to the County to:

- Pay the owner's proportionate share of the costs of providing the Master Utility Systems for the Village;
- 2. Pay the owner's proportionate share of costs associated with mitigating the projected impacts that development within Village H will have on the off-site road system, including C.R. 545;
- 3. Pay the costs associated with providing any necessary school capacity that is not funded through the collection of school impact fees;
- 4. Pay the principal and interest that may be due if another landowner in Village H was required to pay a disproportionate share of the cost to install the Master Utility Systems or the costs associated with mitigating off-site road impacts, or the costs associated with providing necessary school capacity that were not paid earlier by the owner of the land on which the development is proposed or by the owner's predecessor in title; and
- Pay the costs associated with services provided by an escrow agent, if any, retained by property owners in Village H to track various payment obligations, APF credit sales, TDR sales, and to issue receipts for payments made. Interest charged for advancing another property owner's proportionate share of utility costs, off-site road costs, or other costs specified herein shall not exceed the applicable prime rate as reported in the *Wall Street Journal*. (Added 6/06, Ord. 06-08, Policy 6.18.2; Amended 11/12, Ord. 2012-20; Amended 11/13, Ord. 2013-22, Policy FLU4.15.2-r)
- Plan Implementation. Orange County will continue to examine and recommend a variety of funding mechanisms that will be considered by the Orange County Board of County Commissioners to accomplish the extension of public facilities and services as well as allow for the acquisition of environmentally sensitive areas within the Village District. Alternate financing methods should consider the funding for both capital and operation and maintenance of facilities. The County shall also consider the establishment of a Special Taxing Districts for each adopted Village for the construction and maintenance of common open space and civic uses and Adequate Public Facilities required to support development in the village. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-04; Amended 5/01, Ord. 01-11, Policy 6.1.12; Amended 11/13, Ord. 2013-22, Policy FLU4.1.15-r)
- Water, wastewater, and reclaimed water. Water, wastewater, and reclaimed water facilities shall be provided in accordance with the conceptual utility plan outlined in each adopted SAP, which illustrates the conceptual phased provision of centralized utility services. With the exception of the Estate Rural District in Village F, all development within each adopted SAP shall receive service from the central water, wastewater and reclaimed water facilities operated by Orange County or other utility providers as approved by Orange County. Interim facilities may be provided in accordance with County requirements. All development shall also be required to install reclaimed water lines to service the entire property of the development and such systems shall be designed to facilitate future extensions. (Added 11/13, Ord. 2013-22)
- FLU4.2.6 **Village H.** The method for allocating all shared costs within Village H, including costs associated with the provision of utilities and the mitigation of transportation

impacts, shall be based on Total Two-way PM Peak Hour Trips (Trips) determined for each property owner's development program. The use of ADTs as the basis for determining all shared costs is equitable because it measures differences in land use intensity that are not as easily measured by other means. The *Institute of Traffic Engineers Trip Generation Report, 8th Edition*, shall be used to determine the Trips for development within Village H through full build-out of the Village, and later editions of this Report shall not be used. In addition, the following provisions shall apply for Village H:

- A. Within 120 days following the effective date of the Specific Area Plan, each property owner, for itself, its successors and assigns, informed the County's Utility Director and the County's Planning Manager in writing of the specific type of land uses and the maximum number of residential units that will be developed on that owner's property within the range of land uses and densities approved in the Specific Area Plan as applied to the property owner's actual acreage. The maximum density allocated to each parcel can only be exceeded through the purchase of TDRs, or through internal density transfers as provided in Policy FLU4.1.5, or as provided in this policy. The owners of land approved for nonresidential uses have informed the County's Utility Manager and the County's Planning Manager in writing of the maximum square footage for each type of non-residential use that will be developed on that owner's land. The information provided by each property owner has been used to determine the appropriate sizing of the Village H Master Utility Systems and each property owner's proportionate share of the cost of providing the Master Utility Systems. Once the Master Utility Systems for Village H have been designed based on the information provided by the various property owners in the Village, the development plans subsequently proposed for each owner's property shall not exceed the maximum land use/density/intensity projections on which the design of Master Utility Systems was based, unless development rights that were not used by an owner are assigned to the owner seeking to exceed its maximum land use/density/intensity projections using the same process applicable to TDR transfers.
- B. With the exception of those property owners within the Rural Enclave, each property owner within Village H, its successors or assigns, shall pay a proportionate share of the cost of providing the Village H Master Utility Systems and of mitigating the Village H transportation impacts on CR 545. Each property owner's proportionate share of the costs of providing the Village H Master Utility Systems and the Road Mitigation Costs shall be determined in the following manner:
 - The maximum land use/density information provided by each property owner, in accordance with FLU4.6.3, shall be used to determine the projected Trips that will be generated by each owner's property (the Property Owner's Trips);
 - The trip generation projections for each owner's land shall be added to determine the cumulative projected total Trips for Village H (the Cumulative Trips);
 - 3. The Property Owner's Trips shall be divided by the Cumulative Trips to determine that owner's proportionate share of the Cumulative Trips, expressed as a percentage figure (the Property Owner's Percentage); and
 - 4. The total cost of the Village H Master Utility Systems shall be multiplied by the Property Owner's Percentage to determine that owner's proportionate share of the cost.

- C. No building permit shall be issued until the applicant has submitted to the County evidence satisfactory to the County that the property owner, a predecessor in title, or the applicant has paid that portion of the property owner's proportionate share contribution for the Village H Master Utility Systems that is applicable to the development program reflected in the Preliminary Subdivision Plan and/or Development Plan.
- D. No building permit shall be issued within any Neighborhood or the Village Center unless the APF lands necessary to support a specific development proposal (including an elementary school and a middle school) have been conveyed to the Orange County Board of County Commissioners or have been provided for in a developer's agreement that also requires the purchase from other landowners within Village H of any APF credits that may be required in addition to the APF land conveyance. A Preliminary Subdivision Plan or Development Plan for lands within any specific Neighborhood may be obtained only when a development agreement between the property owner and Orange County has been executed addressing the conveyance of public land necessary to support the provision of adequate facilities and services to the Neighborhood.

(Added 6/06, Ord. 06-08, Policy 6.18.3; Amended 11/12, Ord., 2012-20; Amended 11/13, Ord. 2013-22, Policy FLU4.15.3-r)

FLU4.2.7

Town Center. The Town Center Code will require all property owners within each of the identified Town Center Neighborhoods to address, at a minimum, the planning and funding of public utilities and major transportation facilities consistent with the Town Center Specific Area Plan, Town Center Neighborhood planning requirements, and applicable Comprehensive Plan policies. All applicable property owners will be required to participate in Neighborhood-based Adequate Public Facilities/Developer Agreements to address the provision and funding of public infrastructure. Approval by the Board of County Commissioners of such agreements shall be required prior to, or in conjunction with, approval of a Planned Development (PD) application. (Added 11/13, Ord. 2013-22)

OBJ FLU4.3

TRANSPORTATION SYSTEM. Within each SAP there shall be a balanced transportation system that offers with equal priority, multiple transportation options. This will include local and regional transit options, bicycle and pedestrian ways, and both higher speed thoroughfares and lower speed local roads for automobiles. (Added 12/04, Ord. 04-21, Obj. 6.11; Amended 11/13, Ord. 2013-22, OBJ FLU4.11-r)

FLU4.3.1

Transportation System. Each Village shall be designed with a transportation system designed to encourage connectivity between internal land uses and allow connection of major streets to existing or planned streets outside the Village. The street network shall adhere to the following principles:

- Create a hierarchy of interconnected residential and collector streets to allow access between neighborhoods and to promote alternate routes.
- The distance between intersections and the roadway cross sections shall be designed to promote walkability.
- The Village Development Code shall establish street cross sections and maximum block lengths in order to provide safe travel conditions for pedestrians, bicyclists and motorists, as well as providing an integrated, interconnected sense of community.
- Street networks within a Village Center shall be generally designed on a grid system. Street networks outside of the Village Center may be more curvilinear in design, depending on environmental constraints.

(Added 11/13, Ord. 2013-22)

FLU4.3.2 **Limited Access Expressways and Principal Arterial Highways.** To protect the Village form of complete and integrated neighborhoods, and to maintain a center focus that combines commercial, civic, cultural, and recreational uses accessible within a system of fully connected routes from neighborhoods to the village center at distances that encourage pedestrian and bicycle use; limited access expressways or principal arterials, as defined by Orange County, shall not be located within Villages.

Except as planned in adopted SAPs, limited access expressways or principal arterials, as defined by Orange County, shall not be located so as to sever any Village and, where practicable (as determined by the applicable governmental authority), shall be located within the greenbelt area in a manner that provides a separation from the Town Center or Village perimeter to the edge right-of-way of not less than 150 feet. The area of separation shall be maintained as a permanent greenbelt and buffer.

As a requirement of approval, a Specific Area Plan shall consider provision and location of rights-of-way for the limited access expressways and principal arterial roadways. Interchanges of limited access expressways shall be located in the greenbelt areas.

Area sufficient to accommodate long-range plans for mass transit shall be considered when acquiring rights-of-way for limited access expressways and principal arterial roadways serving the area included in the Village Land Use Classification.

Any owner or developer of property located within the Village Land Use Classification and within the right-of-way of the limited access expressways or principal arterial roadways, as defined by Orange County, may donate the right-of-way in exchange for on-site density. Prior to transmittal of any plan amendments for an SAP adjacent to or including right-of-way or an interchange for a limited access expressway, or directly connecting feeder road, a developers agreement must be approved that includes, but not limited to, valuation of property for impact fee credits, if applicable, donation of rights-of-way, and transfer of density.

To encourage provision of rights-of-way for limited access expressways or principal arterial roadways necessary to support the Villages, Orange County will allow Transfer of Development Rights from the rights-of-way to developable receiving areas. Transfer will be limited to the property on which the right-of-way is located or within 1/4 mile of the rights of way sending area, whichever is greater.

In order to prevent urban sprawl and to be consistent with the residential densities provided for in FLU4.1.4, the County will evaluate the effect of the TDR program upon the average minimum density by January 1, 2014. If the TDR program has influenced the overall density in such a manner that may jeopardize the Village concepts, the County shall amend the TDR ordinance. The County shall also consider other incentives to promote higher densities. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04; Amended 11/12, Ord. 2012-20, Policy 6.1.9; Amended 11/13, Ord. 2013-22, Policy FLU4.1.12-r and Policy FLU4.1.13-r)

- **Roadway Design.** In order to enhance the effectiveness of proposed environmental corridors, the design of proposed major roadways shall take into account maintenance of natural hydrology and movement of wildlife. (Added 3/99, Ord. 99-04, Policy 6.7.4; Amended 11/13, Ord. 2013-22, Policy FLU4.7.4-r)
- FLU4.3.4 **Mass Transit.** Each Village and the Town Center shall be designed to accommodate access to a hierarchical system of mass transit opportunities, including regional, subregional and local routes when and if implemented. The regional system would provide service between the Horizon West Town Center and employment/activity centers outside of Horizon West. The sub-regional system would provide service

between each of the Village Centers and the Horizon West Town Center. The local system should be internalized within each neighborhood and the Village Center. (Added 11/13, Ord. 2013-22)

- Bike and Pedestrian Paths: Bike trails and pedestrian paths shall be an integral part of each Village and the Town Center. These facilities, where practicable (as determined by the County), shall be incorporated within street design and may also be located within public open space and utility corridors or other corridors, as approved by the County. Upon completion, this bike and pedestrian system shall form a hierarchical system of connections to promote walkability and connectivity within Village or Town Center. Parcels that are isolated from the primary development area of a Village shall also be required to provide bicycle and pedestrian paths that connect to the other APF paths, neighborhood schools and the Village Center. Where applicable, the Bike Trail System shall provide future connections to the Town Center and other Villages within Horizon West and surrounding areas. (Added 11/13, Ord. 2013-22)
- FLU4.3.6 **Concurrency.** All development within an adopted SAP shall be subject to the provisions of the Concurrency Management System, Ordinance 91-27, as amended, unless a separate agreement has been entered into with the County to establish an alternative method for offsetting road impacts, such as proportionate fair share agreement or other form of mitigation agreement. (Added 11/13, Ord. 2013-22)
- FLU4.3.7 The arterial and collector roadway systems that serves each of the adopted Villages and Town Center shall be designed to accommodate transportation impacts through a 20-year planning horizon. Upon completion of any segment of the collector or arterial network, that road segment shall become part of the overall Orange County transportation network and shall be periodically evaluated in conjunction with future updates to the Orange County Comprehensive Plan. (Added 11/13, Ord. 2013-22)
- Town Center Street Network. The street network in the Town Center shall be designed for a high degree of connectivity between uses, districts and neighborhoods within the Town Center and connection of major streets to existing or planned streets outside the Town Center. The distance between intersections and the roadway cross sections shall be designed to create walkable streets. Street networks in the Traditional Town Center Core should be designed on a grid system. Pedestrian, bike and recreational paths shall be an integral part of the Town Center. They shall be incorporated within street cross-sections, and shall be encouraged within public open space, along storm water management areas (when used as an amenity), and within utility corridors. Equestrian trails should be considered as part of the recreational trail system, as demand warrants. (Added 11/13, Ord. 2013-22)
- Road Network Agreements. Prior to County approval of the first Preliminary Subdivision Plan or Development Plan in Village F, H or the Town Center, a Road Network Agreement that substantially conforms with the Horizon West Global Road Term Sheet, approved on September 20, 2011, by the BCC, must be signed by the owners of a majority of the undeveloped acreage in the particular Village or the Neighborhoods it addresses. No building permit shall be issued until the applicant has submitted to the County evidence satisfactory to the County that the property owner, a predecessor in title or the applicant has paid that portion of the property owner's proportionate share contribution for the Road Mitigation Costs that is applicable to the development program reflected in the Preliminary Subdivision Plan and/or Development Plan. (Added 11/13, Ord. 2013-22)
- FLU4.3.10 **Village I.** Consistent with Section 163.3245(3)(b)3., Florida Statutes, prior to commencing development beyond Phase I per Table 7.5 of the Village I Specific Area

Plan, Village I developers/owners will reassess the projected cumulative transportation impacts of Village I and demonstrate that any significant and adverse impacts, including impacts outside Orange County's jurisdiction, will be mitigated to meet Rule 9J-2, Florida Administrative Code, requirements. The SAP will be amended pursuant to Section 163.3184, F.S., to reflect any improvements needed consistent with Section 163.3245(3)(b)4., F.S. Development of Phase I consistent with Table 7.5 of the *Village I Specific Area Plan* adopted by the Board of County Commissioners on June 10, 2008 may continue beyond 2013 upon the effectiveness of the adopted amendment. Development beyond Phase I shall not commence unless public facilities are demonstrated to be available or planned to be available in a financially feasible manner in Orange County's Capital Improvements Element as these terms are defined in Sections 163.3164(24) and (32), Florida Statutes. (Added 02/10, Ord. 10-01; Amended 11/13, Ord. 2013-22, Policy FLU4.21.7.1-r)

- FLU4.3.11 In order to account for extra-jurisdictional transportation impacts, for development that otherwise would be subject to the provisions of Section 380.06 except for the exemption set forth in Section 163.3245, Florida Statutes, the County may require, in all villages except Village H, in addition to the requirements of Future Land Use Element FLU4.1.8 IV 2.b., monitoring and modeling for transportation facilities impacted by an SAP. In addition, future SAPs shall include as part of their comprehensive amendment a list of candidate roadways for such monitoring and modeling. The County may require mitigation based on the SAP or subsequent monitoring and modeling. Any required monitoring and modeling will be in addition to concurrency requirements otherwise required by the Orange County Code. (Added 11/99, Ord. 99-19, Policy 6.1.14.3-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.20-r)
- Orange County shall coordinate with Osceola County regarding significant and adverse impacts to extra-jurisdictional roadways related to development in Village I, which summarized in Table 7.5 of the *Village I Specific Area Plan* adopted by the Board of County Commissioners on June 10, 2008. Pursuant to Policy FLU4.3.11, a transportation analysis will be performed to identify these impacts within both Orange and Osceola counties. Osceola County will be provided a copy of the analysis by Orange County and will be given 30 days upon receipt to respond with comments Upon determination by Orange County of the transportation impacts and mitigation for substantial impacts to regional roadways within both jurisdictions consistent with Section 163.3245(3)(b)3, Florida Statutes, Orange County shall amend the SAP to include the agreed-upon mitigation including the identified improvements, timing of construction and funding consistent with Rule 9J-2, F.A.C. (Amended 11/13, Ord. 2013-22, Policy FLU4.21.7.2-r)
- OBJ FLU4.4 SCHOOLS. Villages are comprised of neighborhoods which are defined by a neighborhood center with an elementary school site and neighborhood park. Each SAP shall be designed with school facilities as a focal point of the community. (Added 11/13, Ord. 2013-22)
- FLU4.4.1 Each Village shall contain space for up to four Elementary Schools and one Middle School. In addition to the high school requirement included in FLU4.4.5, the need for additional high school sites and activity-based community park sites shall be evaluated with the adoption of any SAP after January 1, 2001. (Added 11/13, Ord. 2013-22)
- FLU4.4.2 The exact location of the school sites are not fixed in the approved SAP and may be relocated by the Board of County Commissioners through the Planned Development process, provided that the site remain in the same village or neighborhood and review and comment has been solicited by Orange County Public Schools (OCPS).

When a school site is to be relocated, the original site shall be re-designated through the Planned Development process with land uses of comparable densities and/or intensities of surrounding properties. Such land uses shall be deemed compatible by Orange County.

OCPS may agree to allow the school sites to be sized as an urban prototype of less acreage than provided in the Orange County School Siting Ordinance. Through the Planned Development process, the balance of any planned school site not used for such facilities shall also be re-designated with land uses of comparable densities and/or intensities of surrounding properties, provided that such land uses are deemed compatible by Orange County.

If a middle school is located in the Village Center, the site shall be excluded from the computation for the maximum Village Center size limit of 60 acres, as outlined in FLU4.1.7. (Added 11/05, Ord. 05-14, Policy 6.3.8.1; Amended 11/13, Ord. 2013-22, Policy FLU4.3.9-r)

FLU4.4.3 The Signature Lakes and Fourth Neighborhoods of Bridgewater, Village F and Village I have been designed and sized such that, at build-out, the neighborhoods will support an elementary school that is designed in accordance with the Florida State Class Size Amendment requirements. However, per the design requirements of Horizon West and Orange County, at build-out, these schools will have excess capacity and may accommodate the residential development from Neighborhoods 1 and 2 of the adjacent Horizon West Town Center. Excess school capacity should not be considered justification for increased densities in the Signature Lakes or Fourth Neighborhoods of Bridgewater or Village F. (Added 12/04, Ord. 04-21, Policy 6.6.1.2; Amended 11/13, Ord. 2013-22, Policy FLU4.6.3-r)

FLU4.4.4 The adopted Specific Area Plans shall contain space for the following school facilities:

Lakeside: One elementary school per neighborhood and one middle school;
 Bridgewater: One elementary school per neighborhood and one middle school;
 Village H: One elementary school per neighborhood and one middle school;

• Village F: One elementary school per neighborhood and one high school site in accordance with the requirements of Town Center Policy

FLU4.4.5.;

• Village I: One middle school and the necessary elementary schools to serve

surrounding areas and Horizon West;

• Town Center: One elementary school.

(Added 11/13, Ord. 2013-22)

FLU4.4.5 In addition to the planned school facilities stated in Policies FLU4.4.3 and FLU4.4.4, special conditions apply for the following:

Village of Bridgewater

The Fourth Neighborhood of the Village of Bridgewater includes a potential High School Site that is intended to serve portions of Horizon West and surrounding areas. The underlying use of the high school site is Garden Home District. In the event that Orange County Public Schools chooses not to purchase the High School at this location, the underlying land use of Garden Home District shall apply. Prior to construction of any residential development within the Fourth Neighborhood in the Village of Bridgewater, Orange County Public Schools must have closed on the purchase of land for one of the two high schools projected to serve the Horizon West area.

Village H

Parcel 17 of Village H shall be one of the two elementary school sites. Parcel 43a

shall be the other elementary school site. Executed warranty deeds for both elementary school sites have been placed in escrow with an escrow agent satisfactory to the County. Note 5 on the Village H Master Development Plan is no longer applicable.

Village F

A high school site within the Village F boundary has been provided by Horizon West Town Center property owners and rezoned for the high school. This site, however, shall be reflected only in the gross Village F acreage and not affect the net developable acreage or APF calculations. The high school site shall not interrupt the walkability, connectivity or compactness of the Village. The location of the high school provides access to a collector road and does not divide a neighborhood, Neighborhood Center or the Village Center.

Prior to approval of the first Planned Development (PD) within Village F, a developer's agreement with Orange County for conveyance of both elementary schools and the co-located parks must be executed.

Village I

Prior to approval of the first Planned Development (PD) within Village I, a developer's agreement with Orange County for conveyance of all public school sites and the colocated parks must be executed.

Town Center

Prior to approval of any Development Plan or Preliminary Subdivision Plan containing residential uses within the Town Center, a development agreement between the property owner and Orange County must be executed that would convey the land for the elementary school. However, this requirement may be satisfied for Town Center Neighborhoods 1 and 2 pursuant to FLU4.4.3, to the extent that excess school capacity is available to serve the residential development in Town Center Neighborhoods 1 and 2.

A high school site located in Village F has been provided to Orange County Public Schools for the purpose of serving students of the Town Center and rezoned to Planned Development. The high school site shall be considered the Town Center APF site. Though included in the Village F gross estimate, the high school site shall be depicted on the Town Center Land Use Plan (SAP Exhibit 3) and the Adequate Public Facilities Map (SAP Exhibit 21). Furthermore, the high school acreage only shall affect the Town Center APF calculations.

(Added 11/13, Ord. 2013-22)

- OBJ FLU4.5 ENVIRONMENT. Development standards shall be adopted and implemented that ensure protection of the natural and built environmental through the provision of greenbelts, transfer of development rights, storm water management, water-wise development standards and preservation of ecosystems through the creation of open space linkages. (Added 11/13, Ord. 2013-22)
- Village Greenbelts. In addition to requirements for formal parks and neighborhood greens, greenbelts surrounding each Village and the Town Center averaging 500 feet in width shall be required at the perimeter of each Village. This greenbelt must be provided to discourage sprawl by creating a definable Village and provide a permanent undeveloped edge, except as set forth in FLU4.3.2, so that planning a Village within limited spaces takes on meaning. Topography and other physical features may allow this width to be reduced where visual separation can be accomplished with less distance. Where it may be beneficial to concentrate the

acreage to enhance wildlife corridors, wetland connections, or preserve valuable uplands and protect sites critical for Floridan Aquifer protection, the greenbelt may be concentrated in one section of the Village Perimeter. In no case shall the greenbelt separation between villages be less than 300 feet. Subject to subdivision regulations and conservation area protection requirements, access drives and bicycle/pedestrian paths may be allowed within the greenbelt/buffer to connect properties that would otherwise be denied reasonable access. Development standards for access drives and pedestrian/bicycle paths through greenbelt/buffer shall be addressed in the Village and Town Center Development Codes. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04, Policy 6.1.8; Amended 11/13, Ord. 2013-22, Policy FLU4.1.11-r)

- FLU4.5.2 **Density in Greenbelts.** Development in the greenbelt at a maximum density of 1 unit/10 acres shall be permitted to be clustered in upland areas where the land owner(s) is willing to dedicate development rights for the balance of the property to Orange County. (Added 11/13, Ord. 2013-22)
- FLU4.5.3 Transfer of Development Rights (TDRs). In order to encourage the implementation of the greenbelt requirements in FLU4.5.1, preserve other important uplands, agricultural areas, water reuse areas, Floridan aguifer recharge, wetland connections and wildlife corridors, Orange County may allow the Transfer of Development Rights from these sending areas to receiving areas in Orange County. To provide rights-of-way for limited expressways or principal arterial roadways necessary to support the villages, Orange County will allow Transfer of Development Rights (TDR) from the rights-of-way to developable receiving areas. Transfer will be limited to the property on which the right-of-way is located or within 1/4 mile of the right-of-way sending area, whichever is greater. Net density in Village Centers and the Town Center may be increased from 5.0 DU/net developable acre up to 16 DU/net developable acre where TDRs are used. Net density in the Town Center may be increased from 4 DU/net developable acre up to 24 DU/net developable acre where TDRs are used. However, the implementation of the greenbelt requirements in FLU4.5.1 and the preservation of other important uplands, agricultural areas, water reuse areas, critical Floridan Aquifer recharge sites, wetland connections and wildlife corridors will not be limited to Transfer of Development Rights, Orange County may allow for purchase of these areas through special taxing districts and special impact fees for a specific Village to be used in the establishment of that Village. Orange County has adopted an ordinance implementing Transfer of Development Rights. The TDR ordinance enhances the preservation of ecologically sensitive areas and reinforces the defined village edge by identifying TDR sending areas within the Village Greenbelt as identified in FLU4.5.1. The use of TDRs also provides for protection of private property rights within the sending areas. Additionally, as identified by the SAP, limits are placed on the amount of development rights that can be transferred within any neighborhood to ensure a compact and integrated development form that has a population density to meet the requirements of a neighborhood school while providing for a diversity of housing types. The TDR limits established in the SAP do not create entitlements for their use within any particular development. The use of TDR credits is subject to approval by the Board of County Commissioners on a case-by-case basis. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04, Policy 6.1.9; Amended 11/13, Ord. 2013-22, Policy FLU4.1.13-r)
- FLU4.5.4 **TDR Ratios.** Development within Lakeside Village, the Village of Bridgewater, and Villages F, H and I shall be subject to the provisions of the Orange County Ordinance 97-10, Village Land Use Classification Implementation, Orange County Code Chapter 30, Article XIV, Division 3 (TDR Ordinance). Residential densities may also be

increased or decreased within the applicable density range allowed for each respective land use district, in conjunction with the requirements of the TDR Ordinance and the following TDR ratios:

| Village | Upland Greenbelt TDR Ratio | Wetland TDR Ratio | |
|-------------------------------------|-------------------------------|-------------------------|--|
| | Units / Acre | Units / Acre | |
| Lakeside | 11 units / 1.0 acre | 1 unit / 3.5 acres | |
| Bridgewater 17.1 units / 1.0 acre | | 1 unit / 2.9 acres | |
| Village F 17. 1 units / 1.0 acre | | 1 unit / 2.9 acres | |
| Village H | 25.5 units / 1.0 acre | 1 unit / 2.9 acres | |
| Village I 38.9 units / 1.0 acre | | 1 unit / 2.9 acres | |
| Town Center 5.8 units / 1.0 acre or | | 1 unit / 3.3 acres | |
| | 8,700 sq. ft. / 1.0 acre | (non-residential – N/A) | |

(Added 11/13, Ord. 2013-22)

- FLU4.5.5 Up to 20% of designated greenbelt tracts may be used for permitted stormwater ponds. Passive not-for-profit recreation facilities may also be permitted in greenbelts. (Added 11/06, Ord. 06-22, Policy 6.16.2; Amended 11/13, Ord. 2013-22, Policy FLU4.19.2-r)
- FLU4.5.6 Additional greenbelt requirements apply as follows:

Lakeside Village

The Village greenbelt requirement for Lakeside Village shall be provided by utilizing the environmental systems connecting Lake Spear with the ecosystem within Reedy Creek Improvement District on the west and south.

Village of Bridgewater

The Village greenbelt for the Village of Bridgewater shall provide for the connection of the environmental systems connecting Lake Speer and Lake Hancock with the ecosystem within Lakeside Village, and Reedy Creek Improvement District.

Golf courses shall be permitted to form a portion of the Village of Bridgewater greenbelt/buffer only where it can be demonstrated that such greenbelt/buffer does not contain environmentally sensitive uplands and where it is not providing connectivity of wetland/wildlife corridors. The golf course within the greenbelt/buffer shall not supplant any requirement to provide connectivity of wetland/wildlife corridors, or protection of environmentally significant uplands elsewhere within the Village. The golf course shall provide public open space as permanent Village edge. The golf course shall provide connectivity and access to other public open spaces within the Village. The golf course shall contribute to compactness of the Village, and not isolate residences from the Village or Neighborhood Centers.

Village F

The Village F greenbelt shall include the environmental systems connecting Saw Grass Lake and Reedy Lake and the wetlands between Lakeside Village, the Village of Bridgewater and the Reedy Creek Improvement District.

Orange County National Golf Course shall be permitted to form a portion of the Village F greenbelt/buffer.

Village I

The Village I greenbelt shall include the environmental systems connecting Lake Oliver, Lake Gifford, Lake Dennis and Doe Lake and the wetlands between adjacent Horizon West Villages and the Reedy Creek Improvement District. The extensive

wetlands, conservation areas and other designated greenbelt areas shall provide a well-defined edge to Village I and shall be protected from the influence of urban development patterns.

Town Center

Town Center will develop at urban densities and intensities; therefore, upland greenbelt areas shall not be required as a buffer between SR 429 and development in Town Center.

The Upland Greenbelt requirement between the Village of Bridgewater and Town Center Specific Area Plans (SAP's) may be accomplished as depicted on the adopted Recommended Future Land Use Plan (RFLUP) for both SAP's or by alternative location within the Village of Bridgewater as may be approved by the Board of County Commissioners through a privately initiated map amendment. The portion of the existing Urban Greenbelt for which an alternative may be proposed shall be limited to adjacency with Parcels CCMU-1 and CCMU-3 depicted on the Town Center RFLUP. An alternative location of the Upland Greenbelt shall:

- 1. be consistent with the requirements of FLU4.5.1;
- 2. provide a similar degree of physical separation between the Village of Bridgewater and Town Center SAP's as provided through the existing Urban Greenbelt designation;
- 3. include upland areas;
- 4. be fully capable of accommodating any planned trail or pedestrian/bicycle facility intended for inclusion within the Upland Greenbelt; and
- 5. be planned to minimize impacts to adjoining property owners that may be associated with any type of public facilities or private development located within the Urban Greenbelt.

(Added 11/13, Ord. 2013-22)

- Aquifer Recharge. Prior to permitting any urban development on recharge soils, (as defined in accordance with the Orange County Land Development Code), an analysis shall be completed to insure that appropriate water recharge of the Floridan Aquifer can be maintained. The analysis must demonstrate that the recharge characteristics of water anticipated to enter the soil in the post-development condition shall be comparable to that anticipated in the pre-development condition. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-04; Amended 5/01, Ord. 01-11, Policy 6.1.10; Amended 11/13, Ord. 2013-22, Policy FLU4.1.14-r)
- FLU4.5.8 Regionally Significant Natural Resources. With respect to protecting regionally significant natural resources, an SAP must identify such resources and shall meet the requirements of Rule 9J-2.041, Florida Administrative Code. This rule requires an evaluation of the development impacts on listed plants and wildlife species and listed wildlife species habitats. The rule also sets forth appropriate methods to mitigate or avoid said impacts. If an SAP impacts such natural resources, the applicant will evaluate the impacts and mitigate the impacts consistent with the requirements of Rule 9J-2.041, Florida Administrative Code. (Added 11/99, Ord. 99-19, Policy 6.1.14.2; Amended 11/13, Ord. 2013-22, Policy FLU4.1.19-r)
- OBJ FLU4.6 VILLAGE DEVELOPMENT CODE. The design principles of the Horizon West planning process shall be implemented through adoption of the Village Development Code. (Added 11/13, Ord. 2013-22)
- FLU4.6.1 **Density.** The density shown on the Village Land Use Plan for any particular Village Planned Development may be increased or decreased in conjunction with the requirements of the Transfer of Development Rights Ordinance adopted by Orange

County for the area designated on the Orange County Comprehensive Plan as "Village," subject to meeting the density requirements of FLU4.1.4 for each neighborhood and subject to approval by the Board of County Commissioners on a case-by-case basis. However, such transfers shall not denigrate the intent of providing a mixture of residential densities within any Village or Town Center neighborhood. (Added 5/97, Ord. 97-07; Amended 5/01, Ord. 01-11, Policy 6.2.3.1; Amended 11/13, Ord. 2013-22, Policy FLU4.2.6-r)

- FLU4.6.2 Land Development Code Update. All development within the boundary of an adopted SAP shall comply with the provisions of the Village Planned Development of the Orange County Code and the Planned Development District processing and site development regulations. Where the performance standards in the Village Development Code conflict with said regulations, the Village Development Code shall govern, except as noted in the Village H Specific Area Plan and the Village Development Code. Orange County shall amend the Adequate Public Facilities, and Transfer of Development Rights Provisions of the Orange County Code to incorporate the requirements for the adopted SAPs as needed. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-04; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11, Policy 6.1.13; Amended 6/12, Ord. 2012-14, Policy FLU4.1.16-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.16.1-r)
- FLU4.6.3 The following residential districts and densities are established for the adopted Village SAPs:

| Residential District | Density |
|-----------------------|---------|
| Estate Rural | 1 |
| Estate | 2 |
| Estate Home | 3 |
| Garden Home | 4 |
| Village Home | 6 |
| Townhome | 8 |
| Townhome/Apt | 12 |
| Condominium/Apartment | 16 |

Notes:

• In order to accommodate the design principles of FLU4.1.4, the boundary between two adjacent residential districts may be blended within any particular Village Planned Development and the density of the adjacent districts may be blended. Such boundary revisions and density mixes may not be allowed at the perimeter of the Planned Development.

Lakeside Village

• In order to provide for compatibility with existing and approved development abutting Lake Mabel, any redevelopment within the boundaries of the existing Lake Mabel Shores Subdivision shall be limited to a minimum one (1) acre lot size. Development of existing platted lots within the Lake Mabel Shores Subdivision shall be permitted in accordance with the existing zoning and subdivision as recorded in Plat Book Q, page 151, Orange County Records.

Village of Bridgewater

 Development within the Townhome/ Apartment district of the Fourth Neighborhood shall be limited to Townhomes only (no apartments) and shall allow the density within the Townhome District of the Fourth Neighborhood to be reduced from a net density of 12.0 dwelling units per acre to 8 to 10 dwelling

- units per acre, which shall be designated on the land use plan for the Fourth Neighborhood.
- In order to achieve the required density of 6.0 dwelling units per acre in the Village Home District while maintaining the housing diversity of the overall Village, townhomes shall be considered a permitted use in the Village Home District. Approval of Townhomes within the Village Home district shall only be allowed as a component of the PD. The PD shall indicate compliance with the principles of the Horizon West Policies and the Village Development Code.

Village H

- The adopted Village H SAP and Village H Master PD LUP allows minimum and maximum densities within identified parcels that vary from the above standards.
- Estate District Parcel 9 may develop at a minimum density of 1.0 DU/AC based upon commitments made to the Hickory Nut Lake Estates Rural Enclave homeowners during adoption of the SAP. Minimum densities in the adopted SAP and PD LUP are without the use of TDRs.
- New homes within the Rural Enclave may be developed at up to one dwelling unit per developable acre. Homes and lands in the Rural Enclave shall not be included in determining the overall density of Village H or requirements for Adequate Public Facilities. The Rural Enclave is not subject to the Adequate Public Facilities' requirements of Village H, unless determined otherwise by the County for new development.

Village F

- Minimum lot size in the Estate Rural District is 1 acre.
- In order to achieve the required density of 6.0 dwelling units per acre, while maintaining the housing diversity of the overall Village, townhomes shall be considered a permitted use in the Village Home District. Approval of townhomes within the Village Home District shall only be allowed as a component of the PD and shall be in compliance with Village Development Code.
- To ensure a mix of housing types in the Garden Home District, townhomes shall be considered a permitted use, provided that lots are no less than 25 feet in width.
- Consistent with the density requirements outlined in FLU4.1.4, the Village F
 Townhome District shall be limited to either single family detached units or
 attached townhomes (no apartments). In Townhome Districts adjacent to the
 Village Center, live-work units with ground floor office or residential uses shall be
 permitted.
- Approval of townhomes within the Village Home District shall only be allowed as a component of the PD and shall be in compliance with Village Development Code.
- Apartments are permitted as a residential use in the Village Center.
- The minimum density for the Estate Rural district in Village F is 0.

Village I

 In order to reflect an appropriate development transition from the adjacent and more intense U.S. Highway 192 Tourist/Commercial Growth Center, a minimum average net density range of 16.0 to 18.0 dwelling units per acre may be considered in the Apartment Districts located in the Village I East Neighborhood.

(Added 11/13, Ord. 2013-22)

FLU4.6.4 Housing product types shall be allowed in each district, as established in the following table. The Planned Development Land Use Plan shall specify the location for each housing type proposed for development. Following approval of the Land Use Plan, any proposed change in housing type shall be subject to a substantial change determination.

| District | Product Type | | | | |
|--|--------------|--------|----------|--------|--------|
| | Apts. | Condos | Townhome | Duplex | Single |
| Estate Rural | No | No | No | No | Yes |
| Estate | No | No | No | No | Yes |
| Estate Home | No | No | No | No | Yes |
| Garden Home (single-family only) | No | No | No | No | Yes |
| Garden Home | No | Yes | Yes | Yes | Yes |
| Village Home | No | Yes | Yes | Yes | Yes |
| Townhome | No | Yes | Yes | Yes | Yes |
| Condominium | No | Yes | Yes | Yes | No |
| Apartment | Yes | Yes | Yes | Yes | No |
| Village Center/ Neighborhood Center | Yes | Yes | Yes | Yes | No |

Properties within the Lakeside and Bridgewater SAPs that are designated as Townhome/Apartment District shall identify on the PD Land Use Plan the specific location and use of townhomes or apartments, consistent with the adopted Village Development Code, as amended. Properties within the Lakeside and Bridgewater SAPs that are designated as Garden Home District shall identify on the PD Land Use Plan the specific location of townhomes, consistent with the adopted Village Development Code, as amended. (Added 6/06, Ord. 06-08, Policy 6.17.11; Amended 11/13, Ord. 2013-22, Policy FLU4.14.11-r)

- FLU4.6.5 **Design Standards.** The Village Development Code shall establish design standards to control building location, landscaping and signage. In addition, the Village Development Code shall include the following:
 - To encourage appropriate residential neighborhood design, the Village
 Development Code shall establish maximum block lengths and require mixing of
 block sizes and regulate on-site parking for residential uses.
 - The design standards of the Village Development Code shall apply, except that
 waivers or variances may be approved for such features as garage setbacks,
 building heights, Village Center parking lot landscaping, lot coverage, building
 setbacks, lots sizes, other items, when determined by the Board of County
 Commissioners to further the design objectives of Horizon West through the
 application of design measures suitable to offset the waived or varied Village
 Development Code standard.
 - To encourage appropriate Neighborhood Center Design, the Village Development Code contains parking controls, including provisions for on-street parking and controls on garage location.

(Added 11/13, Ord. 2013-22)

FLU4.6.6 **Lake access**. Subject to County approval and all applicable permitting requirements, each single-family lakefront lot may have a boat dock. Private boat docks and boat ramps may also be allowed in Village H lakefront parks subject to County approval

and all applicable permitting requirements. (Added 6/06, Ord. 06-08, Policy 6.17.24; Amended 11/13, Ord. 2013-22, Policy FLU4.14.24-r)

- FLU4.6.7 **Park/Civic Use.** Land designated for park and civic use by the land use plan in an adopted SAP shall allow for public community buildings including meeting halls, libraries, schools, police and fire station, post offices, cultural facilities, and other governmental buildings. (Added 11/13, Ord. 2013-22)
- FLU4.6.8 Open Space. In addition to the Adequate Public Facility (APF) parks and civic use areas shown on the adopted SAP Land Use Plan, a minimum of seven and one-half (7.5) percent of the developable land area less APF lands of any development project within a Village SAP and seven (7.0) percent of developable land area less APF lands within the Town Center shall be permanently allocated to public open space tracts for neighborhood parks, linear parks or squares. These neighborhood parks and squares should be distributed throughout all land use districts within the village and shall be accessible, centrally located and designed to create focal points for the development. Useable landscaped and unfenced stormwater ponds may be included to satisfy this requirement as allowed by the Village Development Code, but if included may not be counted toward the required amount of recreational area in the applicable Planned Development.

As part of the Planned Development rezoning process, the County may allow all or a portion of the designated APF parkland on the east side of Lake Spar to contribute towards the 7.5% open space requirement in the design of the Lakeside Village Center. (Added 11/13, Ord. 2013-22)

- FLU4.6.9 **Stormwater.** To the extent feasible, all stormwater facilities within the Horizon West area shall be designed as an amenity, and should incorporate pedestrian/bike trails where doing so contributes to connectivity of the community. (Added 11/13, Ord. 2013-22)
- FLU4.6.10 The coordination of master stormwater management planning shall be encouraged through the Unified Neighborhood Plans and/or the Planned Development zoning processes. (Added 11/13, Ord. 2013-22)
- Stormwater management systems shall be designed to meet the requirements of the Orange County Subdivision Regulations and the regulations of the South Florida Water Management District, including specific requirements for recharge areas and for land-locked basins, where applicable. (Added 12/04, Ord. 04-21, Policy 6.12.6; Amended 11/13, Ord. 2013-22, Policy FLU4.12.6-r)
- Village H Master Property Owners Association. All residential subdivisions, FLU4.6.12 townhome developments and condominium developments shall be members of a Village H Master Property Owners Association (the "Master Association") formed for the purpose of promoting community activities and social interaction within Village H. The Master Association documents shall be prepared and recorded in the Public Records of Orange County at the time the first residential subdivision plat within Village H is recorded. Thereafter, all residential subdivision plats, conditions of approval for townhome developments, and declarations of condominium shall include a provision establishing membership in the Master Association. The Master Association shall be organized and managed by a voluntary committee of interested residents (the Master Association Committee). Membership on the Master Association Committee shall not be an elected office. The Master Association Committee shall not have the authority to levy assessments but shall be able to accept donations, hold fundraising events and other functions for the benefit of the Village H residents. The Master Association shall not have any regulatory or enforcement authority. Each residential subdivision, townhome development or condominium association that

levies assessments on its residents shall include a nominal annual assessment to fund the Master Association's community activities. (Added 6/06, Ord. 06-08, Policy 6.18.17; Amended 11/13, Ord. 2013-22, Policy FLU4.15.17-r)

OBJ FLU4.7 EMPLOYMENT AND HOUSING. Town Center shall serve as the sole regional retail and employment center for Horizon West, west Orange County and southeastern Lake County, providing nearby employment opportunities for residents of Horizon West and diverse housing opportunities for employees to live near their workplace. (Added 11/13, Ord. 2013-22)

Town Center. A Town Center shall be developed through the SAP process as FLU4.7.1 defined in FLU4.1.8 in support of the Villages in West Orange County. The purpose of the Town Center is to provide a place for residential, office, retail and light industrial land uses with a more regional market base that serves as an employment center, the scale of which is not permitted in the villages. The Town Center shall be oriented towards serving the residents of the Villages and surrounding area and not designed as a tourist destination. The Town Center shall be planned and established with limited access expressways within the greenbelt (as defined in FLU4.5.1) of the Town Center. In order for development to take place, the Town Center must be located so that it has immediate access to an interchange or interchanges of the Western Beltway, or similar facility with connections to the regional market base. The Town Center must be designed to encourage and accommodate linkage with the regional transit system and must provide for connections to, and be integrated with, the collector streets, pedestrian and bike path system provided in individual villages. One high school site and one activity-based community park site shall be provided to serve the Town Center SAP and Horizon West.

The following is the proposed land use mix for the Town Center:

| Land Use Mix | Required | Permitted |
|---|----------|------------|
| Residential* | 15% | 30% |
| Commercial and Retail* | 40% | 70% |
| Regional Office | 0% | 30% |
| Light Industrial | 0% | 20% |
| Overall Office, Commercial and Industrial (2-5) | 0% | 70% |
| Public and Civic | 10% | No Maximum |
| Public Parks and Open Space | 5% | No Maximum |
| *Residential dwellings are permitted above ground floor commercial. | | |

The Town Center will be integrated with the regional transit system. The design shall include designated locations for establishment of transit stations as a component of a mixed-use development. (Policies 6.1.2.1, 6.1.3; Amended 6/12, Ord. 2012-14; Amended 11/13, Ord. 2013-22, Policy FLU4.1.2-r)

FLU4.7.2 **Town Center – Development Linkage and Timing.** Prior to approval by Orange County of any application for a Planned Development (PD) Land Use Plan (PD-LUP)/Unified Neighborhood Plan (UNP) within Corporate Neighborhoods 1, 2, 3 and 4, or within the Town Center Core Neighborhood (as depicted on the Recommended Land Use Plan included in Chapter 2 of the Town Center Specific Area Plan), the following conditions intended to address the traffic needs as determined by the County shall be met:

- A. A developer's agreement(s) shall be approved by the Board of County Commissioners addressing, at a minimum, those roadway facilities assigned by location within one or more of the Corporate Neighborhoods or the Town Center Core as identified below. The agreement shall, at a minimum, identify the responsibility for planning, funding, and scheduling of design, permitting, right-of-way acquisition, and construction of roadway segments based on the location of the property as prescribed below.
 - Location Corporate Neighborhood 3 and 4, and Town Center Core Neighborhood:

Responsibility – Avalon Road from Old YMCA Road to New Independence Parkway

• Location – Town Center Core Neighborhood:

Responsibility – Horizon Boulevard from Old Porter Road to SW Valencia Parkway; SW Valencia Parkway from Horizon Boulevard to Karl Kahlert Parkway; and, Karl Kahlert Parkway from SW Valencia Parkway to Avalon Road

 Location – Corporate Neighborhood 1 and 2:
 Responsibility – N. Porter Road from Ficquette Road to New Independence Parkway; Horizon Boulevard from CR 545 to N. Porter Road; and extension of New Independence Parkway to S.R. 429

In the event an alternate roadway segment provides a comparable service area and capacity, it may substitute for portions of one or more of the roadway segments identified above.

- B. Right-of-way values shall not exceed \$22,500 per acre.
- C. Condition of approval on the PD stating, "Should the level of service on CR 545 fall below LOS 'E,' no construction plan approvals will take place until the construction of the SR 429/ Karl Kahlert Parkway Interchange is underway and a developer's agreement(s) is approved among the owners of property in Neighborhoods 3, 4, and 5 (exclusive of any property owner whose responsibility has been met through a pre-existing developer's agreement), and the Board of County Commissioners. The agreement shall, at a minimum, address the responsibility for planning, funding, and scheduling of design, permitting, right-of-way acquisition, and construction of necessary improvements to CR 545." (Added 12/04, Ord. 04-21, Obj. 6.13; Amended 6/12, Ord. 2012-14; Amended 11/13, Ord. 2013-22, Objective FLU4.13-r)
- Town Center Planned Development Code. Orange County shall adopt a Town Center development code with innovative standards and guidelines based upon traditional city planning and design principles to ensure an urban development pattern that encourages a mix of compatible uses within the Town Center neighborhoods and a well-defined, mixed-use Traditional Town Center Core Area. Town Center design criteria shall be incorporated into a Town Center Planned Development Code adopted as part of the Orange County Code. Until such time as the Town Center Code is adopted, no Unified Neighborhood Plan or Planned Development Land Use Plan (PD-LUP) shall be approved by the County. Upon adoption of the Town Center Planned Development Code, all development within the boundary of the Town Center shall comply with the provisions of the Town Center Planned Development Code, including the provisions for submittal and approval of Unified Neighborhood Plans (UNP). For each land use district, the development code should contain provisions for:

- Street, block and general development standards;
- Permitted and prohibited uses;
- · Building and site design guidelines;
- On-street and off street parking standards;
- Regulatory procedures for reviewing and approving Unified Neighborhood Plans, site plans and subdivision plans;
- Transfers of development program allocations between Neighborhood Plans;
- Density/intensity bonuses for unified plans and provision of additional connected open space; and a development review and approval process that encourages unified planning of properties that are individual or in aggregate, and large enough to be developed as an identifiable neighborhood.

(Added 11/13, Ord. 2013-22)

- FLU4.7.4 The Town Center Development Code shall encourage development planning as Unified Neighborhood Plans. Development within Unified Neighborhood Planning areas shall be subject to the approximate sum of the development programs for the District parcels within the approved Unified Neighborhood Planning area. Development of individual parcels not part of a Unified Neighborhood Plan shall be subject to the minimum density/intensity allowed for the district. (Added 12/04, Ord. 04-21, Policy 6.8.8; Amended 5/13, Ord. 2013-11; Amended 11/13, Ord. 2013-22, Policy FLU4.8.8-r)
- FLU4.7.5 Through provisions of the Town Center Development Code, dwelling unit and/or commercial square foot increases may be granted for this dedication of functional open space over the minimum seven percent requirement. (Added 12/04, Ord. 04-21, Policy 6.8.9; Amended 11/13, Ord. 2013-22, Policy FLU4.8.9-r)
- FLU4.7.6 To encourage innovative planning and design solutions and creative development in Town Center, Orange County shall include provisions in the Town Center Development Code that allow for transfer of development units within and between proposed Town Center Neighborhoods. (Added 12/04, Ord. 04-21, Policy 6.8.10; Amended 11/13, Ord. 2013-22, Policy FLU4.8.10-r)
- FLU4.7.7 The Town Center Development Code shall include development standards for placemaking, key elements and design guidelines and a sufficient, yet flexible streamlined review process for each of the Town Center Land Use District Classifications, consistent with the purpose and intent of each district, described as follows:
 - A. Urban Residential District. Urban Residential districts should be developed to reflect the character and quality of traditional neighborhoods. The Urban Residential districts are expected to develop with a mix of attached and detached housing, civic uses, neighborhood parks and recreational facilities. Neighborhood type and scale commercial and office uses may be permitted within this District as either ancillary to a principal use, or freestanding at sites permitted and specifically identified as appropriate for such uses as part of the applicable Unified Neighborhood Plan/Planned Development. The Town Center Development Code shall include provisions to address the following aspects of neighborhood scale commercial and office uses permitted by location: compatibility with adjoining uses; location of sites relative to Framework or Urban Collector streets; scale and types of uses; and, standards that would control the number of non-residential uses that may be permitted by location.

The districts should be developed such that the typical street and block pattern will be fully interconnected to accommodate pedestrians, bicyclists and motor

- vehicles. All pedestrian and bike trail systems within the districts should be linked to the APF bike and recreational trail system of Town Center.
- B. Corporate Campus Mixed-Use District. Corporate Campus Mixed-Use districts should have a mix of attached and detached housing, office, hotel, limited warehouse and associated light industrial uses, and civic, open space, and recreation uses. Limited support retail uses may be allowed as: ancillary uses within buildings where the primary use is office or residential; or as freestanding uses on one or more sites specifically identified as appropriate for such uses as part of the applicable Unified Neighborhood Plan/Planned Development. The Town Center Development Code shall include provisions to address the following aspects of support retail uses permitted by location: compatibility with adjoining uses; location of sites relative to Framework or Urban Collector streets; scale and types of uses; and, standards that would control the number of freestanding support retail uses that may be permitted by location. Within Corporate Campus Mixed-Use districts, office uses will dominate, and the residential development will be of a higher density than Urban Residential districts.
- C. Corporate Neighborhood Center District. The Corporate Neighborhood Center (CNC) district is intended to provide attached residential, retail and service support to and within walkable distance from the adjacent Urban Residential and Corporate Campus Mixed-Use districts. The Corporate Neighborhood Centers will provide neighborhood-serving retail, service and civic activities. When attached residential uses are proposed for inclusion in a CNC District, the applicant shall demonstrate that sufficient land area will remain in the applicable CNC district to accommodate at least 80% of the non-residential development program entitlements described in Table 1.1 of Policy FLU4.7.9.
- D. Retail/Wholesale District. The Retail/Wholesale district is intended to accommodate regional retail business, personal services, office, warehouse, and warehouse showroom uses for the Horizon West area. Transit stops and on-site parking for such stops shall be provided. Attached residential uses may be allowed pursuant to the Town Center Code (once adopted) as: an ancillary use within buildings where the primary use is office, retail, or hotel; or as freestanding uses on one or more sites specifically identified as appropriate for such uses as part of the applicable Unified Neighborhood Plan/Planned Development. The Town Center Development Code shall include provisions to address the following aspects of attached residential permitted by location: compatibility with adjoining uses; location of sites relative to Framework or Urban Collector streets; scale and types of uses; and, standards that would control the number of attached residential sites and/or units that may be permitted by location. The manner in which buildings relate to streets within this type of District shall be governed by the provisions of the Town Center Planned Development Code.
- **E. Traditional Town Center Core.** The Traditional Town Center Core will serve as the civic and retail heart of Horizon West and the surrounding area. The Traditional Town Center Core will be a vital, mixed-use center that contains a variety of residential, retail, office, hotel, civic, and entertainment uses. The Traditional Town Center Core will be designed as the primary pedestrian-oriented activity center of the entire Town Center Specific Area Plan. Building fronts will have a primary orientation to streets and parks. Civic spaces and public buildings will be encouraged, designed and located as focal points throughout the Traditional Town Center Core.

- **F. Civic, open space and recreation**. Open space shall be interspersed throughout Town Center as a common thread that, when sited and designed properly, can tie districts, neighborhoods, land uses, and residents together, creating community character, image, and identity. Open space may include passive uses and should be in the form of publicly accessible squares, greens, formally designed parks, small but intensely used civic activity and special event areas, and elements of the master stormwater system. Particularly in expansive commercial sites, landscaped pedestrian plazas can provide access from public streets, through parking lots, and to individual buildings. (Added 3/99, Ord. 99-04; Policy 6.8.2; Amended 6/12, Ord. 2012-14; Amended 5/13, Ord. 2013-11; Amended 11/13, Ord. 2013-22, Policy FLU4.8.2-r)
- FLU4.7.7.1 Land Use District Boundary Adjustment. The Town Center Recommended Land Use Plan (RLUP) depicts the approximate location and boundaries of all land use Districts (Districts). These Districts are required to be depicted as part of each Town Center Planned Development – Unified Neighborhood Plan (PD/UNP) approved by the Board of County Commissioners. In order to realize Unified Neighborhood Plans with a workable size and form, it may be prudent to make minor adjustments to the boundaries of land use Districts as they are transferred from the RLUP to the PD/UNP. Therefore, minor adjustments to land use District boundaries, as described by this Policy, may be proposed for consideration on a case-by-case basis. The County may approve such requests as part of an initial PD/UNP or during a subsequent substantial change request for amendment of a PD/UNP. Furthermore, such requests shall be limited to: Districts wholly contained within a single PD/UNP; districts within adjoining PD/UNPs for which the respective parties have proposed compatible boundary adjustments that may be approved as part of each affected PD/UNP; or the owner of the adjoining affected District has provided written consent to the boundary adjustment request.

In addition, all requests for a District boundary adjustment must demonstrate at least one (1) of the following conditions:

- A. A boundary adjustment is necessary in order to avoid unworkable remnant or 'sliver' land areas, on the perimeter of a District, which has resulted from:
 - final alignment (as determined by right-of-way dedication) of an adjacent Urban Collector road, or Framework Street; or
 - updated field data related to the perimeter edge location of surface water body levels, wetlands, conservation areas, or similar natural features as identified within an approved Conservation Area Determination (CAD).
- B. A boundary adjustment is necessary to accommodate the establishment, expansion, or contraction, of a Greenbelt or Open Space land use District.
- C. A boundary adjustment will facilitate an optimal and compatible use of lands immediately adjoining existing lakes or similar natural features.
- D. A boundary adjustment is necessary in order to achieve reasonable utilization of the development program assigned to the subject District, provided: the adjustment does not undermine the planning principles described in Policy FLU4.7.7; and, it will not cause the gross land area of an affected land use District to increase, or decrease, by more than fifteen (15) percent.

(Added 5/13, Ord. 2013-11; Amended 11/13, Ord. 2013-22, Policy FLU4.8.2.1-r)

FLU4.7.8 Town Center open spaces and recreation areas should serve the dual function of providing both passive and active recreation opportunities and reinforcing the urban

form of each district and the Town Center as a whole. Non-APF civic, recreational and passive use open space will be provided at a rate of 7% per useable acreage. Useable acreage shall be defined as the remaining land area of a property after the areas included in natural water bodies, conservation (wetland areas), APF lands and greenbelts have been deducted from the total area within a property or parcel boundary (Added 3/99, Ord. 99-04; Policy 6.8.2; Amended 6/12, Ord. 2012-14; Amended 5/13, Ord. 2013-11; Amended 11/13, Ord. 2013-22, Portion of Policy FLU4.8.2.F-r).

FLU4.7.9 **Development Program.** Each Neighborhood Parcel listed in Table 1.1 below and shown on the Town Center SAP Recommended Land Use Plan shall be allowed development, when approved pursuant to an adopted Town Center Development Code, and applicable agency permits and approvals that achieves the development program.

Development programs approved as part of the initial Planned Development/ Unified Neighborhood Plan may be permitted to vary from those identified in Table 1.1, consistent with provisions of the Town Center Planned Development Code. Proposed variations in development programs may reflect bonus assignments associated with transfers of development rights, or land use District/Corporate Neighborhood-based entitlement transfers or land use conversions.

TABLE 1.1

| IADEL 1.1 | | | | |
|--|---------------------|-------------------|-------------|----------------|
| CORPORATE NEIGHBORHOOD 1 DEVELOPMENT PROGRAM | | | | |
| Neighborhood | Land Use | Non APF Civic, | Non- | Residential |
| Parcel | | Park and | Residential | Dwelling Units |
| | | Recreational Area | Square Feet | |
| CCM - 1* | Corp. Campus Mixed | 7.0% | 234,450 | 310 |
| CCM - 2 * | Corp. Campus Mixed | 7.0% | 251,250 | 80 |
| CCM - 3 | Corp. Campus Mixed | 7.0% | 92,700 | 50 |
| RW – 1 * | Retail/Wholesale | 7.0% | 155,100 | 0 |
| RW-1b | Retail/Wholesale | 7.0% | 430,000 | 0 |
| RW – 2 * | Retail/Wholesale | 7.0% | 105,400 | 0 |
| UR -1 | Urban Residential | 7.0% | 0 | 150 |
| | Subtotals | 7.0% | 1,268,900 | 590 |
| CORPORATE NEIG | SHBORHOOD 2 DEVELO | PMENT PROGRAM | | |
| Neighborhood | Land Use | Non APF Civic, | Non- | Residential |
| Parcel | | Park and | Residential | Dwelling Units |
| | | Recreational Area | Square Feet | |
| UR-2 | Urban Residential | 7.0% | 0 | 205 |
| CCM - 4 * | Corp. Campus Mixed | 7.0% | 510,400 | 275 |
| CCM - 5 * | Corp. Campus Mixed | 7.0% | 211,500 | 116 |
| CCM - 6 | Corp. Campus Mixed | 7.0% | 225,300 | 122 |
| CCM - 7 | Corp. Campus Mixed | 7.0% | 205,700 | 112 |
| CCM - 8 | Corp. Campus Mixed | 7.0% | 133,800 | 75 |
| CCM - 9 | Corp. Campus Mixed | 7.0% | 131,500 | 70 |
| CNC -1 * | Corp. Neigh. Center | 7.0% | 63,600 | 0 |
| | Subtotals | 7.0% | 1,481,800 | 975 |
| CORPORATE NEIG | SHBORHOOD 3 DEVELO | PMENT PROGRAM | | |
| Neighborhood | Land Use | Non APF Civic, | Non- | Residential |
| Parcel | | Park and | Residential | Dwelling Units |
| | | Recreational Area | Square Feet | |
| UR-3 | Urban Residential | 7.0% | 0 | 490 |
| UR-4 | Urban Residential | 7.0% | 0 | 220 |
| UR-5 | Urban Residential | 7.0% | 0 | 260 |
| RW – 3 | Retail/Wholesale | 7.0% | 111,600 | 0 |
| RW – 4 | Retail/Wholesale | 7.0% | 196,400 | 0 |
| CCM - 10 | Corp. Campus Mixed | 7.0% | 455,400 | 225 |
| | Subtotals | 7.0% | 763,400 | 1,195 |

| CORPORATE NEIGH | CORPORATE NEIGHBORHOOD 4 DEVELOPMENT PROGRAM | | | |
|-----------------|--|-------------------|-------------|----------------|
| Neighborhood | Land Use | Non APF Civic, | Non- | Residential |
| Parcel | | Park and | Residential | Dwelling Units |
| | | Recreational Area | Square Feet | |
| CCM - 11 | Corp. Campus Mixed | 7.0% | 719,600 | 370 |
| CCM - 12 | Corp. Campus Mixed | 7.0% | 342,100 | 170 |
| CCM - 13 | Corp. Campus Mixed | 7.0% | 441,200 | 215 |
| CNC -2 | Corp. Neigh. Center | 7.0% | 82,200 | 0 |
| | Subtotals | 7.0% | 1,585,100 | 755 |
| TOWN CENTER NEI | GHBORHOOD DEVELO | PMENT PROGRAM | | |
| Neighborhood | Land Use | Non APF Civic, | Non- | Residential |
| Parcel | | Park and | Residential | Dwelling Units |
| | | Recreational Area | Square Feet | |
| CCM - 14 | Corp. Campus Mixed | 7.0% | 65,500 | 35 |
| CCM - 15 | Corp. Campus Mixed | 7.0% | 143,700 | 80 |
| CCM - 16 | Corp. Campus Mixed | 7.0% | 646,600 | 0 |
| CCM - 17 | Corp. Campus Mixed | 7.0% | 325,000 | 155 |
| RW – 5 | Retail/Wholesale | 7.0% | 154,600 | 0 |
| RW – 6 | Retail/Wholesale | 7.0% | 178,400 | 0 |
| RW – 7 | Retail/Wholesale | 7.0% | 186,400 | 0 |
| TTC | Traditional Town | 7.0% | 1,352,000 | 1,085 |
| | Center | | | |
| | Subtotals | 7.0% | 3,052,200 | 1,355 |
| TOWN CENTER TOT | ALS | 7.0% | 8,151,400 | 4,870 |

(Added 12/04, Ord. 04-21; Amended 2006-2; Policy 6.8.3; Amended 6/12, Ord. 2012-14; Amended 5/13, Ord. 2013-11; Amended 11/13, Ord. 2013-22, Policy FLU4.8.3-r)

- FLU4.7.10 Infrastructure in Town Center Neighborhoods shall be sized for ultimate build-out to avoid costly upgrades and ROW restoration. (Added 12/04, Ord. 04-21, Policy 6.9.7; Amended 11/13, Ord. 2013-22, Policy FLU4.9.7-r)
- FLU4.7.11 To manage growth in West Orange County, the timely development of Town Center as a retail and employment center for Horizon West, West Orange County and east Lake County is critical. To promote employment opportunities in Horizon West and curb unplanned sprawl development outside Horizon West, Orange County shall consider the use of special financing mechanisms in Town Center. Special financing may be used for the construction and maintenance of common open space, civic uses and public facilities required to support development in Town Center. Special financing mechanisms should also be used for schools, colleges, economic development, and employment generators, particularly within the Corporate Campus Mixed-use Districts and the Town Center Core. (Added 12/04, Ord. 04-21, Policy 6.10.1; Amended 11/13, Ord. 2013-22, Policy FLU4.10.1-r)
- FLU4.7.12 The Town Center SAP includes a water balance analysis that evaluated the impacts of urban development on recharge soils within the Town Center and demonstrated that the recharge characteristics of water anticipated to enter the soil in the post development condition is comparable to that anticipated in the pre-development condition. (Added 11/13, Ord. 2013-22)
- GOAL FLU5

 INNOVATION WAY. Orange County continues to recognize the importance of a diverse local economy and the need to protect sensitive resources, specifically as they relate to high tech/high value jobs and the protection and preservation of the Econlockhatchee River Basin within the Innovation Way Overlay. The Innovation Way Overlay on map 4 of the Future Land Use Map Series Innovation Way Scenario 5 Conceptual Plan [also known as the Innovation Way Economic Development and Environmental Resource Management Study Development Scenario 5, previously

adopted as Exhibit B (Ordinance 2006-8)]. The Innovation Way Overlay is bordered by the Beachline Expressway on the north, the Osceola County/Orange County boundary on the south, Narcoossee Road and SR 417 on the west and the Econlockhatchee River channel on the east. (Added 08/08, Ord. 06-08; Amended 10/10, Ord. 2010-13, Goal 8-r)

LAND USE AND URBAN FORM. Orange County shall use Detailed Area Plans OBJ FLU5.1 (DAPs), Planned Development (PD) future land use designations, and Planned Development-Land Use Plans (PD-LUP) to realize the long range planning vision for southeast Orange County through adoption of the Innovation Way Overlay. Orange County adopted a conceptual prototypical urban form overlay designation, and corresponding Development Framework policies, through a comprehensive plan amendment, which furthers the vision of a multi-modal mixed-use community, sustainable economic development, adequate public infrastructure, and the protection and resource management of environmentally sensitive areas and other "Smart Growth" principles. The Environmental Land Stewardship Program ("ELSP") and Jobs-to-Housing Linkage Program ("Linkage Program") ordinances are also found to be essential tools to realize the Innovation Way vision. (Added 08/08, Ord. 06-08, Objective 8.2; Amended 10/10, Ord. 2010-13, Obj. FLU5.2-r)

POLICIES

FLU5.1.1

The Innovation Way Overlay and review process is modeled after the Horizon West Village Classification and Specific Area Plan (SAP) process adopted in Future Land Use Element Objective FLU4.1 and FLU4.1.7 (policy), Innovation Way includes a similar two-step process whereby the Overlay boundary for the Innovation Way Overlay (Map 4) is adopted pursuant to Chapter 163 Florida Statutes. The Overlay does not create any entitlements beyond what is currently shown on the FLUM. Included in the Overlay is a conceptual prototypical urban form, which includes Map 4 (adopted as Exhibit B; Ord. 06-08) and framework policies (FLU5.1.4 through FLU5.1.10) and principles to guide the overall development of the Innovation Way Overlay. The Overlay (including Exhibits A and B) and framework policies were adopted with Amendment 2006-1-B-FLUE-2. Second, in order to move forward with development, a Detailed Area Plan (DAP) must be completed pursuant to FLU5.1.3 and Objective FLU5.2 and be consistent with the conceptual prototypical urban form shown on the Innovation Way Overlay Map (Map 4) and also be processed as a comprehensive plan amendment. The adopted comprehensive plan amendment shall be depicted on the Future Land Use Map as Planned Development. Nothing in these policies is intended to supersede Orange County's existing environmental regulations or the Econlockhatchee River Protection regulations. The Innovation Way Corridor is generally depicted within the bold black lines shown on the Innovation Way Overlay Map (Map 4). (Added 08/08, Ord. 06-08, Policy 8.2.1; Amended 10/10, Ord. 2010-13, Policy FLU5.2.1-r)

FLU5.1.1.1 Orange County will adopt the Innovation Way land development code by July 1, 2011 to guide development within the Innovation Way Overlay and include urban design guidelines that provide transit-supportive density and development mix requirements as well as urban design details such as, but not limited to, street and street network features, building massing, locations relative to street and frontage features, urban and neighborhood open space layouts and locations, and parking layouts and locations. Developments and Urban Community Villages in the Innovation Way corridor shall be processed as Planned Developments. (Added 08/08, Ord. 06-08, Policy 8.2.1.1-r; Amended 10/10, Ord. 2010-13, Policy FLU5.2.1.1-r)

FLU5.1.2 Future Land Use Map amendments and Detailed Area Plans shall make reference to the Innovation Way Economic Development and Resource Management Study, dated December 15, 2005 (The Innovation Way Study) as a non-binding resource to define the purpose and intent of the Overlay. The Innovation Way Study serves as a tool to guide decision making and interpretation of the Future Land Use map amendments and land development code as it relates to the Innovation Way Overlay.

The vision for the Innovation Way Overlay incorporates the high-technology corridor concept and includes protection of ecologically important lands. This balancing of high technology/high value economic development with environmental protection requires innovative urban form, multimodal transportation concepts and infrastructure, and sustainable development practices. Planned Development (PD) designations shall be implemented through Planned Development-Land Use Plans (PD-LUPs). (Added 08/08, Ord. 06-08, Policy 8.2.2; Amended 10/10, Ord. 2010-13, Policy FLU5.2.2-r)

- FLU5.1.3 **General Prototypical Principles.** All Detailed Area Plans (DAPs) and/or Planned Development-Land Use Plans (PD-LUPs), within the Innovation Way Overlay adopted after June 13, 2006, must adhere to the following Innovation Way Community Planning Principles:
 - DAPs and/or PD-LUPS shall be planned as Urban Community Villages (UCVs), which shall be complete and integrated villages containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of Innovation Way Overlay residents. DAP and/or PD-LUP planning also shall ensure that there is a development program that includes a mix of residential and non-residential uses consistent with FLU5.1.5 and FLU5.1.6.
 - 2. DAPs and/or PD-LUPs shall be designed so that housing is generally within a 1.2 mile radius of the Innovation Way Activity Center (IWAC), Town Center or Village Center (mixed-use center with shops, services and other activities). This radius may be relaxed where natural or community facilities and services interrupt the design.
 - 3. A DAP and/or PD-LUP shall contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
 - 4. As many activities as possible shall be located within an easy walking distance of an existing or designated multi-modal transit corridor and/or transit stop.
 - 5. The DAP and/or PD-LUP and each mixed-use center and residential neighborhood shall have a center focus that combines commercial, civic, cultural and/or recreational uses. Higher density residential development should be encouraged in proximity to these centers, with the highest density encouraged in proximity to transit corridors and the IWAC; High-Tech, Town, and Village Centers; and/or Neighborhood Nodes.
 - 6. The DAP and/or PD-LUP shall contain an ample supply of specialized open space in the form of, but not limited to, urban squares, plazas and greens, and parks whose frequent use is encouraged through placement and design.
 - 7. Each DAP and/or PD-LUP shall preserve and manage existing environmentally sensitive areas in accordance with Environmental Land Stewardship policies (FLU5.4 and FLU5.5) and implementing ordinances. These areas will be permanently protected from development, and appropriately buffered and protected from development impacts through transitional buffer areas of low-density type housing, greenbelt/recreational park areas, and passive recreational

- areas transitioning into targeted preservation areas. Where feasible, open space areas should be interconnected throughout the DAP and/or PD/LUP. This open space includes, but is not limited to, lands that remain undeveloped or minimally developed (trails and boardwalks) and are part of a natural resource area or passive recreation system.
- 8. To the maximum extent possible, the natural terrain, drainage and vegetation of the area shall be preserved, with superior examples contained within parks or greenbelts.
- 9. Local and collector streets, pedestrian paths and bike paths shall contribute to a system of fully-connected and interesting routes from individual mixed-use centers and residential neighborhoods to other centers and use districts within the DAP and/or PD-LUP and to other urban communities. Their design should encourage pedestrian and bicycle use by being spatially defined by buildings, trees, and lighting; and by discouraging high speed traffic.
- 10. The DAP and/or PD-LUP shall be designed to encourage and accommodate linkage with the regional transit system.
- 11. Road crossings shall be minimized over wetlands and floodplains, and such crossings shall be designed to allow for unimpeded passage of wildlife. The design of the road shall be such that the pre-development hydrological conditions shall be maintained.
- 12. Protection of the Econlockhatchee River Corridor Protection Zone (RCPZ), as defined in Chapter 15 of the Orange County Code, with conservation easements or similar mechanisms and continued acquisition of land abutting the RCPZ should be a priority.
- 13. Forested habitat fragmentation shall be limited.
- 14. Within the Econlockhatchee RCPZ, recreation and nature trails shall be unsurfaced and vehicle access shall be limited to existing river crossings and approved access points. There shall be no additional crossing by road, rail or utility corridors of the RCPZ unless three (3) conditions are met:
 - There is no feasible and prudent alternative to the crossing;
 - All possible measures to minimize harm to the resources of the basin will be implemented; and
 - The crossing supports an activity that is clearly in the public interest as determined by the Board of County Commissioners. The use of additional crossing co-located with existing crossings shall be presumed to be the least harmful alternative. The expansion of existing crossings shall be presumed to be less harmful to the resources than the construction of new crossings. Adequate wildlife underpasses shall be provided at all new or expanded river crossings. Aerial crossings of the protection zone by roads and utilities shall be encouraged. Where avoidance is impossible, the roadway shall bridge named tributaries. Nothing in the Innovation Way objectives and policies shall be read, construed, or interpreted as meaning that any new crossing of the Econlockhatchee River to facilitate or support private development must be allowed. (Added 08/08, Ord. 06-08, Policy 8.2.3; Amended 10/10, Ord. 2010-13, FLU5.2.3-r)
- FLU5.1.4 **Innovation Way Conceptual Urban Form.** All development occurring after June 13, 2006, located within the Innovation Way Overlay, shall be developed in a manner that supports and furthers the Compact Village Conceptual Urban Form Scenario that

is adopted as the Innovation Way Overlay (Map 4; formerly Exhibit B), except:

- 1. Development that has approval as of June 13, 2006, and is developed consistent with such approval; or
- 2. Development with a consistency vested rights determination, provided the vested rights do not expire and the development occurs in a manner that is consistent with the vested rights determination; or
- 3. Development that is consistent with the uses, densities and intensities allowed by CP as of June 13, 2006.

This conceptual prototype scenario (Map 4) is intended to provide for the generalized and illustrative location and extent of urban land uses, and the specific location of land uses, road alignments and trails, shall be determined through adoption of a DAP. (Added 08/08, Ord. 06-08, Policy 8.2.4-r; Amended 10/10, Ord. 2010-13, FLU5.2.4-r)

- FLU5.1.5 Innovation Way Development Framework. The Detailed Area Plan (DAP) process shall be used to design Planned Developments within the Innovation Way Overlay Urban Community Villages (UCV), except as exempted in FLU5.1.4 and Objective FLU5.14. Each Urban Community Village shall be designed so that it includes no less than one thousand (1,000) and no greater than three thousand five hundred (3,500) acres of developable land area. The minimum overall net density shall be five (5) units per net developable acre. Net density refers to the total number of units divided by the net developable land area. Net developable land area excludes natural water bodies, conservation (wetland) areas, land for adequate public facilities, public open space, and upland greenbelts, as well as stormwater retention when incorporated into a publicly accessible open space system and landscape amenity. Development within the Innovation Way Overlay shall also be designed so that it supports transit, and is consistent with applicable Multi-Modal Transportation District (MMTD) objectives and policies. All development along the multimodal transit corridor within or along the northern or southern Innovation Way roadway alignments (Innovation Way Multi-Modal Transit Corridors) shall be oriented to the Transit Stations, with the highest densities and intensities within a quartermile of the stations and decreasing density and intensity further from the stations. The term Transit Stations shall be used to refer to existing or planned transit boarding locations that provide connections to several transit routes, access to multiple modes of transit, and provide larger shelters or larger passenger facilities, such as Superstops and Transit or Intermodal Centers. Each DAP and/or PD-LUP shall contain at least one Mixed-Use Center as described below. In coordination with Orange County Public Schools, proposed development shall ensure that sufficient acreage is reserved for elementary, middle and high schools. Activity-based community park sites shall be evaluated with the adoption of any DAP and/or PD-LUP. Residential densities with 1/4 mile of the Innovation Way Multi-modal Transit Corridor shall have a minimum average density of eight (8) units per net developable acre. (Added 08/08, Ord. 06-08, Policy 8.2.5; Amended 10/10, Ord. 2010-13, FLU5.2.6)
- FLU5.1.5.1 **Innovation Way Subdistricts.** Based on the distance from established or planned Transit Stations or Innovation Way Multi-modal Transit Corridors, the following subdistricts shall be defined for the Innovation Way Overlay and shall be used to establish development standards, such as minimum densities and intensities needed to support transit. These subdistricts shall be identified in the DAP and the PD-LUP, except as exempted in Objective FLU5.14.
 - 1. Transit Station Area Core (TSAC) includes development within one-quarter mile from a Transit Station.

- 2. Medium Density Subdistrict (MDS) includes development between 1/4 to 1/2 mile radius from a transit station, as defined in FLU5.1.5 above.
- 3. Low-Medium Density Subdistrict (LMDS) includes all other development outside the subdistricts above, and shall be designed consistent with other Innovation Way policies. (Added 10/10, Ord. 2010-13)
- FLU5.1.5.2 The following minimum densities and intensities shall apply to Transit Station Area Core (TSAC), Medium Density Subdistrict (MDS), and Low-Medium Density Subdistricts (LMDS), unless otherwise approved in a DRI, DAP or PD-LUP. Maximum development programs shall be established through the DAP and identified in policy FLU8.1.4 and the PD-LUP, except as exempted in Objective FLU5.14. (Added 10/10, 2010-13)

| Area | Residential (Dwelling units/acre ¹) | Non-Residential (Floor/Area Ratio - FAR) |
|--|---|---|
| | Minimum | Minimum |
| Transit Station Area Core (TSAC) (1/4 mile radius) | Rail: 30 Bus: 15 | 1.0 |
| Medium-Density Subdistrict (MDS) (1/4-1/2 mi) | Rail: 15 Bus: 7 | 0.4 |
| Low-Medium Density Subdistrict (LMDS) ² (all other areas) | 3 | N/A |

All densities are based on net developable acres; minimum overall density in Innovation Way shall be 5 dwelling units per net developable acre.

FLU5.1.5.3 Within the Innovation Way Overlay, all development proposals shall contribute to accomplishing an overall mix of residential and non-residential uses that is consistent with the requirements in the table below and shall meet the requirements of the Innovation Way Jobs-to-Housing Linkage Program (Ord. 2010-05). Additionally, each designated Mixed-Use Center within a proposed or adopted DAP, and/or PD-LUP, shall also meet the land use mix requirements in FLU5.1.6. (Added 10/10, Ord. 2010-13)

| Land Use | Preferred Overall Mix (Minimum percentage of total land area) |
|--|--|
| Residential | 20% |
| Office/Commercial/Industrial | 30% |
| Institutional/Civic ² | 5% |
| Open Space/ Parks/Recreational ^{1, 3} | 5% |

¹ Does not include "Stewardship Lands" as defined in FLU5.5.1.

FLU5.1.5.4 Within the Innovation Way Overlay, each DAP and PD-LUP adopted after October 19, 2010 shall accommodate land uses within one or more of the following types of use districts, which shall be designated on the PD-LUP:

- 1. Mixed-Use Centers, which may consist of any of the following:
 - a. High Tech Centers,
 - b. Town Centers,
 - c. Innovation Way Activity Centers,

² Except as indicated in FLU5.4.11 and in FLU5.1.5.

² Institutional and civic uses are allowed in any Innovation Way use district, except as otherwise restricted by the Orange County land development codes.

³ Within TSA Cores, open space shall consist of urban open spaces, such as but not limited to plazas, squares, and greens; County parks larger than 5 acres shall be designated as "Park" and should preferably not be located within TSA Cores.

- d. Village Centers, and
- e. Neighborhood Nodes;
- 2. Industrial:
- 3. Residential neighborhoods;
- 4. Parks, which shall be used to designate public parks larger than five (5) acres that Orange County agrees to maintain subject to BCC approval; and
- 5. Stewardship Lands, as defined in Objective FLU5.5. (Added 10/10, Ord. 10-13, Policy 5.2.5-r)
- FLU5.1.6 Innovation Way Mixed-Use Centers and Transit Station Areas. High-Tech Centers, Town Centers, Village Centers, Neighborhood Nodes, and Innovation Way Activity Centers shall provide a mix of housing, shops and services, workplaces, entertainment, and institutional/civic facilities essential to daily life that meets the requirements of the tables, below. Minimum overall densities represent the densities that need to be achieved within the designated district. Higher densities and intensities shall be organized around transit stations, and in proximity to Multimodal Transit Corridors. Neighborhood Nodes also should be located on or within a quarter-mile of roadways where transit service is expected to be provided. (Added 10/10, Ord. 2010-13, Policy 5.2.5-r)
- FLU5.1.6.1 **High-Tech Centers.** High-Tech Centers are encouraged to be developed in the area designated as the Innovation Way Corridor. The purpose of the High-Tech Centers is to serve as high-tech/high-value employment centers linked to the larger regional economy through transit, while incorporating some housing, retail, and service uses in support of the employment. High-Tech Centers shall, wherever reasonably possible, include a Transit Station. The most intensive land uses within the High-Tech Center shall be located within the Transit Station Area Core. Permitted uses in a High-Tech Center include support commercial/retail, personal and business services, office, light industrial/research, hotel, high-density residential, civic, and park/open space. Corporate campus style development shall be allowed in this district, consisting of a combination of configurations that include free standing buildings lining boulevards and/or clustered campus-style configurations, surrounded by abundant natural landscaping.

The following standards should be used in designing a High Tech Center:

| 5 | Size | To be determined by Detailed Area Plan and/or PD LUP, as applicable. |
|---|----------------------------|---|
| | Minimum Overall Density | 15 units/net developable acre as applied to the residential land area only; higher minimum requirements apply within TSAC, per FLU5.1.5.2 |
| ١ | Maximum Retail Size | 20,000 sq. ft. (per individual use) |
| ١ | Minimum FAR | 0.30; higher minimum requirements apply within TSAC per FLU5.1.5.2 |

| High-Tech Centers | Minimum Land Area Required | |
|---|----------------------------|--|
| LAND USE MIX | <u> </u> | |
| 1. Residential* | 10% | |
| 2. Commercial and Retail Services | 5% | |
| 3. Office/Light Industrial | 45% | |
| 4. Overall Office, Commercial and Industrial | 50% | |
| 5. Public and Civic | 5% | |
| 6. Public Parks and Open Space | 5% | |
| *Residential dwellings are permitted above ground floor commercial and office uses. | | |

(Added 08/08, Ord. 06-08, Policy 8.2.6; Amended 10/10, Ord. 2010-13, Policy FLU5.2.6-r)

Town Centers. The purpose of Town Centers will be to provide a place for a mix of residential, office, retail and light industrial land uses with a more regional market base that serves as an employment center, the scale of which should not be permitted in the Village or Neighborhood Nodes. Town Centers shall be oriented towards providing high-tech employment in a more mixed-use environment than High-Tech Centers. Town Centers shall be served by major transportation, including arterials and/or regional transit, shall be located within one-half mile of an existing or planned expressway interchange and shall be located along an Innovation Way Multimodal Transit Corridor providing connections to the regional market base, and no two Town Centers shall be located less than 3 miles from each other. Town Centers must be designed to encourage and accommodate linkage with the regional transit system and must provide for connections to, and be integrated with, the collector streets and pedestrian and bike path systems.

The following standards should be used in designing a Town Center:

| Maximum Size | To be determined by Detailed Area Plan and/or PD LUP, as applicable. |
|----------------------------|--|
| Minimum Overall Density | 8.0 units/net developable acre; higher minimum requirements apply within TSAC and MDS, per FLU5.1.5.2. |
| Minimum FAR | 0.40; higher minimum requirements apply within TSAC per FLU5.1.5.2. |

| Town Center | Minimum Land Area Required |
|---|----------------------------|
| LAND USE MIX | |
| 1. Residential* | 15% |
| 2. Commercial and Retail Services | 15% |
| 3. Office/Light Industrial | 5% |
| 4. Overall Office, Commercial and Light Industrial (2 & 3 combined) | 20% |
| 5. Public and Civic | 10% |
| 6. Public Parks and Open Space | 5% |
| *Residential dwellings are permitted above ground floor commercial and office uses. | |

A Town Center must be integrated with the regional transit system. The design shall integrate designated locations for establishment of one or more transit stations as a component of a mixed-use development. In order to ensure that large-format commercial and other uses within Town Centers are consistent with the development patterns envisioned for the Innovation Way Overlay, design issues, such as footprint

size and transit station integration, will be addressed through the land development code. (Added 08/08, Ord. 06-08, Policy 8.2.7; Amended 10/10, Ord. 2010-13; Policy FLU5.2.7-r)

FLU5.1.6.3 Innovation Way Activity Centers. Innovation Way Activity Centers (IWAC) shall serve as a series of urban centers connected to each other by way of an Innovation Way Multi-modal Transit Corridor. These Activity Centers shall provide a fine-grained mix of land uses that may include residential, commercial, office, light industrial, personal and household service establishments, institutional, public facilities, parks, playgrounds, and other uses designed to meet the daily needs of its residents and employees. Vertical mixing of uses shall be highly encouraged within the IWACs. The following standards shall be used in designing the IWACs (Added 10/10, Ord. 2010-13):

| | <u> </u> | | |
|---|---|-------------------------------|--|
| Size | To be determined by Detailed Area Plan and/or PD LUP, as applicable. | | |
| Minimum Overall Density | 10 units/net developable acre; higher minimum requirements apply within TSAC and MDS, per FLU5.1.5.2. | | |
| Minimum FAR | 0.35; higher minimum requirements apply within TSAC per FLU5.1.5.2. | | |
| Innovation Way Activity Center | | Minimum Land Area Required | |
| LAND USE MIX | | | |
| 1. Residential* | | 15% | |
| 2. Commercial and Retail Services | | 5% | |
| 3. Office/Light Industrial | | 15% | |
| 4. Overall Office, Commercial and Light Industrial (2 & 3 combined) | | 20% | |
| 5. Public and Civic | | 5% | |
| 6. Public Parks and Open Space | | 5% | |
| *Residential dwellings are permitted above ground floor commercial and office uses. | | | |

FLU5.1.6.4 **Village Centers.** Village Centers should function as community centers that provide an integrated mix of uses in a compact setting serving adjoining Residential Neighborhoods. Village Centers should provide a similar mix of land uses as IWACs, but designed on a smaller scale. Village Centers shall be generally located central to the areas that they serve.

The following standards should be used in designing a Village Center:

| Maximum Size | To be determined by Detailed Area Plan and/or PD LUP |
|-------------------------|--|
| Minimum Overall Density | 6.0 units/net developable acre; higher minimum requirements apply within TSAC and MDS, per FLU5.1.5.2. |
| Minimum FAR | 0.35; higher minimum requirements apply within TSAC per FLU5.1.5.2. |

| Village Center | Minimum Land Area Required | |
|---|-------------------------------|--|
| LAND USE MIX | | |
| 1. Residential* | 25% | |
| 2. Commercial and Retail Services | 20% | |
| 3. Office | 10% | |
| 4. Overall Business (2 & 3 combined) | 30% | |
| 5. Public and Civic | 10% | |
| 6. Public Parks and Open Space | 5% | |
| *Residential dwellings are permitted above ground floor commercial and office uses. | | |

Village Centers should be located on a collector or arterial road with multi-modal transportation facilities. Village Centers shall be designed to accommodate linkage with the regional transit system. One or more transit stops, including either a transit station or a local fixed bus route feeder service to one or more Transit Station Areas should be located so that they are easily accessible to commercial and residential uses. (Added 10/10, Ord. 2010-13)

- FLU5.1.6.5 **Neighborhood Nodes.** Neighborhood serving retail and office can be established as nodes within Residential Neighborhoods to provide for daily commercial and service needs of the local residents. Neighborhood retail and office uses shall be characterized by small-scale units, organized in compact nodes, designed to be visually compatible with surrounding development. The following standards shall apply to Neighborhood Nodes:
 - 1. Shall be located next to a bus stop, abutting a transit corridor or on a collector street preferably within 1/4-mile of a transit corridor, and interspersed at least 1/2-mile apart;
 - 2. Centrally located and grouped as nodes of non-residential or mixed-use development easily accessible on foot or by bicycle to neighborhood residents;
 - 3. Use type and size shall be limited to convenience retail service operations and office, which are designed primarily to serve the needs of residents and/or employees within the immediate area;
 - 4. Residential uses shall be encouraged to be built above ground floor commercial or office uses;
 - 5. Designs shall incorporate access to transit, and bicycle-related facilities; and
 - Additional standards regarding design, specific use types, size, and location criteria, shall be adopted in the land development code to ensure compatibility with surrounding development and consistency with the urban development patterns envisioned for the Innovation Way Overlay. (Added 10/10, Ord. 2010-13)
- FLU5.1.6.6 **Industrial.** The primary purpose of Industrial districts is to provide areas where residential uses will be prohibited and where more intense types of industrial uses will be allowed. (Added 10/10, Ord. 2010-13)
- FLU5.1.6.7 **Residential Neighborhoods.** Residential neighborhoods should not exceed six hundred (600) acres of net developable land area and shall offer neighborhood facilities and services including passive and active recreation facilities, school sites, sidewalks and bikeways. Each Residential Neighborhood may contain one or more Neighborhood Nodes. In coordination with Orange County Public Schools, each Residential Neighborhood shall provide an elementary school site, as may be needed to meet the level of service standard for public school facilities, and a minimum five (5) acres of parks. The development of a variety of housing types is encouraged, with generally higher densities located in proximity to a Village Center or Neighborhood Node. Public open space shall be provided within each Residential Neighborhood.

Each Residential Neighborhood shall be designed so that most housing units are within a 1/2 mile radius of a Mixed-Use Center or Neighborhood Node. Residential Neighborhoods can be clustered particularly in proximity to the transit corridors. (Added 08/08, Ord. 06-08, Policy 8.2.9; Amended 10/10, Ord. 2010-13, Policy FLU5.2.9-r)

FLU5.1.7 Residential Neighborhoods and other districts more than 1/2-mile from a Transit Station, shall be subject to the density and intensity standards of a Low-Medium

Density Subdistrict, unless otherwise indicated elsewhere under Goal FLU5—Innovation Way. (Added 10/10, Ord. 2010-13)

- FLU5.1.8 All development within the Innovation Way Overlay shall provide for an interconnected transportation network. This includes block length and connectivity requirements, which shall be adopted into the Innovation Way land development code. (Added 10/10, Ord. 2010-13)
- OBJ FLU5.2 Detailed mixed-use Urban Community Village boundaries must be established through the adoption of a Detailed Area Plan (DAP) or through the PD-LUP if no DAP is required. No development, except as permitted by FLU5.1.4, shall be permitted within the Innovation Way Overlay until a DAP has been approved by the Orange County Board of County Commissioners and processed as a comprehensive plan amendment pursuant to Chapter 163 Florida Statutes, unless no DAP is required by site-specific policies contained herein. A DAP must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the adopted prototypical urban form. (Added 10/10, Ord. 2010-13)
- Innovation Way Urban Community Village Detailed Area Plan (DAP). The addition of the Innovation Way Overlay Boundary to the Future Land Use Map (FLUM) shall not in any way alter the existing Future Land Use or Conservation/ Wetland designations as they currently appear on the FLUM. Pursuant to adopted Policy C1.4.5 (of the Conservation Element), the Conservation/Wetlands designation is conceptual, and precise delineations are determined through site-specific studies, field studies and field determinations. The Innovation Way Overlay shall be subject to the policies of the Orange County Comprehensive Plan Conservation Element. This overlay designation does not provide any entitlements beyond the existing underlying future land use designation. A FLUM amendment is required in order for a property to take advantage of the Overlay designation. When a DAP is approved by the Board of County Commissioners, the net developable land area allocated for urban development by the DAP shall be counted against the amount of additional land identified by FLU1.2.4.

Projects that are being processed as Developments of Regional Impact (DRI) as of June 13, 2006, or are processed as a DRI after such date shall be developed consistent with the intent of the Innovation Way Goals, Objectives and Policies, including the conceptual prototypical scenario. The County, at its discretion, may require such projects to include all or portions of the information and analysis required pursuant to Policy FLU5.2.1 (Detailed Area Plan) and its associated policies as part of the DRI and/or Comprehensive Plan Amendment, provided such information and analysis does not duplicate requirements found in the DRI statutes and regulations.

A DAP may be prepared by Orange County or under the direction of Orange County by individual property owner(s) or some other cooperative venture provided it complies with the requirements of Policy FLU5.2.1. A DAP will not be effective until approved by the Orange County Board of County Commissioners and processed as an amendment to the Comprehensive Plan, pursuant to Chapter 163, Florida Statutes.

A. Detailed Area Plan Public Participation and Workshop Process. The DAP process must include three public workshops to create the DAP. The workshops shall include following presentations 1) Site analysis; 2) Three differing Plan options; and 3) Recommended DAP Master Plan. All workshops shall be subject

- to the County's notification requirements. The final DAP must at a minimum, include the following information so as to meet the intent of this process:
- **B. Initiating the DAP.** The preliminary boundaries for a DAP must be approved by Orange County before proceeding with design of the mixed-use Urban Community Village. Preliminary boundaries shall conform to the conceptual prototypical urban form Map 4 (formerly Exhibit B), as well as other applicable provisions of the Orange County Comprehensive Plan. A DAP shall be located only (A) within the Innovation Way Corridor or (B) in an area that is substantially contiguous to the Innovation Way Corridor when all of such area outside the Innovation Way Corridor is designated for urban land uses on Map 4 (formerly Exhibit B). For purposes of this policy, the term "substantially contiguous" means that at least 25% of the total boundary or perimeter of the area abuts or lies within the Innovation Way Corridor.

C. Site Analysis

- Identification of the amount and type of land to be dedicated to Orange County to satisfy the requirements of the Environmental Land Stewardship Program, consistent with Ordinance 2010-04. Data must be based on professionally acceptable standards and analysis and identification of ELSP lands consistent with the following sources: the Innovation Way Study, Florida Natural Areas Inventory, St. Johns River and South Florida Water Management District Databases, Florida Land Use Cover Classification Systems, National Soil Conservation Service, Federal Emergency Management Agency, Florida Fish and Wildlife Conservation Commission Habitat Model Data, and specific site indicators such as topography, vegetation, soils data, floodplain information, and other field observations.
- 2. Identification of the net developable land area.
- 3. Identification of the preliminary area suitable to address stormwater management requirements.
- 4. Identification of public facilities and services available to the area; capacity available; and any deficiencies.
- 5. Preparation of site design options for staff and community review.
- 6. Identification of proposed school sites.
- 7. Demonstration of how the project will be integrated with adjacent development planned within the Innovation Way Overlay.
- **D. Plan options for proposed DAP Master Plan.** Prepare up to three rough sketch plans for staff and community review. The sketch plans should include:
 - 1. The location of each mixed-use Urban Community Village, and its districts and subdistricts, in a manner consistent with the conceptual prototypical urban form. For the Mixed-Use Centers and Residential Neighborhoods, a computation of the net density should be provided along with the permitted uses and proposed lot sizes. For Neighborhood Nodes and Village Centers, a computation of net density should be provided, as well as the area and percentage of land use mix in conjunction with the development program for the prototypical urban form found in Policies FLU5.1.3 and FLU5.1.5.
 - Circulation routes for auto, transit, bicycles, and pedestrians, which
 demonstrate connectivity between developments within the Urban
 Community Village and to the surrounding area. For each facility to be
 included in the DAP, design criteria should be included addressing:
 - a. Right-of-way width

- b. On street parking (if applicable)
- c. Landscape and streetscape requirements
- d. Design cross sections
- e. Streetscape
- 3. The proposed location, size or capacity of major infrastructure components including wastewater, water, stormwater and solid waste.
- 4. Preliminary design criteria proposed for each land use category proposed for the DAP including, but not limited to:
 - a. Minimum lot size
 - b. Setbacks
 - c. Height
 - d. Density
 - e. Floor Area Ratio (non-residential)
 - f. Signage
- 5. Illustration how existing and adjacent development, if any, is to be integrated within the plan. Include provisions to address the linkage between employment and housing that are consistent with the Jobs to Housing Linkage Ordinance, Ord. 2010-05.
- 6. Illustration how existing environmental features are to be preserved and/or integrated into the design of project. Analysis shall include, but is not limited to, those data sources listed in ELSP Ordinance 2010-04.
- 7. Analysis of how the proposed densities will support transit oriented development.
- 8. The location and size of activity-based parks and passive parks.
- 9. Demonstration of adequate provision of workforce housing units per Policy FLU5.3.3.
- **E. Recommended DAP Master Plan.** Based on the results of the three previous informational workshops, the preferred DAP Master Plan must include the following elements:
 - 1. Summary of community and staff input, issues and comments;
 - 2. Preparation of the DAP exhibits:
 - a. Detailed Master Plan indicating the location of Innovation Way Districts (FLU5.1.5.4) including the proposed locations for transportation facilities (auto, transit, bike, pedestrian), major community services (water and wastewater plants, solid waste transfer stations, fire and police substations, government buildings), neighborhood school(s), parks, greenbelt and any conservation areas.
 - b. A DAP Master Transportation Plan. This plan should include the location of all arterial and collector roadways necessary to serve the Urban Community Village, their right-of-way width, and design cross section. It should also address the proposed location of transit routes and stations and the manner in which they can be integrated into the regional transportation system. This plan should include the location of all bikeways and pedestrian paths. Such facilities should demonstrate connectivity between Residential Neighborhoods areas, and Mixed-Use Centers in the Urban Community Village. The transportation plan should be accompanied by an analysis report demonstrating the impact on transportation facilities

and documenting the timing and estimated cost for transportation improvements required by development of the Urban Community Village.

Each DAP shall analyze the cumulative traffic impact of all previously approved DAPs on the area road network, including the FIHS. Prior to approval of any DAP, the OOCEA and Florida DOT shall have the opportunity to comment on the traffic analysis in regards to impacts to any State roads.

- c. Location and size of the water and wastewater systems necessary to serve the Urban Community Village; includes an analysis of demand, the location and size of plants, major distribution and collection systems.
- d. The design performance standards that will be used in the review and approval of all development plans processed for different districts in the DAP.
- e. The results from the three informational workshops held, including an analysis of site design options for the proposed Urban Community Village related districts and how the resulting plan relates to the innovation Way requirements.
- 3. Preparation of a Fiscal Impact Analysis that identifies the infrastructure necessary to support development of the DAP, the proposed source of funding, and the approximate timing for construction.

(Amended 10/10, Ord. 2010-13, Policy FLU5.2.11-r)

- FLU5.2.2 **Final DAP Master Plan and Report.** The preferred DAP Master Plan shall be submitted to the Orange County Planning Division for review and approval by the Local Planning Agency and Board of County Commissioners. (Amended 10/10, Ord. 2010-13)
- Changes to an Existing DAP. Upon adoption of a Comprehensive Plan Amendment establishing a DAP, any addition or deletion of property or changes to the residential neighborhood boundaries in an approved DAP shall be processed as an amendment to the Comprehensive Plan and shall include an evaluation and analysis of the impacts to the approved or planned land uses, overall densities, adequate public facilities, green belts, schools and other general urban community principles and the ability to meet the conceptual prototypical urban form size and density requirements. Such additions or deletions shall not be designed to create remnant areas or fragmented Urban Community Villages. Subject to approval by the Board of County Commissioners, the uses within any particular PD-LUP may vary in arrangement from the adopted DAP, provided that the overall density for the DAP continues to meet or exceed the minimum density requirements specified in Policies FLU5.1.5 and FLU5.1.6.

Approval of variations shall be based on consistency with the conceptual prototypical urban form and applicable MMTD requirements. The process for the review or approval of those variations shall be established in the Innovation Way land development code. (Added 08/08, Ord. 06-08, Policy 8.2.11; Amended 10/10, Ord. 2010-13)

Each DAP comprehensive plan amendment shall include specific policies showing consistency with the principles and policies for the Innovation Way Overlay. Each DAP shall indicate the timing for the provision of adequate public facilities such as school sites, rights-of-way, utility facilities and parks/trails consistent with requirements in Chapter 163, F.S. In addition, the DAP shall demonstrate how it is consistent with the County's Econlockhatchee River Protection regulations. Orange County shall adopt site development regulations for the Innovation Way Overlay by July 1, 2011. All development subject to a DAP shall be required to rezone to a Planned Development and

be consistent with the Innovation Way land development code, as applicable. (Added 08/08, Ord. 06-08, Policy 8.2.12-r; Amended 10/10, Ord. 2010-13, Policy FLU5.2.12-r)

OBJ FLU5.3 HOUSING. Orange County will promote the provision of workforce housing units within the Study Area to ensure a diverse mix of housing types and prices. Granny flats and garage apartments will not be included in unit or density calculations. Loft apartments and rental units over retail or office will be exempt from unit calculations for density purposes provided that rental rates do not exceed household wage thresholds established by Florida Administrative Code, or by the Affordable Housing Methodology adopted by the East Central Florida Regional Planning Council for low income affordability. Any exemptions associated with this objective do not pertain to school impact calculations or school impact fees. (Added 08/08, Ord. 06-08, Obj. 8.3)

- FLU5.3.1 By July 1, 2010, or prior to processing any applications for a Detailed Area Plan, whichever comes first, the County shall adopt an ordinance that establishes an Employment/Housing Linkage Program. (Added 08/08, Ord. 06-08; Amended 06/10, Ord. 10-07, Policy 8.3.1-r)
- FLU5.3.2 The DAP shall include policies that provide for adequate workforce housing. Such mechanisms may include, but are not limited to, requiring a specific percentage and mix of affordable housing units, housing trust funds, linkage fee or other appropriate mechanisms. (Added 08/08, Ord. 06-08, Policy 8.3.2)
- Consistent with the adopted Orange County Workforce Housing Task Force Report (May 22, 2007), DAPs, DRIs and Planned Developments within Innovation Way shall provide a minimum of ten (10) percent of their total housing inventory in the form of workforce housing, of which at least 50% shall be rental workforce housing, as defined by the County. The County will provide incentives for the provision of additional workforce housing units, above the required percentage. Until the County develops provisions for preserving the affordability of the workforce housing units, these provisions shall be incorporated as conditions to the planned development. (Added 5/09, Ord. 09-15)
- **ENVIRONMENTAL RESOURCE MANAGEMENT. To ensure that viable OBJ FLU5.4** environmental communities are sustained during and after development, Orange County has develop a Natural Resources Conservation Program that includes adoption of an Environmental Land Stewardship Program for the Innovation Way Study Area for key environmental features and existing protected areas. Key unprotected areas have been identified for protection through mechanisms including development buffers, acquisition, conservation easement, and/or requiring that all development use ecologically friendly design at the neighborhood level by promoting conservation, creating nature trails and boardwalks, providing educational opportunities, and promoting expedited design reviews for projects that are environmentally friendly. Designs will create a friendlier pedestrian environment (walking and biking), create a wider variety of active and passive recreational uses, maintain large patches of natural vegetation, and minimize fragmentation of natural resources. Designs will maintain viable habitat areas to include natural vegetation, transitioning through passive uses, and avoid fragmentation of natural resources. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28; Amended 06/10, Ord. 10-07, Obi. 8.4)

- FLU5.4.1 Development plans shall delineate and identify wildlife corridors through Innovation Way and throughout the Innovation Way Study Area, such that wildlife can move through needed upland and wetland habitat types, such as wetland/environmentally sensitive corridors. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.1)
- FLU5.4.2 Lands acquired for the preservation of wildlife shall be protected by a management plan that promotes maintenance of native species diversity and can, be used to offset unavoidable development impacts elsewhere within Innovation Way. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.2)
- FLU5.4.3 Any new crossings of identified wetland/environmentally sensitive corridors shall be evaluated on a case-by-case basis and the number of new crossings shall be minimized to the greatest extent practicable. If additional transportation (including multi-modal) "capacity" is needed east to west or west to east, then such capacity shall be provided in a transportation corridor paralleling the Beachline Expressway. In addition, effective wildlife crossings would have to be provided to maintain the wildlife corridor. To facilitate these wildlife crossings, Orange County shall require appropriately sized crossings and fencing to direct species to the crossings. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.3)
- FLU5.4.4 Orange County's land development code will be amended, if applicable, by July 1, 2010 to consider and implement appropriate mechanisms to preserve Ecologically Important Lands through acquisition and/or conservation easements. Ecologically Important Lands are defined as lands, with a qualifying environmental characteristic or function based on scientific data or study. Lands that should be protected include key wildlife corridors and key habitat, which are defined as follows: contiguous stands of natural plant communities that have the potential to support healthy and diverse populations of plants and animals, including, but not limited to, state and federal Threatened and Endangered Species of Special Concern. Orange County has addressed the protection of state and federal Threatened and Endangered Species and Species of Special Concern with the implementation of Objective FLU5.5 and the underlying policies. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28; Amended 06/10, Ord. 10-07, Policy 8.4.4-r)
- FLU5.4.5 All property owners seeking a DAP, DO or rezoning within Innovation Way Study Area, unless expressly exempt, shall compile and submit baseline data (based on a minimum of a five consecutive day monitoring event) on any listed wildlife and plant species, as listed in FS. 581.185 and Rules 68A-27.003, 68A-27.004, and 68A-27.005, FAC, as amended from time to time, using the Florida Fish and Wildlife Conservation Commission and U.S. Fish and Wildlife Service survey methodologies and casual observation of non-listed wildlife and plant species. All property owners seeking a DP or PSP shall submit an updated inventory of the baseline data (based on a minimum of a five consecutive day monitoring event). Finally, at the time of platting, an updated inventory of the baseline data (based on a minimum of a 5 consecutive day monitoring event) shall be submitted. The purpose of the baseline data is to recognize the cumulative effects that development within the Innovation Way Study Area is having on species diversity and habitat over time. With sufficient data, the County can determine if further policies are needed to protect species by protecting habitat type. All data collected on both plant and wildlife species will be maintained by the Environmental Protection Division. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.5)
- FLU5.4.6 Development shall occur at lesser densities and intensities to minimize damage to the 100-year floodplain and wetland/environmentally sensitive areas by ensuring that public and private roads are sited to avoid crossings of floodplains and wetlands or require that such crossings are sited at the narrowest point of a floodplain or wetland system for

continuity of a corridor. No net floodplain encroachment (fill) shall be permitted within the 100-Year Floodplain of the Big Econlockhatchee River (as adopted by FEMA) consistent with current County regulations. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.6)

- FLU5.4.7 The County will collaborate with the Florida Fish and Wildlife Conservation Commission (FFWCC) to develop site development standards that promote preservation of wildlife during construction and focus on the provision of useable habitat post-development. Such site development standards shall include but are not limited to monitoring, low voltage lighting, berms, and fencing. Post-construction measures may include, but are not limited to native plantings, low voltage lights, berms, fencing and controlled burns. This policy will be implemented through the amendment of the land development code by July 1, 2010. (Added 08/08, Ord. 06-08, Policy 8.4.7-r)
- FLU5.4.8 Orange County will collaborate with the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service (FWS), the Orlando-Orange County Expressway Authority, and Florida Department of Transportation to establish development standards to ensure that wildlife crossings are provided at public roads that cross river systems, wetlands, and other potential wildlife corridors. This policy will be implemented through the amendment of the land development code by July 1, 2010. To facilitate these wildlife crossings, Orange County shall require appropriately sized crossings and fencing to direct species to the crossings. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.8-r)
- FLU5.4.9 Orange County will develop standards by July 1, 2010 in the land development code to promote waterwise landscaping for residential uses. Standards shall be established to minimize land clearing for residential lots and identify maximum percentages for lawns in single family residential development. (Added 08/08, Ord. 06-08; Amended 10-13-09, Ord. 2009-28, Policy 8.4.9-r)
- FLU5.4.10 Orange County will continue to use the County's clustering policies to encourage the preservation of native uplands and to further minimize wetland and floodplain impacts. (Added 08/08, Ord. 06-08, Policy 8.4.10)
- FLU5.4.11 Orange County shall identify density zones through the DAP approval process that establish appropriate densities for lands abutting the Econlockhatchee River Corridor and other regionally significant wetland/environmentally sensitive areas. The density zones would be implemented through continued use of appropriate low density type land use designations (e.g., 1 DU/acre), clustering and/or through environmental overlay areas. Density and intensity of development permitted on parcels or property wholly or partially within the corridor are encouraged to concentrate or cluster on the most landward portions of the parcel or parcels. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.11)
- FLU5.4.12 The County shall consider amending the land development code by July 1, 2010 to require upland buffers for environmentally sensitive areas within the Innovation Way Study Area and determine the appropriate criteria for such buffers, which may be similar to those used in the Econlockhatchee River Protection Area. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.12-r)
- FLU5.4.13 Orange County will continue to coordinate with the Water Management Districts on all development approvals to ensure the continued protection of the water quality standards of the Econlockhatchee River as an Outstanding Florida Water. (Added 08/08, Ord. 06-08, Policy 8.4.13)
- FLU5.4.14 To promote wildlife usage and corridors, all proposed development within the Innovation Way Study Area shall incorporate the use of native vegetation in the landscaping. The

land development code will be amended by July 1, 2010, to implement this policy. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.14-r)

- FLU5.4.15 Orange County will amend the land development code by July 1, 2010 to include "Green Development" practices to guide sustainable development, such as, but not limited to the Florida Green Development Designation Standard, innovative mechanisms to preserve environmentally sensitive areas that consider development siting and land use issues; energy conservation; water; and, energy- and resource-efficient products. (Added 08/08, Ord. 06-08, Policy 8.4.15-r)
- FLU5.4.16 Orange County shall continue to support State and local acquisition efforts to protect environmentally sensitive areas within the Innovation Way Study Area. In an effort to minimize the spread of invasive exotic plants into Preservation Areas, existing as of December 31, 2009, (such as the TM Econ Mitigation Bank), Orange County shall require a 550' zone in which non-native landscape species (excluding turf grasses) are not allowed. The limited use of turf grasses as a road or yard stabilizer will be allowed on a case-by-case basis. Furthermore, property owners would be notified of prescribed burning conditions and encouraged to make structures "firewise". Deed restrictions may be required and the land development code will be amended by July 1, 2010, to implement this policy. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 09-28; Amended 06/10, Ord. 10-07, Policy 8.4.16-r)
- FLU5.4.17 Orange County shall develop education programs and requirements for the Innovation Way Study Area that encourage xeric and waterwise landscaping and other water conservation measures. The County will, through development approvals and regulation changes, minimize the amount of impervious surface area for development in the Innovation Way Study Area. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.17)
- OBJ FLU5.5 ENVIRONMENTAL LAND STEWARDSHIP PROGRAM. In fulfillment of Objective FLU5.4, the following Environmental Land Stewardship Program is established to ensure that a viable network of environmentally sensitive lands is sustained during and after development of approved sites within Innovation Way. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Objective 8.5)

POLICIES

FLU5.5.1 The requirement to participate in the Environmental Land Stewardship Program (ELSP) is hereby incorporated into the Comprehensive Plan pursuant to Chapter 163, Florida Statutes. Once established, land within an environmental land stewardship area may not be removed through a plan amendment. The requirements for the ELSP program, referred to in the following Policies as the "Program" shall be adopted by Ordinance. The Ordinance incorporating the ELSP Program shall include specific criteria to be used in the evaluation and formulation of the Program lands and adoption of the *Innovation Way ELSP Conceptual Map 2009* (aka FLU Map 20). For purposes of the Environmental Land Stewardship Program, the following definitions shall be applicable:

- A. *Conservation Areas* are those lands defined by Orange County Code Chapter 15, Article X, Section 15-364.
- B. *Developable Areas* are those lands eligible for development permits that are located outside of proposed ELSP lands, consistent with applicable Orange County codes.
- C. *Stewardship Lands* are those lands offered for preservation through the ELSP that are determined to be consistent with Comprehensive Plan Objective FLU5.5 and associated policies. Stewardship Lands must meet the principles of ELSP, which are to:
 - 1. Provide additional buffers along the Econlockhatchee River
 - 2. Provide adequate crossings for wildlife and water conveyance

- 3. Enhance or create existing wildlife corridors
- 4. Protect habitat on ecologically important lands
- Protect rare habitat
- D. *Preservation Areas* are lands that are either in public ownership, or lands that have been platted with development rights granted to Orange County or a County-approved entity, or lands that have been encumbered with a conservation easement granted to the County or other government agency. (Added 10-2009, Ord. 2009-28; Amended 06/10, Ord. 10-07)
- FLU5.5.2 The ELSP polices in Objectives FLU5.4 and FLU5.5 are not applicable to:
 - A. Development approved as of June 13, 2006, provided such development is proceeding consistent with such approvals; and
 - B. Any development consistent with the existing Future Land Use Map (FLUM) and zoning designations existing on the property as of June 13, 2006. (Added 10/09, Ord. 2009-28)
- The Program shall include measures to ensure perpetual protection of certain ecologically important lands within the Innovation Way Study Area consistent with the principles of the ELSP. These lands include conservation areas, certain developable areas, stewardship lands and preservation areas. The *Innovation Way ELSP Conceptual Map 2009* is a guiding document that conceptually shows the location of lands to be included in the ESLP, project by project. The proposed boundaries of stewardship lands shall be identified by a sketch and on all Detailed Area Plan (DAPs), Applications for Development Approval (ADA)/ Development of Regional Impact (DRI), construction approvals and applicable regulatory permits. The review process for these applications shall refine the amount and type of land or development rights that will be required to be dedicated to Orange County or County-approved entity. (Added 10/09, Ord. 2009-28; Amended 06/10, Ord. 10-07)
- FLU5.5.4 Orange County's Environmental Protection Division shall maintain the *Innovation Way ELSP Conceptual Map 2009*, (aka FLU Map 20) and update it as needed, when additional stewardship lands are recommended by the Environmental Protection Division (EPD) and approved by the Board of County Commissioners (BCC). (Added 10/09, Ord. 2009-28)
- FLU5.5.5 The interim use of proposed stewardship lands is allowed (e.g. existing agricultural use), provided such use will not negatively impact the long-term environmental viability of the property. The Environmental Protection Division shall be responsible for determining if an interim use is contrary to ELSP goals. (Added 10/09, Ord. 2009-28)
- FLU5.5.6 As a prerequisite to final construction plan approval of all development applications pursuant to the Innovation Way Ordinance 2006-08, all proposed DAPs, ADA/DRIs, Development Orders (DOs) construction approvals and regulatory permits construction plans must participate in the Program. (Added 10/09, Ord. 2009-28)
- FLU5.5.7 Orange County shall coordinate with the owners of land within the Innovation Way Study Area to establish alternative uses consistent with the goals of Innovation Way and the Program. Such alternative uses may include, but are not limited to:
 - 1. Option agreements for sale to public entities or recognized conservation-related land acquisition agencies. These agreements may be in the form of fee simple ownership or conservation easement;
 - 2. Stewardship lands may be used as passive recreation and open space if designed in an environmentally friendly manner; and
 - 3. Use of stewardship lands as recipient sites for gopher tortoises and/or other protected species.

- FLU5.5.8 All property owners seeking a DAP, DRI Development Order (DO), or rezoning within the Innovation Way Study Area, must commit to the protection of stewardship lands or dedicate suitable lands to the County or a County-approved conservation-related public or private entity. The proposed stewardship lands also shall be reflected on all relevant rezoning applications. If the proposed stewardship land is either partially or completely within the Econlockhatchee Basin, the land to be protected or development rights to be dedicated shall be uplands within or abutting the River Protection Zone as defined by Chapter 15, Article XI, Section 15-443(1), as amended from time to time. (Added 10-09, Ord. 2009-28)
- Prior to or in conjunction with final plat approval for any property within the Innovation Way Study Area, the property owner(s) shall protect the identified land by either dedicating the requisite land or development rights to Orange County or to a County-approved conservation-related public or private entity. Such land or development rights dedication shall be consistent with previous approvals, where applicable. (Added 10/09, Ord. 2009-28)
- FLU5.5.10 All stewardship lands shall have a management plan approved by the Orange County Environmental Protection Division. It shall be the responsibility by the land owner, their successors in interest, or the transferee of a conservation easement, whether a public entity, private entity, or private property owners' association, to manage stewardship lands in conformance with the approved management plan. Notwithstanding the forgoing, a landowner may dedicate the lands to Orange County for management purposes with a per acre management fee as determined by Ordinance. (Added 10/09, Ord. 2009-28)
- FLU5.5.11 The use or conveyance of stewardship land exchanges must be recorded in the public records of Orange County as a covenant or restrictive easement running with the land in favor of the County. (Added 10/09, Ord. 2009-28)
- FLU5.5.12 The *Innovation Way ELSP Conceptual Map 2009*, is hereby incorporated into the Future Land Use Element Map Series as Map 20. (Added 10/09, Ord. 2009-28)
- OBJ FLU5.6 ECONOMIC DEVELOPMENT. Orange County shall promote economic development through the development of the Innovation Way High Tech/High Value Corridor, which creates economic diversification and increased average annual salaries while making Orange County a recognized national leader in merging development need with transportation system availability and environmental sustainability. (Added 08/08, Ord. 06-08, Obj. 8.6)

- As a condition of approval for an Urban Community Village DAP, all proposed development plans for lands within the corridor defined by the solid black lines depicted on the Innovation Way Overlay (Scenario 5) map as the "Potential Innovation Way Road" must provide adequate land inventory for high tech/high value users for a minimum of 25 years. The DAP shall include appropriate data and analysis that forecasts the appropriate amount of lands needed for projected high tech/high value uses in the planning timeframe. Orange County shall include conditions in the approval of high tech/high value uses that limit their conversion to other land uses. (Added 08/08, Ord. 06-08; Amended 06/10, Ord. 2010-07, Policy 8.6.1)
- FLU5.6.1.1 To help achieve the goal and objective of ensuring that the non-residential component of every DAP is developed with an emphasis on high value/high tech employment, Orange County shall require a linkage between housing and the provision and/or creation of high-value/high-tech jobs for development proposals within and abutting the Innovation Way Corridor. Such requirements may include, but are not limited to, a condition

ensuring the creation of a certain number or percentage of high-value/high-tech jobs (which may be defined as an approximate number or percentage of such jobs or square footage of high value/high tech non-residential use) prior to permitting residential uses or residential development. For purposes of these policies, the term "high value/high tech jobs" means occupations such as doctors, engineers, and scientist employed in the fields of medicine, physics, biology, chemistry, mathematics, computer science and aerospace. (Added 08/08, Ord. 06-08, Policy 8.6.1.1)

- FLU5.6.2 By July 1 2010, Orange County will develop an Economic Development and Sustainability program to provide incentives to promote Innovation Way as a premiere high-tech community that attracts companies that provide jobs with salaries that exceed the existing median income by 15%. (Added 08/08, Ord. 06-08, Policy 8.6.2-r)
- FLU5.6.3 Orange County shall develop programs that provide expedited site and development plan review for Urban Community Village development proposals that include high-tech/high value users, similar to the expedited development review process used for certified affordable housing projects. Orange County shall coordinate with appropriate state or regional entities in the expedited processing of approvals and permits for high tech/high value uses. (Added 08/08, Ord. 06-08, Policy 8.6.3)
- FLU5.6.4 Orange County will coordinate with the State of Florida to identify master permitting opportunities for Innovation Way. This policy will be implemented by amending the land development code by July 1, 2010. (Added 08/08, Ord. 06-08, Policy 8.6.4-r)
- OBJ FLU5.7 TRANSPORTATION AND INFRASTRUCTURE. A master transportation plan shall be developed and implemented through the comprehensive plan to accommodate all transportation impacts and to provide a balanced transportation system that promotes mobility within the Innovation Way corridor. Innovation Way south of SR 528 has not been designated a TRIP/Regional facility. However, should this designation occur in the future, applicable level of service standards and design parameters shall be documented in future Comprehensive Plan amendments. (Added 08/08, Ord. 06-08, Obj. 8.7)

- FLU5.7.1 The Innovation Way roadway will be designed as a principal county arterial and to the maximum extent feasible, have limited curb cuts. (Added 08/08, Ord. 06-08, Policy 8.7.1-r)
- FLU5.7.2 The designation and function of the Innovation Way transportation system will be determined on the basis of comprehensive corridor studies. The alignment of Innovation Way, its supporting roadway network and infrastructure shall be determined after examining the best available environmental information including, but not limited to, those data sources listed in the ELSP Ordinance (Ord. 2010-04). Accordingly, a key factor in determining roadway alignments shall be the minimization of impacts to environmentally sensitive lands as determined using the best available information including site specific surveys. (Added 08/08, Ord. 06-08; Amended 10/10, Ord. 2010-13, Policy 8.7.2)
- FLU5.7.3 An Urban Community Village transportation plan shall be required with the adoption of the DAP. The transportation plan should include the location of all arterial and collector roadways necessary to serve the Urban Community Village, right-of-way width, and design cross section. It should also address the proposed location of transit routes and the manner in which they can be integrated into the regional transportation system. The location of all bikeways and pedestrian paths should be provided demonstrating the ability to access schools, commercial and civic areas. The transportation plan should be accompanied by an analysis report demonstrating the impact on transportation facilities

- and documenting the timing and estimated cost for transportation improvements required by the development of the Urban Community Village. (Added 08/08, Ord. 06-08, Policy 8.7.3)
- FLU5.7.4 The level of service standard for Innovation Way shall be consistent with the acceptable level of service as established by the FDOT for transportation facilities as adopted in the Comprehensive Plan. (Added 08/08, Ord. 06-08, Policy 8.7.4)
- FLU5.7.5 Orange County will provide for an appropriate density/intensity and mix of land uses to support multimodal transportation, and specifically to ensure:
 - 1. Strong central core or urban center consisting of government centers, transit stations, or a town square surrounded by relatively high density/ intensity residential and nonresidential development;
 - 2. A compatible mix of land uses throughout the Urban Community Village and within individual sites and buildings that supports alternative modes of transportation and promotes activity during peak and non-peak hours;
 - 3. The proximity of shopping, services, and employment centers to each other and to the surrounding residential uses to facilitate walking and bicycling, as an alternative to driving.
 - 4. The DAP shall include required minimum densities that support transit-oriented development. (Added 08/08, Ord. 06-08, Policy 8.7.5-r)
- FLU5.7.6 The Urban Community Village shall provide a dense, interconnected network of local and collector streets that supports walking, bicycling and transit use, while avoiding excessive through traffic in residential neighborhoods, in accordance with the following:
 - The street network shall be comprised of a system of interconnected and direct routes.
 - 2. Maximum block (length or perimeter) requirements shall be implemented to advance connectivity as development and redevelopment occurs.
 - 3. Connections of new local and collector streets and driveways with arterial streets shall conform to adopted access spacing intervals.
 - 4. The local street circulation pattern shall maximize access to individual lots and activity center destinations (e.g. schools, commercial areas, parks). At the same time, the circulation pattern shall discourage cut-through traffic in residential areas through designs such as curving roads, jogs, T-intersections, roundabouts, gateway treatments, and traffic calming techniques (e.g. chicanes, speed tables, raised intersections, on-street parking, etc).
 - 5. Connectivity to the regional network shall be addressed through the DAP. Supplemental traffic/corridor studies shall further address connectivity to the regional network. (Added 08/08, Ord. 06-08, Policy 8.7.6)
- FLU5.7.7 Transportation Demand Management strategies shall be incorporated into the transportation planning process to alleviate congestion. Orange County will identify and work with other service providers, as appropriate, to implement the selected strategies. (Added 08/08, Ord. 06-08, Policy 8.7.7)
- FLU5.7.8 Within 5 years of adoption of the Innovation Way Study, Orange County, Lynx, and developers will work to develop and provide for a fixed route bus service to the urban areas within Innovation Way. In addition, Orange County and development within the study area will develop a funding mechanism to help pay for the provision of this service. (Added 08/08, Ord. 06-08, Policy 8.7.8)
- FLU5.7.9 All development in Innovation Way must include provisions to connect with a larger regional interconnected system of bicycle and pedestrian paths that will not only serve commuters as a viable transportation option but also serve the recreational bicyclist

- through a unified park/greenway system. (Added 08/08, Ord. 06-08, Policy 8.7.9)
- FLU5.7.10 As specified in the prototypical urban form, Innovation Way shall include a loop transit system that will be designed to move local residents to employment centers within the corridor and to allow easy transit access to Innovation Way schools. (Added 08/08, Ord. 06-08, Policy 8.7.10)
- FLU5.7.11 The Innovation Way loop transit system will be multi-modal, accommodating pedestrians, bicyclists, and shuttles, system from Innovation Way to the UCF Main Campus. (Added 08/08, Ord. 06-08, Policy 8.7.11)
- FLU5.7.12 Orange County shall explore the possibilities of providing credits against impact fees for non-residential developers who assist in the implementation of transportation management policies within Innovation Way. Such policies include, but are not limited to, the provision of right-of-way for transit facilities, bike and pedestrian systems, and the provision of lockers and showers at the work place. (Added 08/08, Ord. 06-08, Policy 8.7.12)
- FLU5.7.13 Orange County shall make every reasonable effort to coordinate with the Greater Orlando Aviation Authority to integrate Innovation Way into the airport's transportation systems and into include future light rail. If such a link is established, Orange County shall promote extension of the light rail system from Innovation Way to the UCF Main Campus. (Added 08/08, Ord. 06-08, Policy 8.7.13)
- FLU5.7.14 Transit Corridor Protection. Within 1 year of adoption of the Innovation Way Study, Orange County will work with landowners to define and identify measures to protect at least two (2) mass transit alignments through the Innovation Way Overlay and Transit Station locations along those alignments. One alignment will provide north/south connections between the University of Central Florida (UCF), the proposed UCF Medical Center, and the Orlando International Airport (OIA). The other alignment will provide east/west connections between OIA and the Innovation Way Overlay. The intersection of the two alignments may be designated as one of at least two major multimodal facilities to allow easy transfers. (Added 08/08, Ord. 06-08, Obj. 8.8; Amended 10/10, Ord. 2010-13, Obj. FLU5.8-r)
- FLU5.7.15 Orange County will work with landowners to define criteria for potential alignments and station locations. (Added 08/08, Ord. 06-08, Policy 8.8.1; Amended 10/10, Ord. 2010-13, Policy FLU5.8.1-r)

Policies FLU5.8.2 through FLU5.8.5 were deleted (10/10, Ord. 2010-13)

OBJ FLU5.9 TRAIL SYSTEM. Innovation Way should include a system of bicycle and pedestrian trails that will accommodate commuters as well as a greenway network that respects the natural environment, buffers incompatible land uses, and provides right-of-way for bicycle and pedestrian trails. (Added 08/08, Ord. 06-08, Obj. 8.9)

- FLU5.9.1 Orange County will continue to develop the regional recreational trail system, where appropriate that connects county parks and other publicly owned environmentally sensitive areas. (Added 08/08, Ord. 06-08, Policy 8.9.1)
- FLU5.9.2 Orange County will negotiate with developers and landowners to obtain rights-of-way that further the regional recreational trail system. (Added 08/08, Ord. 06-08, Policy 8.9.2)
- FLU5.9.3 Orange County will work with the landowners and developers to ensure that sufficient land, commensurate with the needs of the projected population, is identified and set aside for an Activity-based Community/Regional Park within Innovation Way. (Added 08/08, Ord. 06-08, Policy 8.9.3)

OBJ FLU5.10 INNOVATION WAY FUNDING. Orange County will work with developers, landowners, MetroPlan, FDOT, OOCEA, Lynx, and other transportation agencies as needed to ensure adequate funding for the transportation network. (Added 08/08, Ord. 06-08, Obj. 8.10)

POLICIES

- FLU5.10.1 By July 1, 2010, or prior to submittal of the first Detailed Area Plan identified in FLU5.1.3, Orange County will identify the total cost of transportation improvements within Innovation Way based on the adopted prototypical urban form, and work with all funding partners to agree on funding sources and responsibilities. (Added 08/08, Ord. 06-08; Amended 10/10, Ord. 2010-13, Policy 8.10.1-r)
- FLU5.10.2 The County will consider a full range of financing options to facilitate the funding the construction of Innovation Way. (Added 08/08, Ord. 06-08, Policy 8.10.2)
- FLU5.10.3 Orange County shall evaluate alternative funding mechanisms to finance adequate public facilities in Innovation Way. The County may require as a condition of development approval, the participation of the development in such funding programs. (Added 08/08, Ord. 06-08, Policy 8.10.3)
- OBJ FLU5.11 PUBLIC SCHOOLS. Recognizing that public schools are one of the key recruiting assets for new businesses, Orange County shall continue to work with the Orange County Public School (OCPS) to provide an excellent school system for Innovation Way and surrounding areas. Orange County in collaboration with OCPS will work to provide adequate resources to ensure public schools are provided in a timely manner to accommodate anticipated school age children and to locate school sites in close proximity to neighborhoods that promotes walking, creates community centers, provides opportunities for multi-use public spaces. (Added 08/08, Ord. 06-08, Obj. 8.11)

POLICIES

- FLU5.11.1 Elementary schools shall be centrally located in neighborhoods. Housing units should generally be located within a half-mile of elementary schools. Where feasible, parks should be co-located with school sites. (Added 08/08, Ord. 06-08, Policy 8.11.1)
- FLU5.11.2 Orange County shall provide technical assistance to OCPS and developers to ensure that school sites are planned and reserved during project master planning. (Added 08/08, Ord. 06-08, Policy 8.11.2)
- OBJ FLU5.12 WATER SUPPLY AND CENTRAL SEWER. Orange County will provide a reliable water supply for the Innovation Way Study Area and will provide adequate central sewer disposal capacities. (Added 08/08, Ord. 06-08, Obj. 8.12)

- FLU5.12.1 Orange County will work with the water management districts to explore alternatives to ensure adequate water capacity for qualified high tech users. This capacity may be obtained from a variety of sources to include withdrawal from surficial sources as may be appropriately permitted. (Added 08/08, Ord. 06-08, Policy 8.12.1)
- FLU5.12.2 Orange County will require connection to central water and sewer and reclaimed water for all new development approved, pursuant to Policy FLU5.2.11. (Added 08/08, Ord. 06-08, Policy 8.12.2)
- OBJ FLU5.13 INNOVATION PLACE. The County shall adopt a new mixed-use future land use designation termed the Innovation Way Activity Center (IWAC) that will facilitate the creation of a high-tech/high-value employment center and the community infrastructure to support this employment. The implementation of

the IWAC policies is based upon the creation of a transit system that will support high density/high intensity urban land uses consistent with FLU5.13.14. In addition to a comprehensive transportation system, other community infrastructure will be required to attract high-tech/high-valued employment, including a mix of housing options, recreational facilities, schools and utilities. (Added 10/07, Ord. 2007-11; Amended 06/08, Ord. 2008-09, Obj. 8.13)

POLICIES

- FLU5.13.1
- The Innovation Way Activity Center (IWAC) Land Use Designation includes a combination of residential (as defined in FLU5.13.4 of up to 100 du/ac), retail, office, hotel, and support institutional uses (parks and schools), and shall be located within a ½ mile of Innovation Way and include a planned transit stop and/or station. Corporate campus uses for the creation of high-tech/high value employment may be located with a ¼ mile of Innovation Way. The IWAC land use is intentionally designed to remain flexible to be able to respond to market forces and economic development opportunities. All development within Innovation Place, including the IWAC, shall be rezoned to a Planned Development (PD), and shall include urban design guidelines that address walkability, bikability, quality of life, urban community standards, and integration of required pedestrian, bicycle and transit modes as stipulated in a multimodal transportation district. (Added 10/07, Ord. 2007-11, Policy 8.13.1)
- FLU5.13.2 The policies related to the IWAC Future Land Use designation shall be only be implemented through adoption of a Development of Regional Impact (DRI) and associated planned development (PD) rezoning to assure compliance with the intent of policies FLU5.13.1 through FLU5.13.14. (Added 10/07, Ord. 2007-11, Policy 8.13.2)
- FLU5.13.3 The location and timing of schools within the IWAC shall be addressed with the Planned Development rezoning, and shall be implemented in accordance with Capacity Enhancement Agreement (CEA) #06-023-8, executed on August 22, 2006 by the School Board of Orange County, and the terms of CEA #07-011, approved by the School Board of Orange County. (Added 10/07, Ord. 2007-11, Policy 8.13.3)
- FLU5.13.4 Within the IWAC the following mix of uses shall be applied to development:

| Land Use | Minimum | Maximum |
|---------------|---------|---------|
| Residential | 35% | 55% |
| Commercial | 20% | 40% |
| Office | 20% | 40% |
| Hotel | 0% | 5% |
| Institutional | 5% | 15% |

The ability to achieve the maximum densities/intensities is dependent upon the creation of a multi-modal transportation district.

Within the IWAC the following maximum floor area ratios/densities shall be applied to development:

| Land Use | Minimum | Maximum |
|---------------|------------|-------------|
| Residential | 10 DU/Ac | 100 |
| Commercial | .15 FAR | 1.0 FAR |
| Office | .15 Far | 1.0 FAR |
| Hotel | 0 Rooms/Ac | 60 Rooms/Ac |
| Institutional | N/A | N/A |

- The ability to achieve the maximum densities/intensities is dependent upon the creation of a multi-modal transportation district. (Added 10/07, Ord. 2007-11, Policy 8.13.4)
- FLU5.13.5 Residential uses within the IWAC shall be located so as to facilitate pedestrian/bicycle access to employment nodes and transit. Such residential uses shall be encouraged to be vertically integrated with office and retail uses. Housing within the IWAC shall include a diversity of housing types and densities to attract citizens from a wide range of economic levels and age groups. (Added 10/07, Ord. 2007-11, Policy 8.13.5)
- FLU5.13.6 The integrity of the neighborhoods will be enhanced by a collector road network, and an extensive pedestrian network, which will connect neighborhoods to supporting land uses and workplace activities. Design features will be incorporated that will employ a network of on-site roadways that will reduce travel time, external trips and increase the potential for local streets to accommodate vehicular movement between the various uses within this new community. (Added 10/07, Ord. 2007-11, Policy 8.13.6)
- FLU5.13.7 The design of commercial development with a ¼ mile distance of the interchange of Innovation Way and the Central Florida Greenway/417 may include vehicular oriented retail. This area of development may also include residential, hotel and office uses either vertically integrated or horizontally integrated. The Planned Development for this area shall include design guidelines that emphasize the pedestrian experience. (Added 10/0, Ord. 2007-11, Policy 8.13.7)
- FLU5.13.8 Office uses within the IWAC shall be positioned to attract high-tech/high-valued employment. Design of office uses within the IWAC may include corporate campus style development. (Added 10/07, Ord. 2007-11, Policy 8.13.8)
- FLU5.13.9 Hotel uses shall be located within a ½ mile distance of an interchange with Innovation Way and Central Florida Greenway (417) and/or a rapid transit stop. (Added 10/07, Ord. 2007-11, Policy 8.13.9)
- FLU5.13.10 Institutional land uses within the IWAC shall be comprised of civic, cultural, recreational and educational uses. The IWAC will include greens and parks located and designed to encourage frequent use and enhance quality of life. (Added 10/07, Ord. 2007-11, Policy 8.13.10)
- FLU5.13.11 In order to provide areas for high tech/high value job opportunities, a catalyst zone shall be established within Innovation Place's Innovation Way Activity Center (IWAC) in all phases of development for the purpose of supporting Orange County's regional employment goals. The catalyst zone shall be defined as the area in which catalyst office sites are located and retained for a predetermined length of time for businesses consistent with the high tech/high value employment sector. (Added 10/07, Ord. 2007-11, Policy 8.13.11)
- FLU5.13.12 A minimum of ten (10) percent of the total housing inventory within the Innovation Way Activity Center shall be provided for workforce rental housing, as defined by Orange County in May 22, 2007 Workplace Housing Taskforce Report. (Added 10/07, Ord. 2007-11, Policy 8.13.12)
- FLU5.13.13 Innovation Place is intended to be a Transit Oriented Development relying on the "Florida Department of Transportation Multimodal Transportation Districts and Area-wide and Quality Level of Service Manual" in developing the final development program and transportation network configuration consistent with the anticipated densities and intensities defined in FLU5.13.4. (Added 10/07, Ord. 2007-11, Policy 8.13.13)
- FLU5.13.14 Innovation Place shall participate in the Innovation Way Stewardship Program by its preservation of the Scrub Habitat Management Area and the center upland island (Parcel "G") as defined in the Innovation Place DRI-ADA Development Order Conditions, or the

developer can opt instead to participate in a County-approved financing plan to purchase real property for conservation (the "Innovation Way Environmental Stewardship Financing Plan" or IWESFP"). The County shall adopt, and begin to implement, the IWESFP within eighteen months of the effective date of the Innovation Place DRI Development Order, failing which the Developer shall automatically be released from the requirement to preserve the scrub habitat management area and the center upland island and may develop the scrub habitat management area and center upland consistent with the PD Land Use Plan. (Policy 8.13.14)

OBJ FLU5.14 STARWOOD. Before any development can occur within the Starwood Project, the proposed development must be processed and approved as a Development of Regional Impact (DRI), as defined in Section 380.06, Florida Statutes (FS) and Chapter 28-24, Florida Administrative Code (FAC), unless exempted from the DRI requirement under State law. Starwood will be required to submit a unified Planned Development Land Use Plan (PD-LUP) for the entire property. The Starwood Project will not be required to process or obtain approval of a Detailed Area Plan (DAP) pursuant to the requirements described in Amendment 2006-1-B-FLUE-2, or as they may be subsequently amended. (Added 06/08, Ord. 2008-09; Amended 10/10, Ord. 2010-13; Policy 8.13.15)

- FLU5.14.1 Uses within the Innovation Way Activity Center (IWAC) Land Use Designation, including a combination of residential, retail, office, high-tech/flex industrial, light industrial, hotel, and support institutional uses (parks and schools), shall be located within one (1) mile of either the northern or southern Innovation Way Roadways and shall include a planned transit-stop and/or station. The northern and southern Innovation Way Roadways are collectively referred to herein as "Innovation Way." Corporate campus use for the creation of high-tech/high-value employment may be located within ½ mile of Innovation Way. The IWAC land use is intentionally designed to remain flexible to be able to respond to market forces and economic development opportunities. The policies related to the IWAC Future Land Use designation shall be implemented only through adoption of a DRI and/or Planned Development (PD) rezoning to ensure compliance with the intent of policies FLU5.14.1 through FLU5.14.13. The Future Land Use Map for the Starwood Project has been determined by the County to be consistent with the adopted Innovation Way Development Scenario 5, approved by the County and found "in compliance" by the Department of Community Affairs. (Added 06/08, Ord. 2008-09; Amended 10/10, Ord. 2010-13, Policy 8.13.16)
- FLU5.14.2 All development within the Starwood Project, including the IWAC, shall be rezoned to Planned Development (PD) and shall include urban design guidelines that address walkability, bikeability, quality of life, urban community standards and integration of required pedestrian, bicycle and transit modes as envisioned in a multi-modal transportation district. (Added 06/08, Ord. 2008-09 and remedial 02/10, Ord. 2010-01; Amended 10/10, Ord. 2010-13, Policy 8.13.17)
- FLU5.14.2.1 In lieu of processing and obtaining approval of a DAP, Starwood shall be required to comply with Policy FLU5.2.1C, D and E and Policy FLU5.2.2, except for the public workshop requirements, which shall be held as community meetings during the PD approval process. The final master plan, if approved by the Board of County Commissioners, shall become the PD Land Use Plan (PD-LUP). The intent of this policy is to provide the level of planning required by the DAP process, while recognizing that a DAP is not required. (Added 10/10, Ord. 2010-13)
- FLU5.14.3 The location and timing of schools within the IWAC shall be addressed within the PD rezoning, and shall be subject to the applicable school concurrency requirements. No

residential development shall occur within the Starwood Project until 2013.

Acreages allocated to the following land uses in the IWAC shall comply with the following standards:

| LAND USE | MINIMUM | MAXIMUM |
|------------------|---------|---------|
| Residential | 30% | 55% |
| Commercial | 15% | 40% |
| Office | 15% | 40% |
| Hotel | 0% | 5% |
| Institutional | 5% | 15% |
| Light Industrial | 15% | 40% |

Within the IWAC the following minimum and maximum floor area ratios/densities shall be applied to development:

| LAND USE | MINIMUM | MAXIMUM |
|------------------|------------|-------------|
| Residential | 10 DU/ac | 100 DU/ac |
| Commercial | .15 FAR | 1.0 FAR |
| Office | .15 FAR | 1.0 FAR |
| Hotel | 0 rooms/ac | 60 rooms/ac |
| Institutional | N/A | N/A |
| Light Industrial | .15 FAR | 1.0 FAR |

(Added Ord. 08-09; Amended 10/10, Ord. 2010-13, Policy 8.13.18)

- FLU5.14.4 The ability to achieve the maximum floor area ratios/densities is dependent upon the creation of a multi-modal transportation district. (Added Ord. 08-09, Policy 8.13.19)
- FLU5.14.5 Residential uses within the IWAC shall be located so as to facilitate pedestrian/bicycle access to employment nodes and transit. Such residential shall be encouraged to be vertically integrated with office and retail uses. Housing within the IWAC shall include a diversity of housing types and densities to attract citizens from a wide range of economic levels and age groups. (Added Ord. 08-09, Policy 8.13.20)
- PLU5.14.6 Neighborhood integrity will be enhanced by a collector road network, and an extensive pedestrian network that will connect neighborhoods to supporting land uses and workplace activities. Design features will be incorporated which will employ a network of on-site roadways that will reduce travel time, external trips and increase the potential for local streets to accommodate vehicular movement between various uses within this new community. (Added Ord. 08-09; Amended 10/10, Ord. 2010-13, Policy 8.13.21)
- FLU5.14.7 Vehicular-oriented (big box) retail may be located:
 - (i) within one (1) mile of a half interchange, if approved and constructed in a location on the Starwood Property, that would connect Innovation Way with the Beachline (S.R. 528); and/or
 - (ii) within three (3) miles of the interchange that will be located on the International Corporate Park property connecting Innovation Way with the Beachline (S.R. 528). This area of development may also include residential, retail, office, high-tech/flex industrial, light industrial, and hotel uses either vertically integrated or horizontally integrated. Development within Starwood shall be consistent with Starwood Future Land Use Map and with Innovation Way policies and ordinances.

NOTE: The Starwood Property will require either direct access to the Beachline via a half interchange on the Starwood Property or indirect access via the interchange that will be

constructed on the ICP Property. Due to the Project's constraints in accessing the Beachline, the distances from the interchanges (listed in (i) and (ii) above) may need to be adjusted for the Starwood Project to allow the high intensity development necessary to support a multi-modal transit system. (Added Ord. 08-09, Policy 8.13.22)

- FLU5.14.8 Office uses within the IWAC shall be positioned to attract high-tech/high-valued employment. Design of office uses within the IWAC may include corporate campus style development. (Added Ord. 08/09, Policy 8.13.23)
- FLU5.14.9 Hotel uses shall be located: (i) within one (1) mile of a half interchange, if approved and constructed in a location on the Starwood Property, that would connect Innovation Way with the Beachline (S.R. 528); and/or (ii) within two (2) miles of the interchange that will be located on the International Corporate Park property connecting Innovation Way with the Beachline (S.R. 528); and/or (iii) within one-half (1/2) mile of a rapid transit stop. (Added Ord. 08/09, Policy 8.13.24)
- FLU5.14.10 Institutional land uses within the IWAC shall be comprised of civic, cultural, recreational and educational uses. The IWAC will include green space and parks located and designed to encourage frequent use and enhance quality of life. (Added Ord. 08/09, Policy 8.13.25)
- FLU5.14.11 A minimum of ten (10) percent of the total housing inventory within the IWAC shall be provided for workforce rental housing, as defined by Orange County, in the May 22, 2007, Workforce Housing Task Force Report. The location of workforce rental housing within or contiguous to the IWAC shall be designated during the PD rezoning process. (Added Ord. 08/09; Amended 10/10, Ord. 2010-13, Policy 8.13.26)
- FLU5.14.12 The Starwood Project is intended to be a Transit Oriented Development relying on the Florida Department of Transportations' Multimodal Transportation Districts and Area Wide and Quality Level of Service Manual" in developing the final development program and transportation network configuration consistent with the anticipated densities and intensities identified in Policy FLU5.14.3. (Added Ord. 08/09; Amended 10/10, Ord. 2010-13, Policy 8.13.27)
- FLU5.14.13 The Starwood Project shall participate in the Environmental Land Stewardship Program (Added 04/10, Ord. 2010-04; Amended 10/10, Ord. 2010-13)

LAND AND ENVIRONMENTAL ASSETS

- GOAL FLU6

 PROTECTION OF RURAL LAND RESOURCES AND OTHER ASSETS. The County will manage land uses within the Rural Service Area, including agricultural lands, environmental land including the Wekiva Area, historic resources and Rural Settlements, so as to conserve these assets and their values. (Goal 2-r)
- OBJ FLU6.1 RURAL SERVICE AREA. Orange County shall designate that portion of the County outside the Urban Service Area as the Rural Service Area. The intended rural character and assets of the Rural Service Area shall be promoted through the following policies. (Obj. 2.3)

POLICIES

FLU6.1.1 The Future Land Use correlation for the Rural Service Area is:

| Future Land Use (R) | Zoning |
|----------------------------------|---------------------|
| Rural /Agricultural (1 DU/10 AC) | A-1, A-2, A-R, R-CE |

FLU6.1.2 Orange County shall enforce criteria to ensure the scale, and density and/or intensity of development within the Rural Service Area so that it promotes the intended rural character. The regulations may include, but shall not be limited to, height limitations and

buffer requirements. (Added 12/00, Ord. 00-25, Policy 2.3.1-r)

- FLU6.1.3 Residential uses in areas designated Rural shall be limited to a maximum density of 1 DU/10 acres. Density shall refer to the total number of units divided by developable land area, excluding natural water bodies and conservation areas (wetlands areas). Agriculturally zoned areas that do not have active agricultural use may be the subject of amendments to the comprehensive plan in order that such areas may be rezoned to an appropriate residential category. Cluster zoning shall not be permitted in the Rural Service Area except where required for protection of significant environmental features, such as Wekiva Study Area, Class I conservation areas or rare upland habitat. (Added 11/99, Ord. 99-19; Amended 10/10, Ord. 2010-13, Policy 2.2.4-r)
- FLU6.1.4 Institutional uses, such as wastewater treatment and landfill facilities, whether operated by a local government or private enterprise, while allowed in the Rural Service Area shall not be an impetus for additional urban development in the Rural Service Area. (Policy 2.3.2)
- FLU6.1.5 Agriculturally zoned land shall be rezoned to an appropriate residential district prior to subdivision for residential purposes. (Policy 2.2.3)
- FLU6.1.6 Orange County shall promote agribusiness to accommodate uses such as vegetable and fruit packaging, ornamental horticulture operations, fish culture, and other new and innovative agribusiness and support functions. (Added 12/00, Ord. 00-25, Policy 2.2.2-r)
- FLU6.1.7 Orange County shall evaluate the Conservation Subdivision as a development tool for Rural Settlements within the Rural Service Area. In addition, Orange County shall support the use of low impact development strategies, such as those identified by the Water Management Districts and the Institute of Food and Agricultural Science, as a means to conserve water, soils and vegetation where needed. Such techniques shall not be used to enable more density than would be allowable in the Rural Service Area.
- FLU6.1.8 Under special conditions, the County may consider approval of those uses that by their nature, require isolation due to a high degree of security for national defense purposes, or by their nature are appropriate to locate in the Rural Service Area. The former type of project may involve hazardous operation or testing that should be located in remote areas away from population concentrations. Other such uses may include gun ranges, landfills, and kennels. Both types of uses will require review as either a special exception to the existing zoning or under the Planned Development zoning category; with special attention and analysis applied to the following considerations, at a minimum:
 - · General public safety measures;
 - Environmental impacts, particularly related to surface and subsurface hydrological effects and endangered flora and fauna;
 - Access limitation considerations and increased service provisions to ensure an adequate level of self-sufficiency, and
 - Availability and requirements for central water service
 - Where such uses are located in the Rural Service Area, but adjacent to the Urban Service Area, these uses requiring isolation or separation from residential uses may be approved by the Board of County Commissioners for central water services. Central water services provided within the Rural Service Area may only be approved when the applicant agrees to pay all connection fees related to water services, where central water is available immediately adjacent to the project, and where the use of a potable well would clearly present a health hazard due to the normal byproducts of the activities proposed on the subject site. Connection to such services shall not be an impetus or basis to urbanize adjacent land, nor can it create a precedent for adding additional properties into the Urban Service Boundary. Any alternative use will

require an amendment to the Future Land Use Map of the comprehensive plan. (Added 11/99, Ord. 99-19, Policy 2.2.5)

- PLU6.1.9 Notwithstanding the requirement of FLU6.1.3 (that no development shall occur on parcels less than ten acres in size within the Rural Service Area), any parcel of property that was legally created and either (A) recorded in the Public Records of Orange County prior to May 21, 1991, or (B) sold under a valid "contract for deed" prior to May 21, 1991 and that has a land use designation permitting a residential structure, in addition to other permitted uses, may be developed with a single principal residential structure and related ancillary structures. Furthermore, nothing in Future Land Use FLU6.1.3 shall act to prevent an existing or future residential structure from being expanded, enlarged, renovated, demolished or removed, and rebuilt or replaced. However, nothing in this policy shall act to exempt any project from other County land development regulations, and multiple contiguous parcels in common ownership or under a common "contract for deed" as of May 21, 1991, shall be aggregated and deemed to be one parcel for purposes of this policy. (Policy 3.7.7-r)
- FLU6.1.10 Orange County shall support the goals of the Rural Land Stewardship program as encouraged by the Department of Community Affairs and consider cooperative implementation of this program where there are interested property owners, and adjoining entities willing to participate in this effort.
- FLU6.1.11 Orange County shall continue to promote the long-term viability of agricultural uses, and agribusiness itself, as an economic asset. (Obj. 2.2-r)
- FLU6.1.12 Orange County will support the creation and availability of fresh food initiatives and efforts, including local farmers markets, community vegetable gardens, and other small scale agricultural efforts that promote local sustainability.
- 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. (Added 12/00, Ord. 00-25, Obj. 2.1-r)

POLICIES

FLU6.2.1

The following Rural Settlements shall be designated on the Future Land Use Map to meet the desire for a rural lifestyle. No new Rural Settlements or expansions to the existing Rural Settlement boundaries shall occur; however, within 18 months, Orange County shall complete a study to determine whether the existing Rural Settlements should be expanded.

| Rural Settlements |
|-----------------------------|
| Bithlo |
| Bridle Path |
| Christmas |
| Clarcona |
| Corner Lake |
| Gotha |
| Lake Avalon |
| Lake Hart/Lake Whippoorwill |
| Lake Mary Jane |

| Rural Settlements |
|------------------------------------|
| Lake Pickett |
| North Apopka/Wekiva |
| North Christmas |
| Otter Lake |
| Paradise Heights |
| Rainbow Ridge |
| Sunflower Trail/Seaward Plantation |
| Tangerine |
| Tildenville |
| Wedgefield |
| West Windermere |
| Zellwood |
| Zellwood Station |

The basis of this policy is that Rural Settlements were implemented to recognize communities that existed at the time of the 1991 CPP adoption. This policy change is being implemented as part of this update's strategy to focus development within the County's USA and discourage the proliferation of extended Rural Settlement boundaries. In addition this policy will allow time for vacant and committed lands within existing Rural Settlements to develop as a means of satisfying this style of living. This policy will be monitored and evaluated as part of the 2014 EAR. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07, Policy 2.1.1-r)

- FLU6.2.2 Every effort shall be made to preserve the existing character of the Tangerine, Clarcona, Christmas, Zellwood, and Gotha rural settlements as part of Orange County's heritage and historic preservation. Rural Settlements may be designated as Preservation Districts for the purposes of municipal annexation pursuant to the Orange County Charter, Article V. (Added 12/00, Ord. 00-25, Policy 2.1.2-r)
- FLU6.2.3 Development proposals consisting of over 10% of the overall acreage of the Rural Settlement or greater than 25 residential units within a Rural Settlement shall have final approval as a Planned Development. The Planned Development shall reflect the intended rural character consistent with the criteria listed in Future Land Use Policies FLU6.2.4 and FLU6.2.5. (Added 12/00, Ord. 00-25, Policy 2.1.6)
- FLU6.2.4 In addition, the County may use the PD designation tool includes criteria to ensure new development within the Rural Settlement contributes to the community's sense of place. These criteria shall include, but not be limited to, the following:
 - Designs for new roads, and alterations to existing roads, should ensure the physical impact on the natural and historic environment is kept to a minimum;
 - New roads or road improvements shall be designed to accommodate the anticipated volume and nature of traffic, but pavement shall be kept as narrow as safety allows while encouraging equestrian, bicycle, pedestrian, and other non-motorized, alternative means of transportation, preservation of wildlife corridors and habitat, and aesthetically pleasing landscape treatment; and,
 - New buildings and structures shall be located where their construction or access does not cause substantial modification to the topography and natural resources.
 - Provide for increased setbacks along roadways to preserve views, open space, and rural character; and provide guidelines for lot layout and cluster development for residential development to maintain open space and rural character. (Added 12/00,

Ord. 00-25, Policy 2.1.7-r)

- 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). (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07, Policy 2.1.8-r, 2.1.9-r)
- 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). (Added 8/92, Ord. 92-24; Amended 8/93, Ord. 93-19; Amended 6/10, Ord. 10-07, Policy 1.1.11)

Clustering shall be supported to maintain the rural character through preservation of open space and lot layout and design. Generally recognized and accepted conservation subdivisions can be used where they minimize impacts on areas with rural character provided their use is consistent with the overall intent of Rural Settlement boundaries.

Clustering, with permanent protection of open space, shall be encouraged or required for all new development and redevelopment within the Wekiva Study Area, based on location, i.e., Urban Service Area, Rural Service Area, Rural Settlement, Growth Center and overall project acreage. The County shall evaluate incentives to further the implementation of open space preservation and maximum impervious surface ratios and include these in the Land Development Code by January 1, 2007. (Added 12/00, Ord. 00-25, Policy 2.1.9-r)

- FLU6.2.7 With the exception of land designated Low Density and Low-Medium Density Residential on the Future Land Use Map within the Rural Settlement at the time of plan adoption, additional land designated Low Density Residential shall not be permitted in Rural Settlements except for County certified affordable housing projects that are rural in character and meet the Small Scale FLUM criteria and requirements. All other amendments to residential densities of the Rural Settlement shall not allow residential development to exceed one (1) dwelling unit per acre. (Added 6/94, Ord. 94-13; Amended 12/00, Ord. 00-25, Policy 2.1.10)
- 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)
- PLU6.2.9 Neighborhood commercial and office uses shall be allowed in Rural Settlements in areas designated for such on the Future Land Use Map. Only those commercial and office uses that will support existing residential uses, i.e., neighborhood commercial, shall be permitted in Rural Settlements. The scale and intensity of commercial and office uses must be compatible with the development pattern of the existing Rural Settlement. Corner stores, professional services that utilize existing structures, small scale personal services permitted within agricultural zoning are the type of non-residential uses consistent with Rural Settlements. Limited C-1 zoning uses and FARs up to 0.15 shall be considered suitable for Rural Settlements that have maintained their historic character. (Added 12/00, Ord. 00-25, Policy 2.1.12-r)
- FLU6.2.10 Neighborhood commercial uses in Rural Settlements shall be developed according to the following criteria:
 - A. These uses shall be located to serve the residents of the rural area and not primarily to attract "pass-by" trips; and,

- B. These uses shall contain retail and personal services intended to serve the immediate population. (Added 12/00, Ord. 00-25, Policy 2.1.14)
- FLU6.2.11 Industrial uses in the Rural Service Area shall be permitted only as shown on the Future Land Use Map within the Rural Settlements of Bithlo, Christmas, and Zellwood. Any development order permitting industrial uses within a Rural Settlement shall be consistent with the Orange County Individual On-site Sewage Disposal System (OSDS) Ordinance, Article 17, Chapter 37 of the Orange County Code and shall be contingent upon the provision of adequate fire flows. Furthermore, such industrial uses shall be limited to those that do not produce hazardous, toxic, or industrial waste. Further industrial designations shall be prohibited from all Rural Settlements including Bithlo, Christmas, and Zellwood. (Added 12/00, Ord. 00-25, Policy 2.1.13)
- FLU6.2.12 Any proposed use within a Rural Settlement intended for the new construction of a structure(s) with a Gross Buildable Area of 50,000 SF (on a cumulative basis) or more or projected to have a weekly trip rate of 10,000 total trips may be considered inappropriate for a Rural Settlement if the following conditions exist:
 - The proposed use is located in a Rural Settlement that has maintained a rural and historic character, consistent with the intent of Rural Settlements.
 - It is determined that the proposed use(s) by size, massing and traffic, will unduly impact the historic and rural character of the Rural Settlement;
 - The use, as determined by a market study, is primarily intended for those whose daily life activities do not occur within the Rural Settlement.
 - It is not demonstrated that other potential sites were evaluated as being suitable.
- FLU6.2.13 Expansion of existing water and wastewater facilities providing service to Rural Settlements shall be consistent with Potable Water Objective PW1.5 and applicable Future Land Use Policies and with Wastewater Objective WW1.5 and applicable Future Land Use Policies. The existing capacity shall not be used as a reason for increased densities within the Rural Settlement. (Added 12/00, Ord. 00-25, Policy 2.1.15)
- FLU6.2.14 The future land use, density and intensity of development adjacent to a Rural Settlement shall not negatively impact the character of the Rural Settlement. Density on adjacent parcels shall be reviewed in the context of its compatibility with the Rural Settlement. Additional compatibility may be provided using buffering or the clustering of units with dedicated open space, consistent with Future Land Use FLU6.2.6. Adjacent development shall be designed to produce minimal impact on local roads within the Rural Settlement. (Added 12/00, Ord. 00-25, Policy 2.1.18)
- Residential development in a Rural Settlement may be permitted up to two (2) dwelling units per acre in limited areas that are adjacent to higher density or intensity urban development located in adjacent municipal jurisdictions, provided site design standards are provided to ensure compatibility with the Rural Settlement. This provision is intended to serve as a buffer and transition. The Future Land Use designation of Rural Settlement Low Density Residential shall be restricted to no more than 2 DU/AC. Parcels greater than 25 Acres must be approved as a PD. Higher density shall only be considered if existing or vested development. Adjacency requires a minimum of 25% contiguity. Such increased density shall not be an impetus for the provision of central services within Rural Settlements. (Added 6/94, Ord. 94-13, 12/00, Ord. 00-25, Policy 2.1.17-r)
- OBJ FLU6.3 Orange County shall protect and preserve certain existing Rural Settlements and their established neighborhoods, which by their particular location may be impacted by adjacent urban uses. This objective shall be made measurable by implementing the following policies. (Added 05/01, Ord. 01-11, Obj. 2.4)

POLICIES

- FLU6.3.1 Orange County shall continue to address development impacts to the **Lake Hart/Lake Whippoorwill Rural Settlement** from adjacent properties in the City of Orlando via agreements or studies. (Added 5/01, Ord. 01-11, Policy 2.4.1-r)
- FLU6.3.1.1 The Narcoossee Road-Lake Hart/Lake Whippoorwill Rural Settlement Study refers to properties fronting the eastern side of Narcoossee Road from Kirby Smith Road to Tyson Road. A map depicting this area shall be incorporated into the Future Land Use Element Map Series as map 19. (Added 10-2009, Ord. 2009-28)
- FLU6.3.2 On November 18, 2008, the Narcoossee Road-Lake Hart/Lake Whippoorwill Rural Settlement Study was presented to the Board of County Commissioners. The study's intent was to provide sound planning guidelines along the east side of Narcoossee Road in keeping with development occurring in the City of Orlando to the west, and to transition the intensity of land uses from Narcoossee Road east to the Rural Settlement in order to protect the Rural Settlement and Lake Whippoorwill. Policies FLU6.3.2 through FLU6.3.8 shall apply only to properties with direct frontage on the east side of Narcoossee Road between Kirby Smith Road and Tyson Road in the Lake Hart/Lake Whippoorwill Rural Settlement. Nothing in these policies shall be construed to convey entitlements or development rights.

To address the specific and unique issues affecting the Lake Hart/ Lake Whippoorwill Rural Settlement, applications for development approval for property fronting on Narcoossee Road in the Lake Hart/Lake Whippoorwill Rural Settlement shall be processed as Planned Developments (at both the Comprehensive Plan Amendment and the rezoning stage) to ensure compatibility with the Rural Settlement.

Compatibility requirements shall address transitional uses, appropriate mass and scale of structures, architectural features, increased buffers, and other performance standards deemed appropriate during review by the Development Review Committee.

Proposed future land use changes that include commercial uses also shall be consistent with the requirements of FLU1.4.3 through FLU1.4.15.

To provide transition between development occurring on Narcoossee Road and the land adjacent to the lake that will remain in the Rural Settlement, development standards shall be incorporated into the land development code to address the following:

Building Height Transition. Building heights and density and intensity of land uses within this Study Area shall transition downward from west to east, with the highest structures and highest density and intensity fronting Narcoossee Road, and development on the eastern boundary of the Study Area remaining compatible with the Rural Settlement, consistent with Policy FLU6.2.14.

Cross Access. To minimize ingress and egress onto Narcoossee Road from the Study Area, development within the Study Area shall provide cross-access easements and /or stub-outs to adjacent developments. Additionally, shared parking may be approved by Orange County on a case by case basis.

Physical Buffering. Development on the eastern boundary of the Study Area must remain compatible with the Rural Settlement. Along with this transitional use, buffers between Study Area development and adjacent Rural Settlement properties shall be similar to those required in the Code between residential and non-residential uses. (Added 5/01, Ord. 01-11; Amended 10/09, Ord. 2009-28, Policy 2.4.2-r)

FLU6.3.2.1 Upon adoption by the Board of County Commissioners, any property granted a future land use change to Planned Development pursuant to Policy FLU6.3.2 will be removed from the Rural Settlement and included in the Urban Service Area. As part of the

- application submittal, the applicant must demonstrate that the request is consistent with Orange County's goals for the Narcoossee Road corridor. (Added 10/09, Ord. 2009-28)
- FLU6.3.2.2 Non-conforming uses In no event shall development of parcels in the Study Area cause parcels remaining in the Lake Whippoorwill/Lake Hart Rural Settlement to become non-conforming with the Future Land Use designation of RS1/2 (1 dwelling unit/2 acres) or leave Rural Settlement parcels without access. (Added 10/09, Ord. 2009-28)
- FLU6.3.2.3 Any access to Tyson Road shall be designed to discourage trips heading east on Tyson Road. (Added 10/09, Ord. 2009-28)
- FLU6.3.2.4 Allowable uses as part of the Planned Development shall be as follows:
 - PO uses for Office such as doctors' offices, attorneys' offices, real estate offices, mortgage and finance offices and tax consultant services;
 - C-1 uses for Commercial Neighborhood and community-scale commercial and office development, such as small grocery stores, other similar small neighborhood serving retail, eating and drinking places and personal services.
 - Residential

Prohibited uses shall be as follows:

- Strip commercial. (Added 10/09, Ord. 2009-28)
- PLU6.3.3 Development of property in the Lake Hart/Lake Whippoorwill Rural Settlement consistent with Policy FLU6.3.2 and/or existing or planned central utility services on or near Narcoossee Road or in the Lake Hart Planned Development shall not be the sole justification to allow increased land use intensity. Future adjacent uses with greater density or intensity shall be designed to produce minimal impact on local roads within the Lake Hart/Lake Whippoorwill Rural Settlement. (Added 5/01, Ord. 01-11; Amended 10/09, Ord. 2009-28, Policy 2.4.3)
- FLU6.3.4 New development fronting on Lakes Hart or Whippoorwill shall take into consideration existing tree canopy and wetland areas in project design. The County may apply reasonable performance standards to address impacts of building height and lighting on adjacent development and on view corridors from across the lake. The County also may require connectivity of recreational facilities, such as equestrian and multi-use trails, between the properties included in the Study Area and development north and south of the study area. Orange County may impose restrictions on the use of watercraft and access to lakes through conditions of approval. Restrictions on lake access are not intended to apply to the development of a single-family home on a lot of record in the Rural Settlement, so long as applicable Land Development Code and State standards are met. (Added 5/01, Ord. 01-11; Amended 10/09, Ord. 2009-28, Policy 2.4.4)
- FLU6.3.4.1 The County will establish a community identification signage program for the Narcoossee Road Lake Hart/Lake Whippoorwill Rural Settlement Study Area that will recognize the physical boundaries of the area and will be used for identification of landmarks and historically significant features. The signage program shall be adopted by ordinance and shall apply to properties as identified in Policy FLU6.3.2 (Added 10/09, Ord. 2009-28)
- FLU6.3.4.2 All commercial and office signage (which may occur only as provided in Policy FLU6.3.2) shall be developed in accordance with the Sign Ordinance, subject to the signage standards established below. Exterior signs shall be either monument-style ground signs or wall-mounted signs and shall comply with the following requirements:
 - A. Sign plan required. Signage within the Narcoossee Road Lake Hart/Lake Whippoorwill Rural Settlement Study Area shall enhance the character and intent of the study. A project sign plan shall be submitted to and approved by the DRC as part of the PD documents for all non-residential projects. Sign detailing, materials, color

and lettering styles shall be consistent with the adjacent principal structure. In addition to the existing sign code requirements, the sign plan shall be consistent with the community identity and, at a minimum, provide exhibits that display the size, type and materials proposed, including but not limited to building address identification and method of illumination.

- B. Prohibited signs. The following exterior signs shall be prohibited:
 - 1. Internally illuminated signs;
 - 2. Pole signs;
 - 3. Off-premises signs (billboards, etc.);
 - 4. Temporary signs (banners, balloons, trailer signs etc.), with the exception of real estate or special event signs as may be allowed pursuant to the Sign Ordinance;
 - 5. Neon signs;
 - 6. Internal or backlit awnings or any signage placed on an awning;
 - 7. Any type of sign, temporary or permanent, that has moving parts or appears to have movement;
 - 8. Flashing, blinking or LED signs;
 - 9. Electronic message center signs or boards, including time and temperature signs;
 - 10. Temporary or permanent signage on fencing; and
 - 11. Roof signs.
- C. Sign illumination. Exterior signs shall be lit with external light sources only. Light sources shall be mounted, shielded and pointed toward the sign face so that spill-over glare onto any adjacent rights-of-way, properties, or skyward is completely avoided.
- D. Ground-mounted (monument) sign copy area. The maximum copy area, in square feet, per ground-mounted sign (multiple or single tenant) shall be thirty-two (32) square feet. Sign copy area shall be a minimum of thirty (30) inches from finished grade. The maximum height of the ground mounted sign shall be six (6) feet from the top of the sign to the finished grade.
- E. Wall or building projected signs. For signs erected on buildings having up to two hundred (200) linear feet of building frontage, including marquee signs, projecting signs and wall signs (fascia signs), a total of one-quarter (0.25) square foot of copy area for signage may be allowed for each one (1) linear foot of building frontage per establishment.
- F. Sign landscaping. All exterior ground (monument) signs shall include a minimum thirty-six (36) inch wide landscape strip surrounding the base (foundation) of the sign. The landscape strip shall be planted with materials that attain a maximum height of thirty (30) inches above the finished grade. (Added 10/09, Ord. 2009-28)
- 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. (Added 5/04, Ord. 04-06; Amended 5/05, Ord. 05-05, Policy 2.4.5-r)
- FLU6.3.6 Limited neighborhood commercial and office uses shall be allowed in the Lake Avalon Rural Settlement consistent with Future Land Use Element FLU6.2.10. The scale, intensity and types of commercial and office uses must be compatible with the existing rural development pattern of the Lake Avalon area. Commercial and Office uses shall be processed as comprehensive policy amendments. (Added 5/04, Ord. 04-06, Policy 2.4.6)
- FLU6.3.7 In addition to the existing criteria FLU6.2.4, non-residential development will be subject to the Lake Avalon Rural Settlement Commercial Design Guidelines. All non-residential development will be required to be zoned PD (Planned development) or granted a Special Exception. These guidelines will be implemented on a case-by-case basis during the rezoning or special exception process. The guidelines shall include, but not limited to the following:
 - Uses
 - Access management
 - Site requirements
 - Signage
 - Fencing (Added 5/04, Ord. 04-06, Policy 2.4.7)
- FLU6.3.8 Orange County shall support the Lake Avalon Rural Settlement in an effort to promote the development of multi-purpose trails, including equestrian, pedestrian and bicycling trails. (Added 5/04, Ord. 04-06, Policy 2.4.8)
- FLU6.3.9 The County will establish a community identification signage program for the Lake Avalon Rural Settlement that will recognize the physical boundaries of the area and will be used for identification of community facilities. (Added 5/04, Ord. 04-06, Policy 2.4.9)
- FLU6.3.10 In the interest of maintaining adequate potable water quality for the Lake Avalon Rural Settlement, amendments to the Lake Avalon Rural Settlement shall be approved by the BCC on a case by case basis consistent with the Comprehensive Plan. Any existing facilities serving the Rural Settlement shall not be used as reason to increase allowable densities in the Rural Settlement. (Added 5/04, Ord. 04-06, Policy 2.4.10)
- FLU6.3.11 Development within the Lake Avalon Rural Settlement shall be consistent with existing Orange County FLU6.2.1 FLU6.2.15. (Added 5/04, Ord. 04-06, Policy 2.4.11-r)
- FLU6.3.12 Pursuant to FLU6.2.5 adjacent development shall consider appropriate buffering and compatibility standards for development that is adjacent to the Lake Avalon Rural Settlement. (Added 5/04, Ord. 04-06, Policy 2.4.12)
- Refer to Stipulated Settlement Agreement with **Bargrove** and the Department of Community Affairs in DOAH Case No. 06-003320GM regarding Comprehensive Plan Amendment 2006-1-A-2-1, and explicitly applies only to the 189-acre parcel known as the "Bargrove Property" and referred to herein as the "Property." A copy of this Policy and its Exhibits are on file with the Clerk to the Board of County Commissioners, the Orange County Planning Division and the Orange County Library (downtown Orlando branch). A legal description of the Property is set forth in Exhibit 1 to this Policy. A color map of the Property that shows the Property boundaries as well as the location and the size of the 5 areas of Karst geology and their 50-foot wide buffers, the natural vegetative buffers, and the 25-foot perimeter buffer is attached to this Policy as Exhibit 2. No development shall be allowed in the 5 on-site areas of karst geology, their 50-foot wide buffers, the natural vegetative buffers, and the perimeter buffer, which areas are included as part of the open space indicated on Exhibit 2. The Property shall be

developed consistent with a planned development ("PD") zoning designation to be established in accordance with the County's Land Development Regulations. The PD zoning for the Property shall include the following restrictions: Residential density shall not exceed 188 single family dwelling units (which equates to one dwelling unit per gross acre), the residential lot sizes shall not be less than 1/3 acre, and the lots shall be clustered in a manner that retains not less than 63.2 acres (33%) open space within the Property at the specific locations indicated on the map that is attached to this Policy as Exhibit 2. Use of all chemicals, including but not limited to fertilizers, weed control agents, insecticides, pesticides or other similar products, shall be prohibited within the designated open space areas, which specifically include the karst geology and their buffers, the natural vegetative buffer, the perimeter buffer, the elementary school site, and the neighborhood parks. This restriction on the open space areas shall apply in perpetuity. Maintenance activities including but not limited to mowing, edging, hand weeding and trash removal shall be allowed in all designated open space areas. Notwithstanding the prohibition on development stated above, dry retention ponds may be located in the open space areas that are not designated as karst geology or the 50foot wide buffers contiguous to the karst geology, A reverse (environmental) swale shall be provided at the rear of any residential lot that backs up to one of the designated open space areas. These swales shall not count toward the open space. In addition, the individual lots and homes developed on the Property shall be designed so that stormwater runoff from the roof will be directed to a grassed area before discharging into a storm drain. Potable water and wastewater services to the Property shall be provided by the City of Apopka. (Added, 5/04, Ord. 04-06, Policy 2.4.13)

- FLU6.3.14
- **Wedgefield** is located is east Orange County and has two (2) distinct parts. There is the portion located within the Rural Settlement and there is the portion located outside the Rural Settlement. The portion outside the Rural Settlement is designated Rural within the Rural Service Area with a density on one (1) unit per ten (10) acres. However, this section of Wedgefield is unique and is distinguishable from other areas in the Rural Service Area. Since 1992, Orange County has had a policy regarding development in this area. Prior to the adoption of the Comprehensive Plan (CP), this portion of Wedgefield has been subdivided and split many times. In 1992, Orange County recognized this pre-CP arrangement and set out parameters for the issuance of building permits for single family residents. Over the years numerous residences have been constructed. This created an inequity for some property owners who could not document that their property was divided prior to 1991. In order to provide a fair and equitable policy for all the property owners in the Wedgefield Rural Service Area, the following policies shall apply.
- A. These policies shall apply only to those properties platted as Rocket City or Cape Orlando Estates and located within the Ranger Drainage District within the Rural Service Area of Orange County.
- B. Permitted density shall be one (1) unit per two (2) acres. Density refers to the total number of units divided by developable land, i.e., Natural Lakes and designated Conservation Areas are excluded from the gross land area.
- C. Lots utilizing elevated septic tanks shall only be permitted on lots having a minimum of 110 feet of street frontage (lot width).
- D. Lots of less than two (2) acres may be permitted for a single family residence, if documentation is provided to Orange County that shows the property was deeded as a separate parcel of record prior to July 1, 1991.

OBJ FLU6.4 Orange County shall continue to implement programs and codes that conserve, protect and enhance the County's natural resources and environmental assets.

- FLU6.4.1 Orange County shall regulate businesses and industries that have the potential to have an adverse impact on air quality and ensure that proper pollution control devices are used and maintained. This policy shall be achieved through coordination with the Florida Department of Environmental Protection and through the activities of the Orange County Environmental Protection Division. (Added 12/00, Ord. 00-25, Policy 4.2.1-r)
- FLU6.4.2 Orange County shall promote, through land development regulations and/or acquisition, the protection of rare upland vegetative communities and high recharge areas. Such regulations may include, but shall not be limited to, cluster developments, transfer of development rights, buffering sensitive areas, the identification and designation of wildlife corridors to discourage fragmentation and the implementation of the Wekiva Protection Act. (Added 12/00, Ord. 00-25, Policy 4.2.9)
- FLU6.4.3 All actions taken by the County with regard to development orders shall be consistent with C1.4.1 (of the Conservation Element) and the regulations adopted pursuant thereto with respect to wetland protection. (Added 8/92, Ord. 92-24, Policy 4.2.7-r)
- FLU6.4.4 The Land Development Code shall specify wetland areas shall be incorporated into the design of development proposals in a manner that will, in a post development environment, maintain their productive functioning subject to the provisions of Conservation Policy C1.2.7 (Added 12/00, Ord., 00-25, Policy 4.2.8-r)
- FLU6.4.5 The Land Development Code shall provide regulations for the protection and conservation of wildlife listed as endangered, threatened, or species of special concern, and their occupied habitat, floodplains, and the natural function of wetlands. (Added 12/00, Ord. 00-25, Policy 4.2.6)
- FLU6.4.6 Orange County shall continue to protect wildlife corridors, rare upland vegetative communities wetland vegetative communities through the adoption of land development regulations or by utilizing other mechanisms such as transfer of development rights; development exactions; development incentives; or acquisition (by use of possible bond issues, existing tax dollars, or the Conservation Trust Fund) and the Green Place Program. (Added 12/00, Ord. 00-25, Policy 4.2.10-r).
- FLU6.4.7 Orange County shall provide for compatible public and/or private land uses adjacent to significant natural resources that are managed for public benefit. Methods of protection to be considered may include, but shall not be limited to, coordination with appropriate State agencies, Notice of Proximity, the use of density and intensity limitations on land use and development, and the use of buffers. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07, Policy 4.2.13)
- FLU6.4.8 Orange County shall provide for protection of wildlife habitat found on County owned lands. Such protection may include, but shall not be limited to, the use of density and intensity limitations on land use and development, Notice of Proximity, and the use of buffers. (Added 12/00, Ord. 00/25; Amended 06/10, Ord. 10-07, Policy 4.2.14)
- FLU6.4.9 Land depicted as Parks/Recreation, Open Space or Conservation in new developments shall be so restricted by a recorded covenant on the land or deed restriction as a condition of any preliminary subdivision plan or planned development approvals by the County. (Added 6/94, Ord. 94-13, Policy 4.2.23)
- FLU6.4.10 The Land Development Code shall specify extraction of natural resources (e.g., mineral and soil excavation) shall be permitted only where compatible with existing and proposed

- land uses. In addition, such operation shall be consistent with County environmental policies. A reclamation plan shall be submitted with extractive use permits and approved by the County. (Added 12/00, Ord. 00-25, Policy 4.2.15)
- FLU6.4.11 Orange County will require that all developments incorporate acceptable engineering practices to ensure their compatibility with on-site soils. (Policies 4.2.16 and 4.2.17-r)
- FLU6.4.12 Orange County shall continue to protect public potable water wells through implementation of policies in the Water Supply Plan and Aquifer Recharge Elements. (Added 12/00, Ord. 00-25, Policy 4.2.18)
- FLU6.4.13 Orange County shall maintain the quality of lakes, including the Butler Chain of Lakes, that are designated as Outstanding Florida Waters. (Added 6/95, Ord. 95-13, Obj. 4.4-r)
- FLU6.4.14 All new residential developments shall provide for a minimum lot size of at least one (1) acre for all lots fronting on any lake within the Butler Chain. This shall not include any existing manmade waterbodies connected to the Butler Chain. This development must be consistent with the future land use designation, FLU1.2.7 or FLU6.1.9, or have vested rights. (Added 6/95, Ord. 95-13; Amended 10/10, Ord. 2010-13, Policy 4.4.1)
- FLU6.4.15 Orange County shall require, to the extent allowable by Law, that all petroleum tanks to meet FDEP storage tank compliance standards and upgrade, as required, to protect the quality of surface waters. (Added 6/95, Ord. 95-13, Policy 4.4.3-r)
- FLU6.4.16 All rezonings within the Urban Service Area with frontage on the Butler Chain of Lakes shall be restricted to residential only with accessory recreational uses. Nonresidential zonings shall be prohibited. (Added 6/95, Ord. 95-13, Policy 4.4.2-r)
- FLU6.4.17 Orange County shall protect groundwater quality from the effects of development in areas of prime water recharge and within wellheads protection areas, consistent with the Aquifer Recharge Element and the Water Supply element. (Added 12/00, Ord. 00-25, Policy 4.2.4)
- FLU6.4.18 The Land Development Code shall require stormwater management systems to retain or detain with filtration, one-half inch of run-off from the developed site, or the run-off generated from the first one inch of rainfall on the developed site to provide for water quality treatment. (Added 12/00, Ord. 00-25, Policy 4.2.5)
- FLU6.4.19 County shall continue to require the flood-proofing of structures and the restriction of development that diminishes flood carrying or flood storage capacities. The County shall also continue to require non-residential and residential development in special flood hazard areas, as defined by the Federal Emergency Management Agency, to have the lowest floor, including basement, elevated no lower than one foot above the base flood elevation; and, if solid perimeter walls are used to elevate structures, openings sufficient to facilitate the unimpeded movement of floodwater, as well as continue to prohibit development within floodways that increase flow levels to protect areas subject to periodic or seasonal flooding. (Added 8/92, Ord. 92-24, Policy 4.2.12)
- FLU6.4.20 The Orange County Individual on-site Sewage Disposal System (OSDS) Ordinance, Article 17, Chapter 37 of the Orange County Code shall specify general and heavy commercial and industrial land use must be served by central sewer to avoid potential contamination of groundwater by possible malfunction or improper maintenance of onsite sewage disposal systems. (Added 12/00, Ord. 00-25, Policy 4.2.3)
- FLU6.4.21 Orange County shall require open space be incorporated into the design and site planning process to provide for usable size and public benefits. (Policy 4.1.17-r)

OBJ FLU6.5 Orange County shall ensure the preservation of significant historic and archeological sites and structures through their identification, designation and protection.

POLICIES

- FLU6.5.1 Orange County shall coordinate with the Department of State, Division of Historic Resources on maintenance of the Florida Master Site File.
- FLU6.5.2 The County shall preserve and protect significant historic and archeological resources, sites and structures in unincorporated Orange County, which are listed in the Florida Master Site File (See Appendix).
- FLU6.5.3 Utilizing the periodic housing inventories, the County shall identify, protect and preserve properties of archeological and historic significance.
- FLU6.5.4 The County shall regulate and evaluate proposed developments to minimize adverse impacts of such developments on historic and archeological sites and structures. Such requirement shall be incorporated in the Land Development Code.
- FLU6.5.5 The County shall require that any proposed developments within archeological sensitivity areas undergo additional archeological investigation with the Department of State, Division of Historic Resources, to find out if significant sites are present.
- FLU6.5.6 The County shall pursue state and federal grants to protect historic and archeological sites and structures.
- OBJ FLU6.6 WEKIVA. By January 1, 2007, the Land Development Code shall establish specific requirements for development within the Wekiva Study Area that may be necessary to protect ground water and surface water resources and to help attain target water quality standards. The requirements shall address, but not be limited to, allowed uses, stormwater management, open space, habitat protection, and public facilities. (Added Ord. 07-20, Policy 4.1.27)

- FLU6.6.1 The Future Land Use Map shall show the Wekiva River Protection Area and the Wekiva Study Area. (Added Ord. 07-20, Policy 4.2.21)
- By January 1, 2007, the Land Development Code shall include regulations designed to protect the Wekiva River, the Wekiva Study Area, and the underlying aquifers, consistent with the Wekiva River Small Area Study, and the goals, objectives, and policies of Orange County Ordinance Number 89-04, the requirements of the Wekiva Parkway and Protection Act (Ch. 369, Part III, FS.), and the recommendations of the two Gubernatorial Committees, the Wekiva Basin Area Task Force (Final Report: Recommendations for Planning and Locating the Wekiva Parkway while Preserving the Wekiva River Basin Ecosystem, January 2003), and the Wekiva River Basin Coordinating Committee (Final Report: Recommendations for Enhanced Land Use Planning Strategies and Development Standards to Protect Water Resources of the Wekiva River Basin, March 2004.) The County shall evaluate and adopt both regulatory and non-regulatory strategies appropriate to the County that will further protection of the Wekiva System. (Added Ord. 07-20, Policy 4.2.22)
- FLU6.6.3 The County shall adopt policies to reduce nitrate-nitrogen in the ground and surface waters feeding the Wekiva River, its springs, spring run creeks, and tributaries, as well as protect ground and surface waters from other contaminants. The following policies, using a three-tiered strategy based first and foremost on the avoidance of impacts, then on the minimization of impacts, and finally, only as a last recourse, on the mitigation of impacts, support achievement of the goal. (Added Ord. 07-20, Objective 4.5)

- FLU6.6.4 Orange County shall protect the Wekiva Study Area and the underlying aquifers. Because the Wekiva River is designated as an Outstanding Florida Water and a national Wild and Scenic River, it is in the interest of the citizens of Orange County to maintain the quality of the system. The County shall use the Florida Department of Community Affairs/Florida Department of Environmental Protection joint publication, Protecting Florida's Springs: Land Use Planning Strategies and Best Management Practices, November 2002, as a guide to developing regulations within the Wekiva Study Area and shall incorporate the appropriate strategies and practices described therein in the Land Development Code by January 1, 2007. (Added Ord. 07-20, Policy 4.5.1)
- FLU6.6.5 An undeveloped springshed has a natural equilibrium of water, nutrients and other chemical inputs and outputs. As a springshed becomes developed, this equilibrium is progressively altered. To minimize impacts in developed or developing springshed areas, site design and management issues shall be addressed carefully in the manner outlined below. These criteria are summarized from The Center for Watershed Protection's *Better Site Design: A Handbook for Changing Development Rules in Your Community*, August 1998 and Consensus Agreement on Model Development Principles To Protect Our Streams, Lakes, and Wetlands, April 1998. These documents shall be used, as appropriate and pertinent, for designing land development regulations for the Wekiva Study Area. The following existing and new concepts shall be incorporated, as appropriate and feasible, into projects within the WSA. The Land Development Code shall be revised by January 1, 2008 include appropriate standards and regulations to implement the policy.
 - A. Select the most appropriate site or portion of a site for development.

 A landowner or developer wishing to develop an area within the Wekiva Study Area or other identified springshed needs to choose an appropriate site for that development. The owner shall evaluate the landscape and geology of the land and seek locations that avoid karst features that have a direct or indirect connection to the aquifer and other environmentally sensitive features, such as sinkholes, streams, wetlands, or major springshed recharge areas. Development shall be clustered on the portion of the property best able to accommodate the development with minimal impact to water resources within the springshed.
 - B. Property owners and developers shall design the site appropriately, viewing site planning and design from a pollution prevention-based approach to protect environmentally-sensitive spring and karst features. This prevention approach is much more cost-effective than relying on post-development structural treatments to correct problems. Site design shall use the following principles:
 - Residential street and parking area designs shall minimize the development footprint (total amount of impervious surface)
 - Natural areas shall be conserved to the greatest extent possible. Development shall preserve or create protective, naturally vegetated buffer systems along all streams and that also encompasses critical environmental features such as the 100-year floodplain, sinkholes, karst depressional features, stream-to-sink waters, slopes, and wetlands. Clearing and grading of forested and native vegetation areas shall be limited to the minimum amount needed to build lots, allow access, and provide fire protection.
 - Development shall use the principles of Low Impact Development (LID), an approach to environmentally-sensitive site development that focuses on designing and developing a site to avoid or minimize impacts to the environment, especially regarding water quality and quantity. LID uses a variety of site design, stormwater treatment train provisions (a system consisting of two or more separate structures—for example, a swale followed by a wet pond), and pollution

- prevention techniques to create an environmentally-sensitive site landscape that preserves natural features and ecological functions with the result that the landscape is functionally equivalent to pre-development hydrologic conditions.
- C. Property owners and developers shall use sensitive landscape design and Best Management Practices, including, but not limited to, the following:
 - Landscape design that considers natural soils and vegetation in plant selection, such as xeriscaping,
 - Irrigation systems that minimize ground water use through efficient watering zones, use of reclaimed water if available, and use of stormwater.
 - Landscape designs that minimize fertilization and use of chemicals.
 - Landscape design and management incorporating Targeted Pest Management (TPM), the lawn and landscape industry equivalent of Integrated Pest Management (IPM) used on golf courses.
- D. Development shall use Best Management Practices for effective erosion and sediment control, including, but not limited to, the following:
 - Structural and non-structural BMPs and appropriate on-site techniques during construction to control erosion and sedimentation.
 - Buffering of sensitive areas such as lakes, sinkholes, stream-to-sink areas, spring runs, creeks, and any wetlands associated with these features.
 - Establishment of regular street and parking lot sweeping programs to remove accumulated sediments and debris
- E. Depending upon specific site characteristics and consistent with existing regulations, development shall address creatively stormwater management issues and shall use Best Management Practices, including, but not limited to, the following:
 - Holding runoff in shallow vegetated infiltration areas;
 - Using clay or geotextile liners for wet detention ponds;
 - Employing offline stormwater retention areas;
 - Constructing many small retention areas rather than only a few large retention areas;
 - Installing sediment sumps at inlets to retention and detention areas;
 - Using shallow grassed swales for the conveyance for stormwater;
 - Constructing swales with cross blocks or raised driveway culverts;
 - Fully vegetating stormwater retention basin side slopes and bottom;
 - Using the treatment train concept and low impact development principals, discussed above;
 - Minimizing the amount of impervious surfaces;
 - Maximizing the amount of open space left in natural vegetation;
 - Maximizing the use of pervious pavement in parking areas;
 - Maintaining existing native vegetation where feasible; and Buffering sinkholes and other surface-to-ground water conduits, stream channels and springshed recharge areas (unconfined or minimally confined ground water exposure areas).
- F. Development shall address wastewater management issues as discussed in this element and the Wastewater Element.
- G. Property owners and developers shall use appropriate water conservation measures, including, but not limited to:

- Florida Friendly Yards, xeriscaping, a prohibition on the use of invasive exotic plant species, minimized areas of turf and impervious surfaces, preservation of existing native vegetation, rain sensors for automatic sprinkler systems, and homeowner education. Private utilities shall use conservation rate structures to provide financial incentives for users to reduce demands.
- H. Orange County shall increase public awareness about protecting the Wekiva Study Area.
 - New development or substantial redevelopment shall participate in the Florida Yards and Neighborhoods Program to help educate residents to reduce pollution and enhance their environment by improving home and landscape management.
 - Developers shall work with home and business site owners to reduce stormwater runoff, conserving water and enhancing wildlife habitats through the creation of carefully designed landscapes.
 - Public awareness programs shall address watering efficiently; mulching to help retain moisture and suppress pests; composting and recycling of yard waste; selection of the least toxic pest control measures; putting the right plant in the right spot; fertilizing only when necessary; providing habitat for wildlife; and protecting surface water bodies and minimizing stormwater runoff.
 - Individual home and business site owners shall be made aware of the Florida Green Industries, Best Management Practices for Protection of Water Resources in Florida. These BMPs address reducing nonpoint source pollution; efficient water use; reducing off-site transport of sediment, nutrients, and pesticides through surface or ground water; appropriate site design and plant selection; appropriate rates and methods of applying fertilizer and irrigation; and the use of targeted pest management to apply appropriate amounts of chemicals. (Added Ord. 07-20, Policy 4.5.2)

FLU6.6.6 The County shall protect the Wekiva Study Area through the establishment of three protection zones based upon the aquifer vulnerability data provided in the Florida Geological Survey Report of Investigation 104: Wekiva Aquifer Vulnerability Assessment (WAVA). The three Protection Zones as determined by the WAVA report are depicted in Figure WSA-5. The Primary Protection Zone is comprised of those areas expected to most directly affect the water quality surfacing at the springs within the WSA [time of travel and reduced natural attenuation]. The Secondary Protection Zone still contributes water to the springs, but over a longer period of time and allowing for somewhat greater natural treatment and reduction of the nitrogen.

The Tertiary Protection Zone covers all other areas in the WSA, where the flow to the springs is minimal or non-existent. As part of its analysis, the County shall determine whether certain land uses with the potential to contaminate or harm the aquifer shall be limited or prohibited within portions of the WSA. The evaluation will need to address monitoring mechanisms as well as the costs of implementation and enforcement of protection zones and land use limitations. By January 1, 2007, the Land Development Code will be revised to include protection zones and appropriate standards for development within them, including stormwater runoff. (Added Ord. 07/20, Policy 4.5.3)

FLU6.6.7 By January 1, 2007, the County shall adopt into the Land Development Code an objective method by which to identify properties located within the three Wekiva Aquifer Vulnerability Zones (WAVA) protection zones. Initial identification would be through Geographic Information Systems (GIS) analysis of high and moderate recharge areas, karst sensitive areas, and the Wekiva Aquifer Vulnerability Assessment (WAVA) map.

Final determination shall be through on-site soil analysis and hydrological and geotechnical investigations, as needed. (Added Ord. 07-20, Policy 4.5.4)

FLU6.6.8

Land uses within the Rural Service Area portion of the Wekiva Study Area shall be limited to very low and low intensity uses to the greatest extent possible. Existing land uses are recognized but density and intensity shall not be increased through a future land use change unless there is substantial evidence that the change will satisfy a demonstrated need in the community or area.

Any petitioner for a future land use map amendment must submit documentation substantiating that a particular need exists in the community or area in which the change is being proposed. This documentation shall clearly identify the particular need and clearly describe how the proposed change is anticipated to satisfy that need.

Evidence and documentation indicating need and indicating that the proposed development would satisfy that need must be submitted from a third party objective source. In preparing such documentation, the petitioner shall keep in mind that market demand does not necessarily constitute need.

The following evaluation factors shall be used to determine consistency with this policy. To ensure environmental protection, projects shall identify whether a site is located in an environmentally sensitive area and whether locations in areas of lower vulnerability or areas that already allow the proposed land use are not available within a reasonable distance.

Applicants must demonstrate that the proposed land use is compatible with existing land uses and community character and is the least intensive to meet the demonstrated need. Additionally, the project will be evaluated based upon whether community or economic benefits are derived from the proposed land use at that location, as well as whether the proposed use benefits the environment (such as projects that will be designed and constructed using conservation design and green principles).

Residential projects shall demonstrate the need for additional residential development using analytical tools such as population projections and availability of existing or already approved vacant lots and/or units. Additional considerations will include housing affordability and impacts on public services and facilities.

Non-residential and mixed-use projects shall demonstrate that the proposed land use will not generate hazardous materials and waste. Additionally, factors such as support for forestry, agriculture, fishing and natural resource-based outdoor recreation industries, as well as dependence on site-specific natural resources will be evaluated for the proposed land use. (Added Ord. 07-20; Amended 6/10, Ord. 10-07, Policy 4.5.5)

FLU6.6.9

By January 1, 2007, the County shall establish land use strategies that optimize open space and promote a pattern of development that protects the most effective recharge areas, karst features, and sensitive natural habitats, including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub (Figures WSA-3 and WSA-4). Such strategies shall recognize property rights and the varying circumstances within the Wekiva Study Area, including rural and urban land use patterns. The County shall map, using best available data from the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, and other sources, recharge areas and sensitive upland habitats for this purpose. The County will maintain flexibility to achieve this objective through various comprehensive plan strategies that shall include, but are not limited to:

- Coordinated greenway plans;
- Dedication of conservation easements;
- Land acquisition, both fee simple and less-than-fee;
- Clustering of development;
- Density credits and density incentives that result in permanent protection of open space; and

 Low to very low density development in the Rural Service Area. (Added Ord. 07-20; Amended 6/10, Ord. 10-07, Policy 4.5.6)

PEU6.6.10 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 shall cluster to the maximum extent to preserve open space. Such clustering is density neutral and lot sizes may be reduced to accommodate the preserved open space. Priority for open space protection shall be given to the following resources, as required to be protected by the Wekiva 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. A minimum of fifty percent (50%) of any sensitive natural habitat occurring shall be preserved on-site.

The purposes of *open space design* 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 providing assured environmental protection, while remaining density and intensity neutral. By January 1, 2007, the Land Development Code shall include standards and incentives for open space/conservation subdivision design including minimum open space requirements, maximum lot size, and design standards. (Added Ord. 07-20, Policy 4.5.7)

- FLU6.6.11 By July 1, 2007, the County will evaluate implementing enhanced landscaping and irrigation standards within environmentally sensitive areas in the Wekiva Study Area. These may include, but are not limited to, requiring native plant species appropriate to on-site soils to reduce the use of fertilizers and irrigation, and the maximum feasible retention of existing on-site natural vegetation. (Added Ord. 07-20, Policy 4.5.8)
- FLU6.6.12 New development and redevelopment within the Wekiva Study Area shall minimize directly connected impervious areas (DCIA), direct runoff to vegetated areas for pollutant uptake, recharge, and storage. The County recognizes that under certain circumstances a developed property's runoff may contain high levels of contaminants whereby it may be more efficient to direct all stormwater to a single water quality treatment area. Enhanced development standards and stormwater best management practices (BMPs) shall be adopted as needed into the Land Development Code by July 1, 2007 to minimize DCIA and provide high levels of stormwater treatment. (Added Ord. 07/20, Policy 4.5.9)
- FLU6.6.13 By January 1, 2008, the County will evaluate adopting development standards for new and substantially redesigned golf courses within the Wekiva Study Area. Such standards may incorporate the strategies and practices outlined in the publication: *Protecting Florida's Springs: Land Use Planning Strategies and Best Management Practices*, Florida Department of Community Affairs and the Florida Department of Environmental Protection, November 2002, Tallahassee, Florida. (Added Ord. 07-20, Policy 4.5.10)
- OBJ FLU6.7 Wekiva Interchange Land Use Plan Overlay designation. Orange County establishes the Wekiva Interchange Land Use Plan Overlay (WILUPO), which is intended to be a tool for compatible and consistent future development, transition of densities and preservation of environmentally sensitive areas within the Overlay and the Wekiva Study Area. Creation of this Overlay does not create development entitlements on any parcel of land or amend any previously-approved entitlements. (Added 10/10, Ord. 2010-13)

- FLU6.7.1 The location of the Wekiva Interchange Land Use Plan Overlay will be at the intersection of Kelly Park Road and SR 429 and lands extending in a one-mile radius from this point of intersection. This Overlay will take effect once the interchange has been officially designated, and funding for the Wekiva Parkway, including the interchange, has been committed in the Orlando-Orange County Expressway Authority (OOCEA) *Five-Year Work Plan.* (Added 10/10, Ord. 2010-13)
- The Overlay is a mechanism for protecting the environmentally sensitive features located in the Overlay's portion of the Wekiva Study Area. Within the WILUPO, sixty percent of the property is located within the County and forty percent is located within the City of Apopka, requiring significant intergovernmental coordination and joint planning. Therefore, measures need to be taken to ensure that development does not degrade the existing rural nature of the unincorporated areas or the natural features of the area. (Added 10/10, Ord. 2010-13)
- FLU6.7.3 Orange County shall coordinate with the City of Apopka to develop an interlocal agreement. The Interlocal Agreement should be in place prior to or at the same time as adoption of the Overlay. The Interlocal Agreement shall address the following issues:
 - (1) Annexation in an orderly fashion that is consistent with Chapter 171, Florida Statutes and the Joint Planning Area Agreement;
 - (2) Providing the County an opportunity to review any changes in future land use for properties within the Interchange Land Use Plan located in the City of Apopka for consistency with the County's Comprehensive Plan;
 - (3) Service delivery;
 - (4) Impact fees;
 - (5) Timing of development;
 - (6) Location of development;
 - (7) Avoiding creation of fragmented parcels and enclaves as defined by Section 171.031, Florida Statutes;
 - (8) Ensuring Wekiva protection standards are met;
 - (9) Extra-jurisdictional impacts; and,
 - (10) Recognizes that County roads may not be widened to support Apopka's development dictated on their Interchange Land Use Plan and that supports jurisdictional transfer of roadways consistent with Section 335.0415, Florida Statutes. (Added 10/10, Ord. 2010-13)
- FLU6.7.4 Orange County and the City of Apopka should include policies in their respective Comprehensive Plans requiring that the adoption of annexations, land use changes, and any subsequent development within the Overlay be consistent with the adopted Interlocal Agreement. (Added 10/10, Ord. 2010-13)
- FLU6.7.5 Land use patterns in the Overlay area are currently rural in nature. The area is in the County's Rural Service Area, not contiguous to the Urban Service Area boundary. Given the unincorporated area's rural nature, higher density and intensity development would occur only upon annexation into the City of Apopka. Any such annexation must be consistent with Chapter 171, FS, the adopted Joint Planning Area Agreement, and the Interlocal Agreement that governs the Overlay. (Added 10/10, Ord. 2010-13)
- FLU6.7.6 Orange County shall proceed with the Interchange Land Use Plan Overlay consistent with Transportation Element Policies T3.4.11 and T3.4.12 regarding coordination and construction of the Wekiva Parkway. (Added 10/10, Ord. 2010-13)

- FLU6.7.7 No later than one year after the Orlando-Orange County Expressway Authority (OOCEA) has designated the final alignment, or by December 2011, Orange County's Land Development Code shall be updated to include items such as, but not limited to, joint access, secondary access, drainage standards, right-of-way protection and signage standards specific to the Wekiva Interchange Overlay, consistent with the requirements of Section 369.321(3), FS, and the Joint Planning Area Agreement. (Added 10/10, Ord. 2010-13)
- FLU6.7.8 Consistent with Stormwater Management Element Policy SW1.5.12, stormwater structures shall conform to the setbacks (minimum buffer in feet) required by each type of specific karst features. (Added 10/10, Ord. 2010-13)
- FLU6.7.9 The WILUPO shall be adopted as Map 21 in the Future Land Use Map series, in addition to being part of the required Interlocal Agreement as an exhibit. (Added 10/10, Ord. 2010-13)

REGIONAL COOPERATION

- GOAL FLU7 REGIONALISM. Orange County will continue to work with the municipalities in its jurisdiction as well as adjacent counties to address regional issues including water supply, transportation and workforce housing. The County also should continue its involvement in regional projects and organizations.
- OBJ FLU7.1 As opportunities arise, the County will use mutually beneficial planning practices to coordinate development plans and the location of recreational facilities, as well as infrastructure improvements and capital facilities with local agencies, jurisdictions and adjacent local governments.

POLICIES

- FLU7.1.1 Orange County will initiate meetings with cities, agencies, and other units of local government to jointly discuss write and implement small area studies and land use plans for areas of mutual interest. These areas shall be referred to as Cooperative Planning Areas (CPA).
- FLU7.1.2 Orange County shall work cooperatively with the University of Central Florida to seek additional opportunities for joint use facilities in accordance with its Master Plan.
- FLU7.1.3 Orange County will use, if applicable, results of visioning facilitated by such organizations as myregion.org.
- FLU7.1.4 The County shall negotiate agreements with adjacent jurisdictions providing for notification of proposed developments or regulatory changes by those adjacent jurisdictions which may impact the County or County residents.
- FLU7.1.5 Orange County shall coordinate with local jurisdictions to establish a corridor land use plan for the commuter rail stations.
- OBJ FLU7.2 Orange County will review and analyze the impacts of proposed development, infrastructure improvements, and comprehensive plan amendments occurring in local governments and adjacent jurisdictions.

- FLU7.2.1 The County shall negotiate agreements with adjacent jurisdictions providing for notification of proposed developments or regulatory changes by those adjacent jurisdictions which may impact the County or County residents. (Policy 4.1.21)
- FLU7.2.2 The County shall establish an internal team to monitor and review DRIs in adjacent counties to determine the environmental, traffic and land use impacts of proposed development on the County and its residents.

- FLU7.2.3 The County shall establish a CIP working group to share and discuss planned infrastructure improvements with adjacent jurisdictions. This coordination shall consist of GIS data sharing and notification of planned improvements and development applications.
- OBJ FLU7.3 Orange County shall work cooperatively with the University of Central Florida to eliminate or minimize land use compatibility problems and constraints between the University and Orange County.

POLICIES

- FLU7.3.1 Orange County shall review the campus master plan, development proposals and other development plans of the university to ensure compatibility with off campus surrounding uses and to determine the impacts of the development on Orange County residents.
- FLU7.3.2 The university and the county shall work cooperatively to develop shared design and signage guidelines to ensure compatibility of on-campus development with the surrounding community.
- FLU7.3.3 Where the acquisition of additional lands is necessary for the continued growth and expansion of university facilities, the county shall work cooperatively with UCF on any required amendments to the CP.
- FLU7.3.4 Orange County shall arrange an annual meeting to discuss and review updates related to campus development plans, infrastructure improvements and support facilities.
- FLU7.3.5 Orange County shall work with UCF to establish additional opportunities for increased coordination as identified in the 2005-2015 Campus Master Plan.
- 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. (Amended 10/11, Ord. 2011-08, Obj. 1.2)

- Establishment of new or extensions of existing Growth Centers shall only be accomplished through: amendment to the Comprehensive Plan pursuant to Chapter 163, Florida Statutes; and as part of: a Joint Planning Area agreement that is consistent with the Intergovernmental Coordination Element as applicable or through a Service agreement between Orange County and a duly established Authority enabled to provided or secure an adequate level of urban public facilities and services to serve the use(s) for which the Authority is responsible, or to enter into agreements with other service providers for the provision of all necessary public facilities and services. If appropriate, the Joint Planning Area agreements shall define the Growth Center boundary and establish Future Land Use Map designations, infrastructure and utility provision, and development regulations. (Added 8/92, Ord. 92-24; Amended 2/96, Ord. 96-13; Amended 10/11, Ord. 2011-08, Policy 1.2.1-r)
- FLU7.4.2 After the adoption of a Joint Planning Area or Service agreement, the Future Land Use Map may be amended to reflect the boundaries and future land use of Growth Centers, if other CP and application requirements are met. (Amended 10/11, Ord. 2011-08, Policy 1.2.2-r)

- 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. (Added 10/03, Ord. 03/15; Amended 6/10, Ord. 10-07, Policy 1.2.2.1)
- 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. (Policy 1.2.3)
- PLU7.4.5 Development in Growth Centers shall only occur when someone other than Orange County incurs the initial capital cost of the required urban facilities and the incremental cost of the required urban services. Consistent with applicable law, paybacks shall be implemented with respect to future users benefiting from the supplied facilities and services; but such paybacks shall not be from Orange County except as a conduit.

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

- A. The connection point(s) to Orange County facilities exists within two (2) miles (as measured along existing road right-of-way) of the proposed "affordable housing development:"
- B. Capacity is available at the time of the requested Growth Center amendment;
- C. Extension of services and facilities and reservation of capacity is at the expense of someone other than Orange County. (Added 8/92, Ord. 92-24; Amended 10/11, Ord. 2011-08, Policy 1.2.4)
- FLU7.4.6 Within a Growth Center, all new development must apply for Planned Development zoning, in order to specifically identify densities, intensities and mixture of land use. Additionally, all new development and substantial redevelopment in portions of Growth Centers located within the Wekiva Study Area shall adhere to the development standards adopted to implement the Wekiva Parkway and Protection Act, Ch. 369, Part III, FS.

Such standards shall include, but are not limited to: 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. (Added 11/95, Ord. 95-35, Ord. 2007-20, Policy 1.2.5)

FLU7.4.7 Expansion of the West 192 Growth Center/Resort/PD shall occur only by amendment to the Comprehensive Plan pursuant to Chapter 163, Florida Statutes, and shall be considered pursuant to the criteria defined herewith.

- A. A minimum of 200 gross acres to ensure establishment of at least one integrated development.
- B. Each comprehensive plan amendment request must be immediately adjacent to the existing U.S. 192 Growth Center or immediately adjacent to an established Growth Center/Resort/PD in order to eliminate urban sprawl or leapfrogging of development. Growth Center/Resort/PD development must also be consistent with Ordinance 96-11 related to Growth Centers. Each comprehensive plan amendment must demonstrate clearly defined rationale for separating from the Rural Service Area or Horizon West and establishing a Growth Center/Resort/PD in accordance with JPA requirements and other policies defined herewith.
- C. In general, the overall planning evaluation to establish and/or expand the West 192 Growth Center/Resort/PD shall include but not be limited to:
 - Adjacent land use compatibility in the transition of urban to rural areas and proposed internal plan compatibility as it relates to transition of land uses from a tourist orientation to a permanent community orientation envisioned by Horizon West.
 - 2. Availability of central sewer/water transmission facilities within two miles of the subject site, consistent with the Orange County Comprehensive Plan (e.g., Obj. FLU7.4).
 - 3. Separation of land by collector or arterial roadways, natural resource areas or the ability to plan upland buffer areas to separate resort planned developments from existing or planned permanent residential neighborhoods of Horizon West.
 - 4. Avoidance of premature conversion of active agricultural land areas.
 - 5. Each specific comprehensive plan amendment will be independently evaluated by Orange County in context of the remaining Horizon West Village Land Use Classification and the adjacent Growth Center.
 - 6. When a comprehensive plan amendment is approved by the Board of County Commissioners, the net developable acreage allocated for urban development by the small area analysis shall be counted as Urban Service Area allocation. (Added 5/96, Ord. 96-11; Amended 12/00, Ord. 00-25; Amended 10/11, Ord. 2011-08, Policy 1.2.6.1–r)
- FLU7.4.8 A portion of the West Orange Aviation District, the District, is established as an Aviation Growth Center (AGC). The purpose of the AGC is to anticipate and coordinate development related to future establishment of a general aviation facility within the District. The AGC is a unique application of the Growth Center concept established in Policies FLU 7.4.1 through FLU 7.4.7. The policy framework established by FLU7.4.8 through FLU7.4.11 shall apply to future expansions of the AGC, if any. AGC implementation shall be accomplished through a two-part process, referred to herein as Boundary Designation (Part I) and Master Plan (Part II).
 - A. Until such time as all of the requirements of FLU7.4.10 have been completed, no further new development entitlements under the AGC Future Land Use designation shall be approved by Orange County. Existing or proposed land use entitlements consistent with the Rural FLU designation or permitted by a prior approved development order shall continue or may be considered for approval by Orange County.
 - B. Annexation of lands within the District and the AGC to the municipal boundary of the City of Apopka shall not occur unless and until Orange County agrees with Apopka to amend the 2004 Joint Planning Agreement, as amended, for the Joint Planning Area

between the County and the City. (Added 10/11, Ord. 2011-08)

- FLU7.4.9 The Part I process shall begin upon County approval and execution of a Compliance Agreement with the Florida Department of Community Affairs and amendment of the Comprehensive Plan to adopt Policies FLU7.4.8 through FLU7.4.11, and shall conclude with County approval and incorporation by reference into the Comprehensive Plan of the West Orange Aviation Authority Airport Master Plan. The Boundary Designation for the AGC shall incorporate the following:
 - A. Authorization of development entitlements encompassing 2.8 million square feet of industrial land uses, 50,000 square feet of commercial uses, 150,000 square feet of office land uses, and 750,000 square feet of airport-related land uses. These development entitlements explicitly apply to the 447-acre parcel known as the "Long and Scott Property" and referred to herein as the Property. The Property's legal description is hereby incorporated as Exhibit 1. A color map of the property (which shows the property boundaries and Remedial Future Land Use designation for comparison) is hereby incorporated as Exhibit 2. Development consistent with the authorized entitlements and consistent with the provisions and requirements contained within Objective FLU7.4 and associated policies may be approved by the County in conjunction with establishment of a Planned Development (PD) zoning district for the Property or any portion thereof. These authorized entitlements shall not be contractually allocated among any current or future owners of the property prior to approval of an entitlement through the PD zoning process. Accordingly, the County shall not recognize any contractual allocations occurring prior to approval of the PD Zoning. For the purposes of Boundary Designation, the property shall be considered as two tracts, referred to as the northern and southern tracts. No residential subdivision/ development shall be permitted on either the northern or southern tract.
 - B. The northern tract refers to that portion of the AGC north of Jones Road. Development of this tract shall not be permitted unless and until such time as: 1) an agreement between the property owner, Orange County, the West Orange Aviation Authority and any other agency or unit of local government with jurisdiction has been approved by all parties to address the financial and operational responsibilities for improvement and maintenance of Jones Road and any other public facilities or services necessary to maintain acceptable levels of service for the full complement of entitlements referenced in these Policies; and 2) the West Orange Aviation Authority has officially adopted an Airport Master Plan, and the applicable local governments have amended their respective Comprehensive Plans and/ or development regulations to implement the land use and development recommendations of the Airport Master Plan. Prior to accomplishment of the conditions described in this paragraph, the northern tract shall be permitted to develop consistent with provisions of the Rural Future Land Use designation and existing zoning applicable to the tract. In addition, an algae-based biofuels production facility (land and facilities) shall continue to be a permitted use pursuant to a letter from the Orange County Zoning Division Manager to the property owner, attached hereto as Exhibit 3. The Wekiva open space standard on the northern tract shall be 25% for non-residential development.
 - C. The southern tract refers to the portion of the AGC south of Jones Road.

 Development of this tract shall not be permitted unless and until: 1) an agreement between the property owner, Orange County, the West Orange Aviation Authority and any other agency or unit of local government with jurisdiction has been approved by all parties to address the financial and operational responsibilities for improvement and maintenance of Jones Road and any other public facilities and services necessary to maintain acceptable levels of service for the full complement of

urban land uses referenced in this Policy and, 2) the West Orange Aviation Authority has officially adopted an Airport Master Plan and the applicable local governments have amended their respective Comprehensive Plans and/ or development regulations to implement the land use and development recommendations of the Airport Master Plan. Prior to accomplishment of the conditions described herein, the southern tract shall be permitted to develop: consistent with provisions of the Rural Future Land Use designation; up to the maximum entitlement of 90,000 square feet of airport-related uses authorized by these policies; or up to a maximum of 750,000 square feet of airport-related uses authorized by these policies contingent upon execution of an interim agreement between the property owner and service provider(s) for provision of public facilities and services necessary to maintain acceptable levels of service for the 750,000 square feet of airport-related uses. Per FLU8.1.1, (the County's Future Land Use and Zoning Correlation Table) the PD rezoning process may determine the final allocation of improvements for airport and airport-related uses, and ancillary office and commercial uses. Permitted zoning uses may include aircraft hangers/storage, aircraft maintenance, pilot services, fixed based operation, technical aviation training facilities, avionics assembly and testing, aviation schools and museums, as well as ancillary warehouse storage, office and retail to support the above listed airport/aviation uses. Pursuant to FLU8.2.6, Orange County retains authority to implement additional conditions it deems appropriate to ensure enforcement of its future land use designations. Development existing on the southern tract as of the date of approval of these policies shall be permitted to continue and shall be deemed to be a part of the entitlements authorized for the Property. The Wekiva open space standard for non-residential development on the southern tract shall be 25%. The West Orange Aviation Authority and/ or the owner or owners of the Property shall enter into an agreement for provision of potable water and sanitary sewer services with a local government or service provider other than Orange County.

- D. Should the conditions of FLU7.4.9 above be accomplished prior to issuance of a Development Order for an Application for Development Approval of a Development of Regional Impact (ADA/DRI) for the West Orange Growth Center/ Aviation Authority, the owner of the property shall request the applicable local government and DRI administrative agency to determine if the land use program referenced herein for the property is subject to the requirements of Chapter 380, Florida Statutes, for submission and review of an ADA/ DRI. If the authorized or approved entitlements are determined to qualify as a DRI, no development of the property shall occur until such time as a Development Order has been issued encompassing the authorized or approved entitlements. (Added 10/11, Ord. 2011-08)
- FLU7.4.10 Part II of the West Orange Aviation District/ Growth Center Master Plan process comprises a number of sequential steps and products including all of the following. The Master Plan shall not be deemed to be final until all of the steps and products have been completed. Any entitlement referenced under FLU7.4.9 and subject to an Airport Master Plan shall not be approved unless and until the Airport Master Plan is adopted by the West Orange Aviation Authority (WOAA).
 - A. Approval of a Preliminary Feasibility Study by the Florida Department of Transportation and the Federal Aviation Administration that authorizes the WOAA to proceed with preparation of a Final Site Selection Study.
 - B. Approval of a Site Selection Study by the Florida Department of Transportation, Federal Aviation Administration and any local government with jurisdiction, which delineates the approved location and alignment of facilities associated with the general aviation facility.

- C. Inclusion of the West Orange General Aviation Facility in the Florida Aviation System Plan, and in the National Plan for Integrated Airport Systems (NPIAS). Approval and coordination by WOAA, the St. Johns River Water Management District, Orange County and any other entity with jurisdiction, of an Airport Master Plan that encompasses all lands and waters within the jurisdictional boundary of the District and the boundary of the Aviation Growth Center Future Land Use designation.
- D. Execution of an agreement between WOAA and a potable water and sanitary sewer service provider other than Orange County, for delivery of such services for the use and benefit of all uses within the AGC. The agreement shall include or reference, at a minimum, a capital improvements program for delivery of necessary potable water and sanitary sewer services. The capital improvements program made part of the agreement may be phased. In addition, the agreement must demonstrate that the Orange County Fire Rescue Department, or other applicable agency charged with fire protection responsibilities for the AGC or any portion thereof, has determined that the development can be serviced by adequate fire flow in the event of an emergency.
- E. If statutorily required, issuance of a development order by the applicable local government with jurisdiction pursuant to an ADA/DRI pursuant to the requirements of Chapter 380, Florida Statutes.
- F. Execution of an agreement between WOAA, the County, and any other entity with jurisdiction, for improvement and maintenance of existing roads within the District for which the County has jurisdictional responsibility. Improvement and maintenance of existing roads is related to the development impacts associated with the development of the District for airport-related uses.
- G. The Airport Master Plan shall include and address requirements and responsibility for, and methods of financing for all public facilities and services required to support and maintain the general aviation airport and all planned ancillary uses and development included within the AGC. (Added 10/11, Ord. 2011-08)
- FLU7.4.11 Both the northern and southern tracts of the Property, and ultimately the remaining portions of the Aviation Growth Center, are subject to all applicable site and construction plan requirements and all other applicable Orange County ordinances and regulations. This includes the ability to require additional use and access restrictions, buffers, transitional techniques, fencing and signage limitations as necessary to manage the development of AGC properties in a manner that recognizes the surrounding rural character and environmental values of the region. This also includes the ability to impose master development controls and additional environmental safeguards, should such requirements be deemed necessary based on the circumstances. (Added 10/11, Ord. 2011-08)

IMPLEMENTATION

- GOAL FLU8 IMPLEMENTATION. Orange County shall use its codes and ordinances to implement the goals, objectives and policies of the Comprehensive Plan consistent with the health, safety and welfare of the general public.
- OBJ FLU8.1 Orange County's Land Development Code, Zoning and Planned Development process will continue to be implementing tools for ensuring compatible, and integrated land development that promotes the public health, safety, and welfare in Orange County.

POLICIES

FLU8.1.1

(a) The following zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). Orange County's **Zoning and Future Land Use Correlation** is referenced herein as follows:

| FLUM Designation | Density/Intensity | Zoning Districts |
|--|---|---|
| Urban Residential | | |
| Low Density Residential (LDR) | (0 to 4 du/ac) | R-CE* R-1, R-2**, R-1A, R-1AA, R-1AAA, R-1AAAA, R-1AAAA, R-T-1, R-T-2, R-L-D, PD, U-V * R-CE is not available as a rezoning request in USA. |
| Low-Medium Density Residential (LMDR) | (0 to 10 du/ac) + workforce housing bonus | R-1, R-2, R-T, R-T-1, PD, U-V |
| Medium Density Residential (MDR) | (0 to 20 du/ac) + workforce housing bonus | R-3, R-2, UR-3, PD, U-V |
| High Density Residential (HDR) | (0 to 50 du/ac) + workforce housing bonus | R-3, R-2, UR-3, PD, U-V |
| Urban and/or Non-Residenti | al | |
| Office (O) | 3.0 FAR | P-O, PD |
| Commercial (C) | 3.0 FAR unless otherwise restricted by County policy or code | C-1, C-2, C-3, P-O, PD |
| Industrial (IND) | .75 FAR | I-1A, I-1/I-5, I-2/I-3, I-4, PD |
| Institutional (INST) | 2.0 FAR | Any |
| Educational (EDU) | 2.0 FAR | PD |
| Urban Mixed Use | | |
| Planned Development (PD) | See FLU8.1.2 and FLU8.1.4 | PD |
| I-Drive Activity Center Mixed Use (ACMU) I-Drive Activity Center Residential (ACR) | See I-Drive Element | PD |
| Mixed-Use Corridor (MUC) (Staff-initiated) | 3.0 FAR unless otherwise restricted by County policy or code (11 to 20 DU/AC) | PD, (Mixed Use District – to be developed); Staff-initiated; Urban Service Area only |
| Area Specific | | |
| Neighborhood Center (NC) Neighborhood Activity Corridor (NAC) Neighborhood Residential (NR) | 40 DU/AC (2.0) 25 DU/AC (1.0) 20 DU/AC (.40) Study required per FLU8.3.1 | NC NAC NR |
| Village Classification (V) (Horizon West) | See SAP | PD within adopted Specific Area Plan (SAP) Densities and Intensities determined at PD based on the adopted SAP. |
| Traditional Neighborhood Development (TND) | | PD |
| Growth Center (GC) | See FLUE | PD |

| Zoning and Future Land Use Correlation | | | |
|--|-------------------|--|--|
| FLUM Designation | Density/Intensity | Zoning Districts | |
| Innovation Way Overlay (Scenario 5) | See Chapter 4 | PD within adopted Detailed Area Plan (DAP) or PD consistent with DRI Development Order or Future Land Use Map amendment. Compliance with FLU8.1.4. | |
| Rural | | | |
| Rural Settlement Low Density 2/1 (RSLD 2/1) | 2 DU/AC | R-CE, R-CE Cluster, R-CE-2, R-CE-5, PD*** | |
| Rural Settlement 1/1 (RS 1/1) | 1 DU/AC | R-CE, R-CE Cluster, R-CE-2, R-CE-5, PD*** A-R, A-1, A-2 | |
| Rural Settlement 1/2 (RS 1/2) | 1 DU/2 AC | R-CE-2, R-CE-5, A-R, A-1, A-2, PD*** | |
| Rural Settlement 1/5 (RS 1/5) | 1 DU/5 AC | R-CE-5, A-1, A-2 (all previously listed districts are restricted to a minimum 5-acre lot size), PD*** | |
| Rural/Agricultural 1/10 aka (R) on FLUM See FLU6.1.1 | 1 DU/10 AC | A-1, A-2, A-R, R-CE | |

^{*} Rural Settlement only.

Note. As of adoption of the 2030 update, the CVC FLUM designation no longer will be available as a FLUM request. Existing CVC-designated properties shall not be considered inconsistent as a result of this change. See FLU8.5.8.

Note: Please see FLU8.2.5, FLU8.2.5.1, and FLU8.2.5.2 to determine whether a rezoning is required prior to a special exception, or to determine whether a rezoning is required in specific cases of inconsistent zoning and future land use.

Note: Consistency of A-1, A-2 and A-R zoning districts with a Rural Settlement FLUM designation is limited to: residential uses permitted by right or by special exception approval; and, non-residential uses requiring approval by special exception and which are common to all zoning districts consistent with a Rural Settlement FLUM designation. A use that is not common to all listed districts is not consistent with a Rural Settlement designation. Note: Uses that may be permitted in a Planned Development zoning district are limited to those uses permitted by right or by special exception approval for districts consistent with the specific FLUM designation.

- (b) In making the transition from the Future Land Use Map designation to the most appropriate zoning district classification, it shall be permissible to require use of a PD District that provides for fewer uses than permitted with a standard zoning district classification. Furthermore, in making the transition for residential development, the Future Land Use Map shall establish only the maximum permitted density and intensity of development. It is permissible to impose a more restrictive zoning district classification as an interim use until such time as the property is found through an administrative decision-making process to be suitable and ready for ultimate development.
- (c) In determining consistency with the Comprehensive Plan, the Zoning and Future Land Use Policy Correlation in FLU8.1.1 shall be coordinated and considered in conjunction with FLU8.2.5, FLU 8.2.5.1, FLU8.2.5.2 and other applicable policies of the CP. The zoning categories indicated in the Zoning and Future Land Use correlation are those in effect as of the date of the consistency determination. (Added 8/92, Ord. 92-24; Amended 8/93, Ord. 93-19, 5/96, Ord. 96-11, 12/00, Ord. 00-25, 12/04, Ord. 04-21; Amended 10/10, Ord. 2010-13; Amended 6/12, Ord. 2012-14, Policy 1.1.14-r; Amended 6/14, Ord. 2014-12)

^{**} Limited to 4 dwelling units per acre.

^{***} Consistent with FLU6.2.3.

- FLU8.1.2 Planned Developments (PDs) intended to incorporate a broad mixture of uses under specific design standards shall be allowed, provided that the PD land uses are consistent with the cumulative densities or intensities identified on the Future Land Use Map. (Policy 3.1.19)
- As part of Orange County's Future Land Use correlation, specific land use designations (e.g., hotel and/or restaurants) may be approved on a site-specific basis. Such designation shall be conditioned on the development proposal being reviewed under the PD Zoning District. PD review shall ensure adjacent land use compatibility and efficient physical integration with existing infrastructure. Such specific land use designation shall be established by a comprehensive plan amendment that identifies the specific land use type and density/intensity. The Future Land Use designation shown on the Future Land Use Map shall indicate the approved use and the PD designation. A use other than that approved shall require a comprehensive plan amendment. This policy shall apply only to parcels located in the Urban Service Area (USA), Rural Settlements and Growth Centers, excluding the International Drive Activity Center. (Added 08/93, Ord. 93-19; Amended 12/00, Ord. 00-25, 12/04, Ord. 2004-21; Policy 1.1.12.1-r)
- 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 |
|---|---|--|---------------------|
| 2006-1-D-4-1 Innovation Place | Planned Development (PD)-Low Medium Density Residential (LDR)/ Medium Density Residential (MDR)/ Innovation Way Activity Center (IWAC)/Urban Service Area Expansion | Single family residential – 665 dwelling units on 154.85 acres Multi-family residential – 377 dwelling units on 17.03 acres Innovation Way Activity Center – consists of 476.28 acres containing up to 729 single family dwelling units and up to 3,729 multi-family dwelling units at a maximum density of 100 dwelling units per acre Retail – 1,235,000 square feet Office – 2,267,000 square feet Hotel – 200 rooms Institutional – 32.45 acres Parks/open space/undeveloped uplands – 114.36 acres Roads – 66.5 acres Easements – 7 acres Future Interchange ROW – 13 acres Preserved wetland areas – 382.4 acres Surface waters – 40.4 acres Total = 1,284 acres for the entire DRI | 2007-11 |
| 2007-2-A-1-1 Northeast Resort Parcel | Planned Development (PD)-Low Density Residential/ Commercial(Timeshare) | Residential – 241 acres at 4 dwelling units per acre and a maximum development program of 573 units Commercial (Timeshare) – 8 acres at a Floor Area Ratio of 3.0 and a maximum development program of 60 units | 2007-18 |
| 2007-2-A-2-5 Clarcona Ocoee Road | PD-Low Medium Density Residential (LMDR) | Residential – 8.84 acres at 10 dwelling unit per acre and a maximum development program of 57 units | 2007-18 |

| Amendment Number | Adopted FLUM Designation | Maximum Density/Intensity | Ordinance Number |
|------------------------------------|---|---|---------------------|
| 2007-2-A-4-1 Sadler Road | PD-Low Density Residential | Residential – 100 acres at 4 dwelling units per acre and a maximum development program of 400 units | 2007-18 |
| 2007-2-A-6-1 Swiss and LeGrange | PD-Medium Density Residential (MDR) | 10.23 acres at 20 dwelling units per acre and a maximum development program of 205 multifamily units. | 2007-18 |
| 2007-1-A-1-1 Black Lake Road | Growth Center-Commercial (Urban Service Area) USA Expansion - (Tourist Commercial) | Commercial – Minimum 0 square feet to maximum of 150,000 square feet Hotel/Timeshare/Age Restricted Multi-Family – Minimum 363 units to maximum of 1,354 units *Maximum trip generation for the project is 12,081 ADT (Average Daily Trips) and may be achieved by a single use or a combination of uses within the above minimum/ maximum range | 2008-05 |
| 2007-1-A-4-1 Boggy Creek Road | Planned Development (PD) – Commercial (USA Expansion) | Commercial – 170,000 square feet | 2008-05 |
| 2007-1-A-5-3 Addison Place | PD-High Density Residential (HDR)/Student Housing | 418 student housing units | 2008-05 |
| 2008-1-A-1-1 Bay Ct/Reams Road | Village Specific Area Plan – Townhome/Apartment; Greenbelt/APF Park; and Conservation | Residential development at a maximum density of 12 dwelling units per acre on 12.5 net developable acres for a maximum development program of 72 units | 2008-09 |
| 2008-1-A-4-1 Starwood | PD-Low Medium Density Residential (LMDR); Medium Density Residential (MDR); Innovation Way Activity Center (IWAC); and Urban Service Area Expansion (USA) | Residential – 4,700 single family townhomes and multi-family residential dwelling units on 800 acres IWAC – 897 acres containing up to 4,300 townhome and multi-family dwelling units at a maximum density of 100 dwelling units per acre Non-residential – Retail – 1,475,000 square feet Office – 2,200,000 square feet High-Tech Flex – 2,200,000 square feet Light Industrial – 1,350,000 square feet Hotel – 500 rooms Additional acreage will be used for Institutional uses; park/open space; undevelopable uplands; roads; preserved wetlands and buffers | 2008-09 |

| Amendment Number | Adopted FLUM Designation | Maximum Density/Intensity | Ordinance Number |
|---|---|--|---------------------|
| 2008-1-A-4-2 Fieldstream | PD-Office/ Commercial/ Institutional/Conservation | 150,000 square feet of non-residential development specifically consisting of 72,500 square feet of commercial/retail and 77,500 square feet of office and 140,000 square feet of non-residential development specifically consisting of 112,000 square feet of flex space/light industrial/warehousing and office support uses which are limited to 20% of the total equaling 28,000 square feet | 2008-09 |
| 2008-1-A-4-3 Boggy Creek Road | PD- Institutional/Conservation | 1,000,000 square feet of hospital and internalized or physically connected support uses; 450 dwelling units of multi-family residential; 250 rooms of hotel; 100,000 square feet of retail; 299,000 square feet of office; heliport; cell tower and related facilities. A maximum of 1,399,000 square feet of hospital, hospital support, office and retail uses; 450 dwelling units of multifamily uses and 250 hotel rooms or their equivalent shall be allowed without a further amendment to the CP. Land uses may be converted from one use to another based on equivalent trips, provided that the revised development program continues to comply with adopted County standards and does not exceed any development of regional impact threshold. | 2008-09 |
| 2008-1-A-4-5 Gondola (TOD) | PD-C/O/MDR | 239 single family/multi-family dwelling units 19,000 square feet office 19,000 square feet commercial | 2008-09 |
| 2008-1-A-4-4 Morgran | Planned Development— Commercial/Low Medium Density Residential/Parks and Recreation/Open Space (PD-C/LMDR/PR/OS | 237,000 square feet commercial 250 M/F units 6,000 square feet clubhouse 26 acre park | 2008-21 |
| 2010-1-A-1-2 East Crown Point | Planned Development- Industrial (PD-IND) | 546,214 square feet Light Industrial - 96,389 square feet office | 2010-07 |
| 2010-1-A-2-1 Aviation Growth Center (AGC) | Creation of new Growth Center (GC) – AGC Planned Development- Aviation/Industrial/Commer cial/Office (PD- Aviation/IND/C/O) See also FLU7.4.8 through FLU7.4.11 | 750,000 s.f. aviation 2,800,000 s.f. industrial 50,000 s.f. commercial 150,000 s.f. office All impacts to the Lake County transportation network shall be mitigated. Transportation impacts on Lake County's transportation network shall be addressed prior to PD/LUP approval. | 2011-08 |

| Amendment Number | Adopted FLUM Designation | Maximum Density/Intensity | Ordinance Number |
|---|--|--|---------------------|
| 2010-1-A-4-1 Lake Barton | Planned Development- Commercial/Low Density Residential (PD-C/LDR) | 49,530 square feet Commercial 10 Single Family Dwelling Units | 2010-07 |
| 2010-1-A-4-3 Bonnemaison | Planned Development- Commercial/Office/Medium Density Residential (PD- C/O/MDR) | 50,000 square feet Commercial 100,000 square feet office 86 Dwelling Units | 2010-07 |
| 2010-1-A-4-5 Tyson's Corner | Planned Development- Commercial/Office/ Religious Institution/ Assisted Living Facility/Rural Settlement 1/2 (PD-C/O/REL/ALF/RS 1/2) | 163,000 square feet* Commercial 110,000 square* Office And one of or a combination of the following: Assisted Living – up to 150 units** or Church – 50,000 square feet plus 10,000 square feet of ancillary uses** * Maximum ADT for the 20.19 acre C/O portion of the project is 10,765 ADT. ** Maximum trip generation of the 8.70 acre REL/ALF portion of the project is 1,600 ADT, which may be achieved by a single use or a combination of uses listed above. | 2010-07 |
| 2010-2-A-1-1 US 192 Growth Center Addition (Lake Gifford) | Growth Center/Resort/PD (GC/R/PD) | 97 Resort Housing/Time Share Units 8,820 sq. ft. Commercial | 2010-13 |
| 2010-1-A-2-2 The Parks at Mount Dora | Planned Development – Office/ Low Medium Density Residential (PD- O/LMDR) and Expansion of the Northwest Growth Center (GC) | 75,000 s.f. office 280 multi-family senior housing units | 2010-13 |
| 2010-2-A-2-1 Maitland FDOT | Planned Development- Commercial (PD-C) | Commercial – 1,281,000 sq. ft. | 2010-13 |
| 2010-2-A-2-2 Maitland Blvd. Apts. | Planned Development-High Density Residential (PD- HDR) | Multi-family dwelling units – 560 | 2010-13 |
| 2010-2-A-4-1 Boggy Creek Land Holdings | Planned Development-Low Density Residential (PD- LDR) | N/A (stormwater pond) | 2010-13 |
| 2010-2-A-4-2 Avalon Park Blvd. | Planned Development- Commercial/Low Density Residential (PD-C/LDR) | Commercial - 50,000 sq. ft. Townhomes - 19 | 2010-13 |
| 2010-2-A-4-3 Pioneers Development | Planned Development- Commercial/Office/Medium Density Residential/Rural Settlement RS 1/2 (PD- C/O/MDR/RS 1/2) | Office – 30,000 sq. ft. Commercial –125,000 sq . ft. Multi-family dwelling units – 275 Religious Institutional – 120,000 sq. ft. | 2010-13 |

| Amendment Number | Adopted FLUM Designation | Maximum Density/Intensity | Ordinance Number |
|--|--|--|---------------------|
| 2010-2-A-5-2 Ravaudage | Planned Development- Commercial/Office/Medium Density Residential/ Institutional/Parks and Recreation/Open Space (PD-C/ O/MDR/INST/PR /OS) | Multi-family – 390 dwelling units Hotel – 320 rooms Commercial – 265,169 sq. ft. Office – 772,737 sq. ft. Fire station | 2010-13 |
| 2011-2-A-1-1 | Planned Development- Assisted Living Facility (PD- ALF) | 120 beds | 2011-16 |
| 2011-2-A-1-2 Chancellor Investments | Planned Development- Commercial/Office (PD- C/O) Rural Settlement (RS) | Commercial/Office – 40,000 sq. ft. Office 9,999 sq. ft. | 2011-16 |
| 2012-1-A-3-1 Econ Landing | Planned Development- Commercial/Low Medium Density Residential/ Conservation (PD-C/LMDR/CONS) | Multi-Family – 300 dwelling units Commercial – 96,000 sq. ft. of self- storage or 20,000 sq. ft. of commercial uses | 2012-14 |
| 2012-1-A-4-1 Lake Whippoorwill Landing | Planned Development Commercial/Office/ Medium Density Residential/ Townhomes/Rural Settlement 1/2 (PD- C/O/MDR/TH/RS 1/2) | Commercial/Office – 50, 000 sq. ft. Multi-Family – 275 dwelling units Single Family – 1 dwelling unit | 2012-14 |
| 2012-1-A-5-1 Arbour Apartments | Planned Development-High Density Residential (PD- HDR) (Student Housing) | *Development Program 1: Multi-Family – 400 dwelling units Student Housing Beds – 1,600 -or- *Development Program 2: Student Housing Beds – 2,400 Maximum trip generation for the project is 458 PM Peak Hour * The maximum trip generation may be achieved by a mix of multi-family units and student housing beds or as a student housing project. The number of multi-family units shall not exceed 400 units under any development scenario. | 2012-14 |
| 2012-2-A-5-1 The Retreat at Orlando | Planned Development- Medium Density Residential (PD-MDR) (Student Housing) | 906 student housing beds | 2012-20 |
| 2013-1-A-4-1 Waterford Oaks | Planned Development – Commercial (PD-C) | Commercial – 141,000 square feet | 2013-11 |

| Amendment Number | Adopted FLUM Designation | Maximum Density/Intensity | Ordinance Number |
|--|---|--|---------------------|
| 2013-2-A-4-1 Tyson Property | Planned Development- Industrial/Commercial/ Office/Medium Density Residential (PD- IND/C/O/MDR) | 820,000 square feet of airport and medical support uses, including medical offices, manufacturing of medical equipment, research and development of medical and pharmaceutical products, manufacturing and assembly of scientific instruments, and all other uses consistent with uses identified to support airport and medical industrial uses; 250 hotel rooms; 450 multi-family residential dwelling units; 300 single-family residential dwelling units; 100,000 square feet of commercial retail; and 275,000 square feet of office. Phase One of the development program shall be limited to a maximum trip generation of 944 outbound PM Peak Hour trips. Phase Two is linked to the completion of a small area study for the Boggy Creek enclave area. | 2013-22 |
| 2013-2-S-1-1 Keene's Pointe | Planned Development - Office/Parks and Recreation/Open Space (PD-O/PR/OS) Rural Settlement (RS) | Office - 1,800 sq. ft. Homeowner's Association office building restricted to use by the Keene's Pointe Community Association for offices, services, and activities Parks and Recreation/Open Space - 2,278 sq. ft. recreation pavilion, outdoor recreation court, and boardwalk trailhead | 2013-23 |
| 2013-2-S-4-1 South Orange Blossom Plaza PD | Planned Development – Industrial/Commercial (PD-IND/C) | Industrial - 18,600 sq. ft. Commercial - 7,680 sq. ft. | 2013-23 |
| 2014-1-A-4-1 Eastmar Commons | Planned Development- Commercial/Medium Density Residential (PD- C/MDR) | Multi-Family - 380 dwelling units on nineteen (19) acres Commercial - 45,000 sq. ft. The combined development program is limited by a maximum of 4,689 new daily trips/424 new p.m. peak hour trips, as established in the approved traffic study. | 2014-12 |
| 2014-1-S-FLUM-1 Rivas Chickasaw Trail PD | Planned Development- Self-Storage/Office/ Medium Density Residential (PD-Self- Storage/O/MDR) | Self-Storage – 80,000 sq. ft. with up to 40 parking spaces for storage of recreational vehicles, boats, or similar items Office – 30,000 sq. ft. Multi-Family – 15 dwelling units | 2014-14 |

| Amendment Number | Adopted FLUM Designation | Maximum Density/Intensity | Ordinance Number |
|---|--|--|---------------------|
| 2014-2-A-1-2 Sutton Lakes | Growth Center-Planned Development- Commercial/Medium Density Residential/Low Density Residential (GC- PD-C/MDR/LDR) | Commercial – 20,000 sq. ft. Single-Family – 700 dwelling units | 2014-30 |
| 2014-2-A-4-1 Spring Isle | Planned Development (PD)-Low Density Residential (LDR)/ Medium Density Residential (MDR)/Commercial (C)/ Office (O)/Parks and Recreation/Open Space (PR/OS)/Conservation (CONS) | Townhomes – 130 units Commercial – 100,000 sq. ft. Office – 50,000 sq. ft. Park – 10.71 gross ac. *Maximum trip generation for the project is 733 P.M. Peak Hour Trips and may be achieved by any combination of uses listed above, not to exceed the maximum units or square footage for each use indicated above. | 2014-30 |
| 2014-2-S-5-1 University Storage and Office PD | Planned Development- Commercial (PD-C) | 80,000 sq. ft. of self-storage and 5,000 sq. ft. of office development | 2015-02 |

Such policy allows for a one-time cumulative density or intensity differential of 5% based on ADT within said development program. (Added 12/07 Ord. 07/18, Policy 1.1.12.1.A-4; Amended as shown in table)

- FLU8.1.5 The location of Planned Developments (PDs) within the Urban Service Area that have been approved as of the date of adoption of the 1991 CPP shall be considered consistent with the Comprehensive Plan and included as part of the adopted Orange County Future Land Use Map (FLUM). (Policy 3.1.20-r)
- FLU8.1.5.1 The location of Planned Developments (PDs) within the Rural Service Area that have been determined to be inconsistent with the Goals, Objectives and Policies of the Comprehensive Plan shall not be included as part of the adopted Orange County Future Land Use Map (FLUM). (Policy 3.1.20-r)
- FLU8.1.6 A proposed change to an approved PD that would increase the land use intensity within the PD without a corresponding decrease in some other portion of the PD and result in greater off-site impacts shall be reviewed to determine consistency with the CP and whether a plan amendment is necessary. Nothing in this policy shall be construed to supersede or negate other limitations on PDs in the Orange County Land Development Code. (Policy 3.1.20-r)
- FLU8.1.7 A commercial land use designation, including a nonresidential PD, approved in response to a Future Land Use Map amendment request by an applicant shall be considered for reversion to its former designation if development on the site has not commenced within a five-year period following the date of adoption of the FLU amendment, unless such timeframe is modified by the Board of County Commissioners. Reversion shall not be automatic, but through an amendment to the CP. This policy is not intended to be retroactive. (Policy 1.1.17-r)
- FLU8.1.8 A proposed amendment to an approved Planned Development shall be determined to be inconsistent with the Future Land Use Map if any of the following conditions exist:
 - A. The proposed amendment is inconsistent with CP policies, including policies aimed at ensuring land use compatibility and adequate public facilities; or,

- B. The proposed amendment would result in either of the following: inclusion of a land use not previously approved or permitted by the PD Plan or the Future Land Use Map (unless permitted by FLU8.1.10) or,
- C. An increase in the intensity of an existing approved land use without a corresponding decrease in another approved land use, and additional off-site impacts result from the increase.
- D. This policy shall not apply to the Mixed Use Activity Center District (MXDAC). (Added 8/93, Ord. 93-19; Amended 12/00, Ord. 00-25, Policy 3.8.5-r)
- FLU8.1.9 The Zoning Regulations shall require a revised PD Land Use Plan with any proposed non-substantial or substantial change involving a change or relocation of land use or a change in densities/intensities of land use. The revised PD Plan shall indicate the approved land use for the entire Planned Development, with the proposed change highlighted. Subsequent to approval, the revised PD Plan shall be noted as the most current plan and be kept on file for public review. Orangewood, Highpoint, and the Expressway Center Planned Developments are exempt from this requirement. (Policy 3.8.2)
- FLU8.1.10 Ancillary residential development may be considered in a non-residential Planned Development without a comprehensive plan amendment, provided all the standards listed below are met.
 - A. The residential component shall be limited to a maximum of thirty percent (30%) of the total Planned Development acreage; and,
 - B. The overall residential development shall be a minimum of 10 units per acre and a maximum of 50 units per acre (unless located within an activity center, where the activity center maximum density shall apply); and,
 - C. The residential component shall be integrated into and compatible with the nonresidential land use by location and/or design; and,
 - D. The PD Plan change shall be processed as required in the Zoning Regulations. (Added 8/93, Ord. 93-19; Amended 12/00, Ord. 00-25, Policy 3.8.7)
- FLU8.1.11 Subsequent to adoption of CP, building permits shall not be issued for development on property whose zoning, subject to exemptions provided for in the CP and/or vested development rights, is inconsistent with the Future Land Use Map. (Policy 3.7.6)

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.

POLICIES

- 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. (Policy 3.2.25)
- 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. (Policy 3.1.1)
- FLU8.2.3 Village Commercial (community level) uses shall be located at or near major road intersections where one road is an arterial. Access to the center shall be designated so as to avoid conflicts with the functional classification of the road. (Policy 3.2.8-r)
- FLU8.2.4 The Land Development Code shall require tourist-related commercial development to be submitted and reviewed under the PD or Tourist Commercial Zoning District to ensure quality development to Orange County visitors. (Policy 4.1.7-r)
- FLU8.2.5 Subject to the compatibility measures outlined in policies FLU8.1.1 and FLU8.2.1, uses permitted by the existing zoning district or uses allowed through the special exception permitting process as described in the Orange County Code may be considered when a property's zoning district is inconsistent with the Future Land Use Map, subject to policies FLU8.2.5.1 and FLU8.2.5.2. On a case-by-case basis, such uses may be considered only when the County has determined the use is consistent with the intent of the CP. (Added 12/00, Ord. 00-25; Amended 12/04, Ord. 04-21; Amendment 6/12, Ord. 2012-14, Policy 1.1.14.1-r)
- FLU8.2.5.1 A rezoning may not be required for properties with inconsistent zoning and Future Land Use Map (FLUM) designations under the following circumstances:
 - A. For non-residential uses when the proposed use is permitted in the existing zoning district, and the same use is permitted in each of the zoning districts that are consistent with the adopted FLUM designation; or
 - B. For non-residential and residential uses when the proposed use is permitted in the existing zoning district, but the use would require a special exception if the property is rezoned to be consistent with the adopted FLUM designation. In this case, however, the same use must be permitted or allowed by special exception in each of the zoning districts that are consistent with the adopted FLUM designation.

Any development of such properties shall meet the minimum site and building requirements of the existing zoning district. Subsequent requests for expansions and changes in the permitted uses on the property must conform to this policy. Requests not conforming to this policy shall be subject to a rezoning, special exception, or FLUM amendment. (Added 6/12, Ord. 2012-14; Amended 6/14, Ord. 2014-12)

- FLU8.2.5.2 If a proposed use is subject to a special exception and has inconsistent zoning and future land use map (FLUM) designations, a rezoning may not be required before applying for a special exception, provided each of the following criteria is met:
 - A. The proposed use is permitted only through the special exception process; and
 - B. The zoning district required to correct the inconsistency between the FLUM and zoning designations also requires a special exception for the same use.

Any development of such properties shall meet the minimum site and building

requirements of the existing zoning district. Subsequent requests for expansions and changes in the permitted uses on the property must conform to this policy. Requests not conforming to this policy shall be subject to a rezoning, special exception, or FLUM amendment. (Added 6/12, Ord. 2012-14)

- FLU8.2.6 Zoning development approvals shall have conditions attached, when appropriate, to ensure the enforcement of the Future Land Use designations. (Policy 1.1.15)
- FLU8.2.7 Time-share units shall be considered as a hotel/motel use and permitted only in areas designated for commercial use. This policy shall not apply to Planned Developments that were approved for resort residential uses prior to January 1, 1987. This policy shall be referenced in the Land Development Code. (Policy 4.1.23)
- FLU8.2.8 Conversion of approved multi-family development to time-share units or other hotel/motel type units shall require a rezoning and/or amendment to the Planned Development Land Use Plan. Likewise, the conversion of time-share units or other hotel/motel type units to multifamily housing also shall require appropriate development approvals. (Policy 4.1.24-r)
- FLU8.2.9 A neighborhood office/commercial zoning district for undersized lots shall be adopted in the Land Development Code by 2009 in order to incorporate the performance standards authorized by FLU8.2.10. (Added 8/92, Ord. 92-24, Policy 3.1.34-r)
- 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. (Policy 3.1.33-r)
- 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.
- FLU8.2.12 Public or private sector sponsored Small Area Studies (completed in coordination with the County's recommendations) may be conducted to identify strategies for physically and functionally integrating a mixture of land uses in developed areas within the USA. Upon Board of County Commissioner's approval, the Future Land Use Map shall be amended. (Policy 3.1.2-r)
- OBJ FLU8.3 OVERLAYS. The use of overlays shall be implemented and managed consistent with the furtherance of the goals of the CP, including the use of design, redevelopment and aesthetic techniques to promote compatibility objectives.

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FLU8.3.1 To promote redevelopment of blighted communities, the County shall establish the Neighborhood Center, Neighborhood Activity Corridor, and Neighborhood Residential future land use designations. These land uses shall be designated on the Future Land

Use Map through an amendment to the CP to implement strategies to physically and functionally integrate a mixture of land uses in a specified location. Proposals to amend the CP to establish these designations on the future land use map shall require a special area study. Such studies can be public or private sector sponsored but must be adopted by the Board of County Commissioners. (Added 11/99, Ord. 99-19, Policy 3.4.4-r)

- FLU8.3.2 Orange County shall follow the specific development regulations to implement the Neighborhood Center, Neighborhood Activity Corridor and Neighborhood Residential land use designations consistent with the intent of promoting neighborhood-serving goals. Such regulations may include, but are not limited to, Floor Area Ratios (FAR), parking, setbacks, landscaping, building coverage, height, pedestrian access, streetscape, permitted and prohibited uses, and access. (Added 11/99, Ord. 99-19, Policy 3.4.5-r)
- FLU8.3.3 Changes to the Neighborhood Residential Neighborhood Center, Neighborhood Activity Corridor boundaries shall not be permitted devoid of a small area study. (Added 05/00, Ord. 00-10, Policy 3.4.8)
- FLU8.3.4 Orange County will reinforce the residential character of the Holden Heights neighborhood by encouraging the planning and design of new development to complement the architectural design and features with the existing neighborhood character. New development or redevelopment will be conditioned upon Crime Prevention Through Environmental Design (CPTED) and limited expansion of demonstrated nuisance-generated uses. (Added 05/00, Ord. 00-10, Policy 3.4.9-r)
- FLU8.3.5 The County supports and will continue to seek flexible incentives for redevelopment to promote quality infill within the Holden Heights community. (Policy 3.4.9-r)
- OBJ FLU8.4 PUBLIC PARTICIPATION. Orange County shall provide for and encourage public participation in the comprehensive planning process, including consideration of proposed amendments to the CP and Evaluation and Appraisal Reports. This includes the use of community meetings, forums and visioning techniques, as needed. (Added 6/98, Ord. 98-13, Goal 7-r)

- FLU8.4.1 Orange County will ensure that residents will receive adequate and timely notification of public hearings to facilitate participation in comprehensive planning in Orange County. This includes using technology and the internet to facilitate public information and information exchange. Timely notice shall generally be interpreted to be two weeks. Staff reports should be available seven days prior to a public hearing. (Objective 7.1-r)
- FLU8.4.2 Community meetings may be required for large-scale comprehensive planning processes that involve land use changes, including comprehensive plan amendments proposed by the private sector, to ensure public awareness of these processes and proposals. This policy shall not apply to staff-initiated amendments for countywide updates to the Future Land Use Map, such as for Institutional uses or amendments that address scriveners' errors or annexations on the Future Land Use Map.
- FLU8.4.3 Orange County will use visioning, small area studies, neighborhood plans, and other community planning processes to involve residents in comprehensive planning.
- FLU8.4.4 Orange County will conduct outreach to the County's diverse communities about public hearings and other planning concerns. Examples of this outreach can include using Spanish-language website content, Spanish-language statements on public notices and public hearing signage, advertisements in multicultural media, and Orange TV notices and programming.
- FLU8.4.5 The Planning Division shall prepare a response to the Department of Community Affairs' Objections, Recommendations and Comments Report before the LPA adoption hearing.

Such response, which shall be deemed preliminary in nature, shall be available for public inspection and review at least seven (7) days prior to the LPA adoption hearing. This requirement, however, does not preclude the Planning Division from revising such response, provided that such revised response shall be available for public inspection and review at least seven (7) days prior to the BCC adoption hearing. Furthermore, this requirement does not preclude the Planning Division from finalizing the response after the BCC adoption hearing in a manner not inconsistent with the BCC's action. (Added 6/98, Ord. 98-13, Policy 7.1.2)

When a party proposing an amendment conducts or prepares special studies, text amendments or evaluations to support a requested change to the CP, including collecting site-specific data or analysis of site-specific conditions, such studies, text amendments or evaluations, even if preliminary, shall be available for public inspection and review at least seven (7) days prior to the LPA adoption hearing. This requirement, however, does not preclude the party from revising such studies or evaluations or gathering supplemental information, provided that such revised studies or evaluations or supplementary information shall be available for public inspection and review at least seven (7) days prior to the Board of County Commissioners' adoption hearing. (Added 6/98, Ord. 98-13, Policy 7.1.1-r)

OBJ FLU8.5 VESTING. Orange County shall follow fair, consistent and objective criteria and documentation in determining the applicability of the CP and the Land Development Code. Development rights that are vested, either statutorily or under the common law, and certain land uses that are exempt, pursuant to the provisions of the following policies, shall be protected by Orange County. (Objective 3.7-r)

- FLU8.5.1 Subject to any vested development rights, developed land that is inconsistent with the adopted comprehensive plan shall be "grandfathered." The existing structures of the grandfathered uses may be enlarged, renovated, demolished or removed, and rebuilt or replaced without amendment to this plan if:
 - A. such actions are confined to the boundaries of the site as it existed on the date of adoption of CP;
 - B. the density/intensity of the proposed change to the grandfathered use does not exceed any of the following Level of Service (LOS) impacts;

| Facility Type | LOS Impact |
|---------------|--------------------------|
| Roads | Twenty average trip ends |
| Potable Water | 700 gallons per day |
| Wastewater | 600 gallons per day |

- C. such actions do not violate other land development regulations and the grandfathered development has not been terminated, abandoned or demolished for a period of twenty-four (24) consecutive months. (Added 8/92, Ord. 92-24; Amended 6/94, Ord. 94-13, Policy 3.7.2)
- FLU8.5.2 Development approvals shall contain an expiration date consistent with a realistic period necessary to complete the contemplated development. (Policy 3.7.4)
- FLU8.5.3 Developments of Regional Impact that have been authorized pursuant to Chapter 380, FS, or development that has been issued a final local development order and on which development has commenced and is continuing in good faith, or development that is determined to have vested rights pursuant to applicable case law shall be presumed to have vested development rights. (Policy 3.7.5-r)

- FLU8.5.4 The Rural land use designation is not intended to prohibit the development of tracts of land by their current owners for use by immediate family members for their primary residences. Therefore, notwithstanding FLU6.1.3, the Land Development Code may allow the owner (as of the date of adoption of the CP) of a parcel of property that has been legally created and recorded in the Public Records of Orange County prior to May 21, 1991, to subdivide and develop the parcel for residential structures, but only if:
 - A. the density of the residential structures is no more than one dwelling unit per two acres:
 - B. the use is restricted to the primary residence for the owner, the owner's spouse, or the children, parents, or siblings of either of them; and
 - C. the Land Development Code contains provisions to ensure that this exception is not abused and cannot be used as an artifice to evade the restrictions of FLU6.1.3.

The Board of County Commissioners may grant an exception to properties that do not meet the absolute criteria of this policy, on a case-by-case basis, in order to avoid an unreasonable hardship, based upon a finding that the intent of this policy is met. (Added 12/00, Ord. 00-25; Amended 10/10, Ord. 2010-13, Policy 3.7.8-r)

- Pursuant to FLU8.5.4, an authorized determination that a particular development order request is "consistent" with the CP as mandated by Section 163.3194, Florida Statutes, at the time such development order is issued, shall preclude a second determination that the development order is inconsistent with the CP. It shall be incumbent upon the applicant to ensure that potential consistency issues are reasonably and timely raised. If requested by the applicant, the County Administrator or his designee shall make specific determinations of consistency concerning any matters raised by the applicant. In the event that this policy conflicts with any particular situation with Section 163.3215 of Florida Statutes, as may be amended or replaced, the statute shall govern. (Added 8/92, Ord. 92-24, Policy 3.7.10)
- FLU8.5.6 Consistent with Future Land Use Policies 8.5.4 and 8.5.5, Orange County shall delegate to the County Administrator or his designee the authority to provide binding letters to affected lenders and to applicants for development orders concerning whether such development orders are consistent with the adopted comprehensive plan within the meaning of Section 163.3194, Florida Statutes. (Policy 3.7.11)
- FLU8.5.7 Orange County, on a case-by-case basis, may approve variances inconsistent with the Future Land Used Map for residential uses that otherwise would result in unnecessary hardship. Such approvals must not be contrary to the public interests, must involve only mobile homes, and must be related to documented dire financial or medical problems consistent with the requirements of Chapter 30, Orange County Code. These variances shall include specific expiration dates not to exceed five (5) years and are not intended to provide for financial gain. Any relief granted beyond five (5) years will require a specific comprehensive plan amendment to the Future Land Use Map. Approval of such variances shall not constitute approval to subdivide the parcel for purposes of land conveyance. Any proposed division of parcels that have obtained such a variance must be consistent with the Future Land Use Map and all other provisions of the Land Development Code. (Added 6/94, Ord. 94-13, Policy 3.7.12)
- FLU8.5.8 Effective the adoption date the 2030 CP update, the Community Village Center (CVC) shall no longer be available as a FLUM request. Existing CVC designated sites shall not be made inconsistent by this change.
- FLU8.5.9 It is the intent of this update to maintain the terms of the Belmere Planned Development agreement. (Added 05/96, Ord. 96-11; Amended 12/00, Ord. 25; Policy 1.1.5.2-r)

OBJ FLU8.6 CONCURRENCY. The location and intensity of development shall coincide with the availability of public services and facilities. (Objective 3.5-r)

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FLU8.6.1 Development in Orange County shall be subject to the provisions of the Concurrency Management System (CMS), Ordinance 91-27 as amended through Ordinance 2006-06.

The CMS shall ensure that the necessary facilities and services are in place at the time a development permit is issued; that a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or that the necessary facilities are guaranteed through an enforceable agreement.

As part of the Destination 2030 Comprehensive Plan update, the concurrency requirement for potable water supplies and facilities shall also require consultation with all applicable water suppliers, including internal coordination within Orange County, prior to approval of a building permit, to determine if adequate water supplies and facilities will be available to serve the development by the anticipated issuance date of the certificate of occupancy or functional equivalent. In addition, the County will maintain data regarding the permitted capacity, available (pumping) capacity, water level depth, and condition of all wells, wellfields, or other sources of potable water, including the design capacity of potable water treatment and distribution facilities, consistent with the CMS and the Water Supply Facilities Work Plan. (Policy 3.5.3-r, Policy 3.5.11-r, WSFWP)

- FLU8.6.2 Within the Urban Service Area, sewage disposal from residential development must be accommodated by a central wastewater system. The use of septic tanks for development shall be allowed only in areas of suitable soils and when central wastewater services are not available. Where there are moderate soils, as determined by the County, the County may allow the use of septic tanks based on detailed soil and site analysis that demonstrates that ground or surface waters will not be polluted. Specific septic tank criteria shall be governed by the Orange County Subdivision Regulations or supplemental guidelines adopted under the proposed Land Development Code, as well as the requirements established in Chapter 10D-6 of the Florida Administrative Code. (Policy 3.5.4-r)
- FLU8.6.3 All development shall be required to participate in the County solid waste disposal program. (Policy 3.5.5)
- FLU8.6.4 Development within the Urban Service Area shall be connected to central water. (Policy 3.5.6)
- FLU8.6.5 Within the Urban Service Area, in addition to the normal County construction of public facilities, the County shall provide programs to make possible the provision of infrastructure by joint effort and investment between the public and private sectors. (Policy 3.5.7)
- FLU8.6.6 As required by Subsection 163.3202(2) (g), Florida Statutes, on and after December 1, 1991, or the effective date of an ordinance adopting a Concurrency Management System, the County shall not issue any development order or permit that results in a reduction in the levels of service for the affected public facilities below the minimum levels of service required by the CP. (Policy 3.5.8-r)
- FLU8.6.7 The ordinance adopting a Concurrency Management System shall set forth the circumstances under which a person is to be deemed to have a vested right pursuant to Subsection 163.3167(8), Florida Statutes to complete a development, notwithstanding the concurrency requirements of the foregoing FLU8.6.6 and Subsection 63.3202(2) (g), Florida Statutes. (Policy 3.5.9)

- FLU8.6.8 The County's Land Development Code will specifically list the application requirements for development permits that reflect the informational needs for the determination of concurrency, and application forms shall be developed accordingly. (Policy 3.5.10)
- FLU8.6.9 Prior to the issuance of a development order for a proposed new development, the following shall be identified:
 - A. The impacts created by the proposed development;
 - B. Whether the public facilities covered under the Concurrency Management System will be available as defined by Chapter 163, FS;
 - C. The facility improvements or additions that are required to ensure the finding of concurrency; and,
 - D. The entity responsible for the design and installation of all required facility improvements or additions. (Policy 3.5.13-r)
- FLU8.6.10 All development approvals shall have a time period specified in the development order or permit in which development must commence. The time period may involve two or more phases, but the timing of each phase shall be specified in the development order or permit. If necessary, the development order or permit may prescribe a time schedule for the initiation of the various components of the development process such as, but not limited to, land clearing, filling, and foundation pouring. (Policy 3.5.14)
- FLU8.6.11 The County shall ensure that the LOS for active and passive parkland shall be met on a countywide basis prior to any change in the Future Land Use Map for land designated as Parks/Recreation on the Future Land Use Map. (Added 6/94, Ord. 94-13, Policy 3.5.15)
- FLU8.6.12 All development within the North Four Corners area, excluding the Four Corners Community Village Center (CVC), which is generally bounded by the Florida Turnpike to the north and east, Conroy-Windermere Road to the south, and Apopka-Vineland Road to the west including westerly properties along Apopka-Vineland Road and when included in the Urban Service Area shall be required to connect to the Orange County central water and sewer system. (Added 6/95, Ord. 95-13, Policy 3.5.16)
- FLU8.6.13 A proposed land use amendment must be consistent with the County's concurrency management system. (CIE1.7.5)
- FLU8.6.14 When necessary and appropriate, new developments shall be assessed a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to maintain adopted level of service standards. (CIE1.6.6)
- FLU8.6.15 If a proposed development is consistent with the Land Development Code and CP, but one or more concurrency-related facilities is deficient, the applicant may, at his/her expense, improve the level of service of the facility if and when such improvement is consistent with County plans and the County agrees to the improvement. (CIE1.6.4)

OBJ FLU8.7 SCHOOLS. Orange County shall promote safe and adequate school site locations.

- FLU8.7.1 Orange County shall support and encourage the location of new elementary and middle schools, unless otherwise required, internal to residential neighborhoods. (Added 12/00, Ord. 00-25, Policy 3.2.18)
- FLU8.7.2 Orange County shall coordinate with the School Board to identify the locations for new high schools on the periphery of residential neighborhoods, where access to major roads is available. (Added 12/00, Ord. 00-25, Policy 3.2.19)

- FLU8.7.3 Orange County shall coordinate with the School Board to provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns. (Added 12/00, Ord. 00-25, Policy 3.2.19.1)
- FLU8.7.4 Educational facilities shall be accessible from sidewalks and bikeways. (Policy 3.2.20)
- FLU8.7.5 Public elementary schools shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, High Density Residential, Institutional, Activity Center Residential and Educational. Public middle schools and free-standing ninth-grade centers shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Medium Density Residential, High Density Residential, Institutional Activity Center Residential and Educational. Public middle schools and free-standing ninth-grade centers shall be allowed as special exceptions in the following land use categories located in the Urban Service Area: Low Density Residential and Low-Medium Density Residential. Public elementary schools, middle schools, and free-standing ninth-grade centers shall be allowed as special exceptions in the following land use categories located in the Rural Settlement Areas: 1/1, 1/2, 1/5, Low Density Residential, Low-Medium Density Residential, and Institutional. In addition to the locations identified above, public elementary schools, middle schools and freestanding ninth-grade centers shall be allowed as a permitted use in all future land use categories if identified in a Planned Development Land Use Plan approved by the Board of County Commissioners. (Added 9/96, Ord. 96-28; Amended 10/02, Ord. 02-16, Policy 3.2.21)
- FLU8.7.6 Public high schools and ninth-grade centers developed in conjunction with high schools shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Commercial, Industrial, Institutional, Activity Center Mixed Use and Educational. Public high schools and ninth-grade centers developed in conjunction with high schools shall be allowed as special exceptions in the following land use categories located in the Urban Service Area: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, High Density Residential, Office and Activity Center Residential. Public high schools and ninth-grade centers, developed in conjunction with high schools, shall be allowed as a special exception in the following land use categories located in the Rural Settlement Areas: 1/1, 1/2, 1/5, Low Density Residential, Low-Medium Density Residential, Office, Commercial, Industrial, and Institutional. In addition to the locations identified above, public high schools and ninth-grade centers developed in conjunction with high schools shall be allowed as a permitted use in all future land use categories if identified in a Planned Development Land Use Plan approved by the Board of County Commissioners. (Added 9/96, Ord. 96-28; Amended 10/02, Ord. 02-16. Policy 3.2.21.1)
- FLU8.7.7 In the event that the School Board determines a public school facility is required in an area designated Rural/Agricultural on the Future Land Use Map, an amendment to the Future Land Use Map shall be required. The School Board may request an amendment to the Future Land Use Map at no cost. (Added 9/96, Ord. 96-28, Policy 3.2.21.2)
- FLU8.7.8 All new school locations shall be subject to the terms and limitations established in the school siting ordinance developed jointly by Orange County and the School Board. (Added 9/96, Ord. 96-28, Policy 3.2.21.3)
- FLU8.7.9 Public educational facilities shall be allowed in future land use designations specified in Policies FLU8.7.5 through FLU8.7.7 as amended. Subsequent to their construction, the Future Land Use Map shall be amended to reflect an Educational designation. (Added 10/02, Ord. 02-16, Policy 3.2.21.5-r)

- FLU8.7.10 Orange County shall implement the School Siting Criteria contained in the Land Development Code. (Added 12/00, Ord. 00-25, Policy 3.2.22)
- FLU8.7.11 If the Orange County School Board determines that a Capacity Enhancement Agreement (CEA) is required, the applicant must deliver to the Planning Division, a copy of a fully-executed CEA at least two weeks prior to the BCC adoption public hearing for the respective large scale or small scale Future Land Use Map amendment. If a CEA is required, but the applicant is receiving an assignment or transfer of school capacity credits in lieu of executing a CEA, a copy of the executed transfer or assignment document must be delivered to the Planning Division at least two weeks prior to the BCC adoption public hearing. If the applicant has negotiated a postponement agreement with the Orange County School Board, delaying the CEA to the rezoning stage, a copy of the executed postponement agreement must be delivered to the Planning Division at least two weeks prior to the adoption public hearing.

If the applicant does not deliver a copy of a fully-executed CEA, transfer document, assignment document, or postponement agreement at least two weeks prior to the BCC adoption public hearing, the Future Land Use Map amendment application may be continued to the next Future Land Use Map amendment cycle. If the application is continued to the next cycle, the applicant is still required to submit the necessary documents to the Planning Division at least two weeks prior to the scheduled BCC adoption public hearing for that Future Land Use Map amendment cycle.

Any Future Land Use Map amendment application continued under this policy is subject to the refund policy in effect at that time. (Amended 6/14, Ord. 2014-12)

OBJ FLU8.8 PROCEDURE. Orange County shall follow consistent procedures in its administrative and notification practices.

- FLU8.8.1
- Amendments to the Comprehensive Plan Goals, Objectives, and Policies and large scale Future Land Use Map (FLUM) amendments shall be considered no more than two times a year, unless the amendment is a staff-initiated FLUM or text amendment, or a privately-initiated FLUM amendment continued to a date certain at the request of the Board of County Commissioners. Nothing in this policy shall preclude the more frequent consideration of amendments to the Future Land Use Map in association with Developments of Regional Impact, Florida Quality Developments, or small-scale development activities. The County may require DRIs to be submitted concurrently with Future Land Use Map Amendment requests. (Added 10/94, Ord. 94-20; Amended 6/12, Ord. 2012-14, Policy 3.2.23-r, 3.2.23.1-r; Amended 6/14, Ord. 2014-12)
- A. Privately-initiated text amendments may be submitted for Horizon West and the Innovation Way Overlay (Scenario 5) in conjunction with a Future Land Use Map amendment or as a stand-alone text amendment during a large-scale Comprehensive Plan amendment cycle. Privately-initiated text amendments in these areas may not be processed out-of-cycle, unless the amendments are associated with a DRI or Florida Quality Development. The Horizon West and Innovation Way Overlay planning processes involved comprehensive and extensive public participation and visioning efforts, and as such, were designed for applicant submittals consistent with their master plans. (Added 6/14, Ord. 2014-12, Policy FLU1.3.2(i)-r)
- B. Privately-initiated text amendments, not within Horizon West or the Innovation Way Overlay (Scenario 5), may be accepted for processing twice-per-year as part of a large-scale Comprehensive Plan amendment cycle when any of the following conditions have been satisfied:

- a) The proposed amendment supports a Workforce Housing project consistent with the *Workforce Housing Task Force Report* (2007);
- b) The proposed amendment supports an infill development project consistent with the *Infill Master Plan* (2008);
- The proposed amendment supports a transit-related development project consistent with the Transportation Element and Transit Oriented Development Overlay;
- d) The proposed amendment supports a development project meeting nationally recognized Green Building and Energy Conservation standards; or
- e) The Planning Manager determines the amendment may be submitted for processing. In making a determination, the Planning Manager will consider whether the proposed amendment maintains the internal consistency of the Comprehensive Plan, furthers the overall goal of the Comprehensive Plan, directly relates to a Future Land Use Map Amendment, and has a limited geographic effect. The Planning Manager will also evaluate whether the proposal contravenes the Comprehensive Plan, Land Development Code, or state law. The Planning Manager's denial to process a proposed text amendment may be appealed to the Board of County Commissioners. No privately-initiated text amendments will be processed out-of-cycle unless associated with a DRI or Florida Quality Development. (Added 6/14, Ord. 2014-12)
- C. Text amendments may be submitted for small scale map amendments when the text amendments are directly related to and simultaneously adopted with the corresponding small scale map amendment. (Added 6/14, Ord. 2014-12)
- FLU8.8.2 Requests for Future Land Use Map amendments and text amendments to the Comprehensive Plan shall be considered only upon the submittal of an application meeting the County's requirements. Proposed map and text amendments must be reviewed prior to submittal as part of a pre-application meeting with staff. Staff shall have the authority to request additional information and documentation related to amendment applications. (Added 6/94, Ord. 94-13, Policy 3.2.23-r, 3.2.23.1-r; Amended 6/14, Ord. 2014-12)
 - A. The County shall be entitled to charge a reasonable fee for Future Land Use Map and text amendments to the Comprehensive Plan. An application fee waiver policy shall be adopted by the County, with such waivers approved by the Board of County Commissioners (BCC) on a case-by-case basis. (Added 6/14, Ord. 2014-12, Policy FLU8.8.2-r)
 - B. Orange County staff may deem a submitted application that has not been transmitted to the Department of Economic Opportunity withdrawn if it remains inactive for two consecutive cycles. Consistent with 163.3184 (3)(c)1, F.S., if the County has transmitted the amendment to the Department of Economic Opportunity and the amendment is not adopted within 180 days after the County receives Department of Economic Opportunity and other review agency comments, the application will be considered withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment. The 180-day limitation does not apply to amendments processed pursuant to 380.06, F.S. (Added 6/14, Ord. 2014-12, Policy FLU8.8.2-r)
- FLU8.8.3 In addition to any statutory requirements for changes to the Future Land Use Map, the published notice for the Local Planning Agency (LPA) transmittal hearing shall be of

sufficient size to identify the location of land subject to consideration for any Future Land Use Designation change by no less than street address of developed property, a designated map location on a map in readable form to reasonably identify the subject location, and the current and proposed Future Land Use Designation. Additionally, notice for LPA and BCC hearings on proposed land use changes to the Future Land Use Map, excluding annexations and those institutional uses that have already been constructed, shall be provided to all adjacent property owners and to all property owners located within approximately 300 feet of the property subject to the change. Such notice shall contain no less than the street address of the subject property, if available, current and proposed Future Land Use Designations, hearing date, time and place. Substantial compliance with the provision of the article pertaining to the various methods of providing notice shall be sufficient to constitute notice to all parties affected. (Added 6/94, Ord. 94-13, Policy 3.2.23.2)

- FLU8.8.4 For consideration of each, any and all changes and amendments to the Orange County CP, the requisite public hearings shall be the LPA and the BCC transmittal and adoption hearings, except for compliance with the Objections, Recommendations and Comments (ORC) Report amendments, and any other exemptions as provided by Law. (Added 6/94, Ord. 94-13, Policy 3.2.23.3)
- FLU8.8.5 Newspaper advertisement for proposed CP amendments shall be consistent with the requirements of Policy FLU8.8.3 and Section 163.3184, FS. Moreover, Orange County shall request that such advertisements be placed only in the regular daily sections of the newspaper (e.g., Sports, Local and State, Living) or the main section of the Orange Extra. This request will state that such advertisement not be placed in special supplements to the newspaper (e.g., Transportation, Food, Rave, Real Estate, Travel, etc.). If for any reason the newspaper fails to comply with this request, but such notice otherwise complies with statutory requirements and Policy FLU8.8.3, the notice shall be deemed valid. (Added 6/95, Ord. 95-13, Policy 3.2.23.4)
- FLU8.8.6 Subsequent to a decision of the Board of County Commissioners (BCC) to not transmit or not adopt an amendment to the Orange County CP, the Planning Division shall not accept any application for an amendment on what constitutes substantially the same property for a period of two (2) years from the date of the last action. The Planning Manager's decision not to accept an application can be appealed to the Board of County Commissioners. (Added 10/94, Ord. 94-20, Policy 3.2.26-r)
- OBJ FLU8.9 IMPLEMENTING CODES. Orange County shall promote sustainable practices and green building objectives through use of the Land Development Code and by minimizing adverse impacts on the built and natural environment from development. This objective shall be measurable by implementing the following policies.

POLICIES

FLU8.9.1 By 2010 Orange County shall consider and/or implement changes to promote the findings and strategies contained in this update and modify its CP, codes and ordinances accordingly. This work will include review and efforts toward promoting the following strategies:

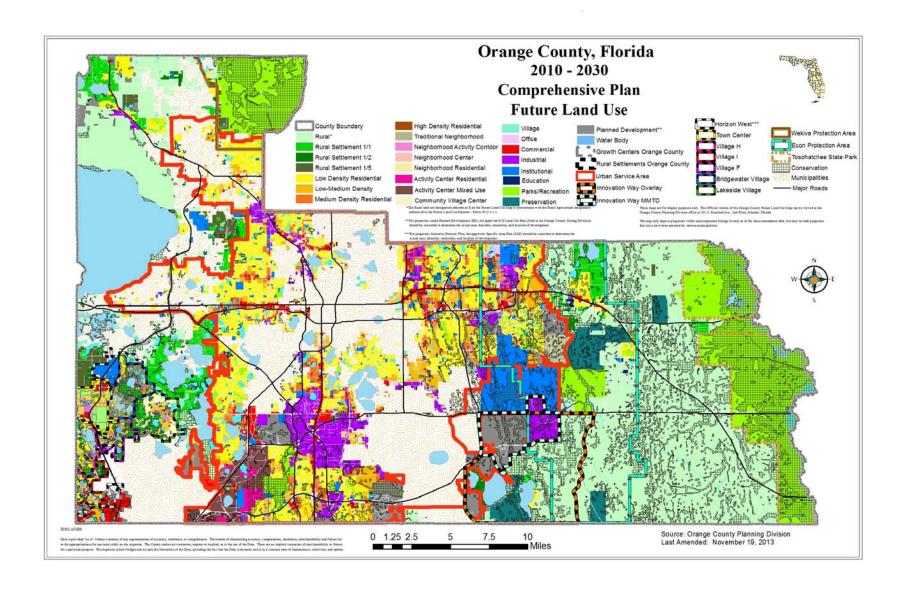
- Mixed-use zoning and mixed-use buildings;
- Mixed-use zoning and mixed-use corridor district(s);
- Smart growth and alternative parking standards, including use of shared and reduced parking standards;
- Transit-Oriented Development;
- Activity center zoning code overlay and review standards;

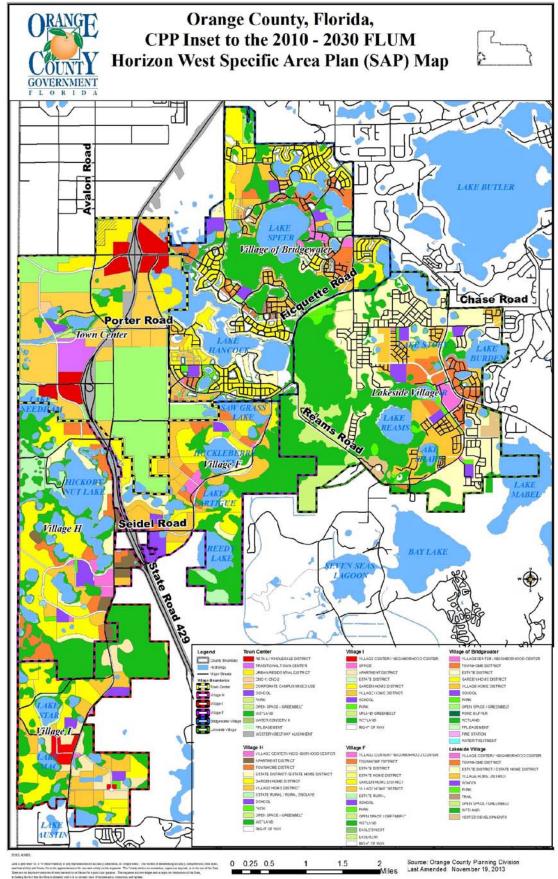
- Where feasible, alterative drainage, landscaping, open space standards and setbacks to promote urban infill;
- Provision of more Live/Work and accessory dwelling unit options;
- Low Impact Development (LID) and water conservation techniques;
- Revisions to lot split parent parcel restriction to encourage the creation of more lots for eligible lots within the Urban Service Area.
- Incentives for small lot development and redevelopment of greyfield areas;
- Green building code innovations, including recognized energy and water conservation and reuse requirements. Specifically it is the County's policy to:
- Develop building code that supports greater energy and conservation related efficiencies. Support state efforts and consider adopting local ordinance as needed.
- Create incentives to support green building and green development for private sector, such as reduced fees and expedited permit review.
- Continue to use green materials, especially in renovations, such as low volatile organic compound containing paints and coatings, carpets and carpet adhesives and composite wood, energy efficient light fixtures and mechanical systems.
- Encourage all county sponsored or financially supported projects to build green and be LEED-certified.
- Develop incentives for water conservation such as crediting reuse, or creating water conservation credits when a new permit demonstrates less water will be used.
- FLU8.9.2 Orange County will develop Low Impact Development (LID) strategies in conjunction with the State Water Management Districts to reduce impacts to water quality and manage water quantity concerns. LID uses a variety of site design, stormwater treatment provisions (such as two or more separate structures, a swale followed by a pond) and pollution prevention techniques to create an environmentally sensitive site landscape that preserves natural features and function similar to pre-development hydrologic conditions.
- FLU8.9.3 Orange County shall promote protective and sustainable practices and green building objectives through design requirements in the Land Development Code and/or incentives.

APPENDIX

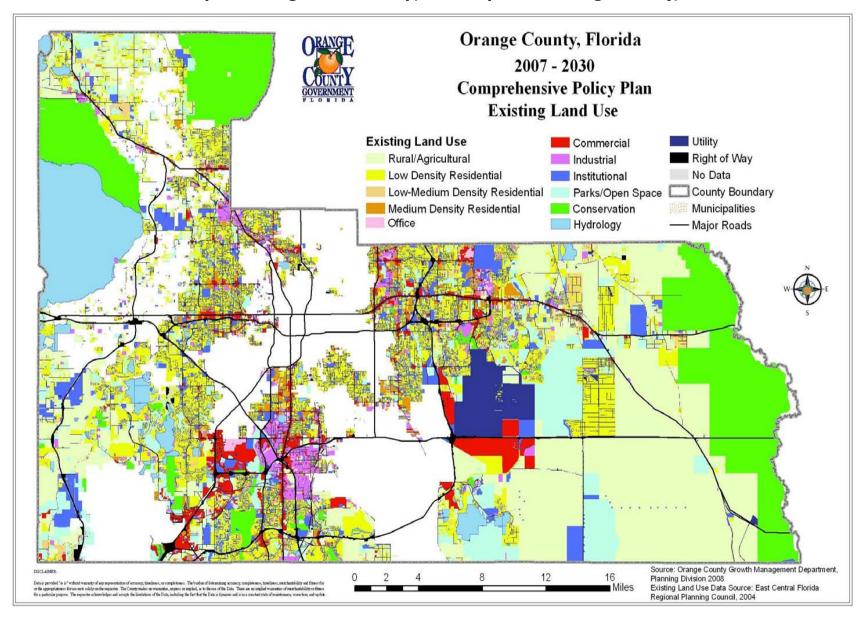
I. FUTURE LAND USE MAP SERIES

Map 1 Future Land Use Map, Unincorporated Orange County, 2010-2030

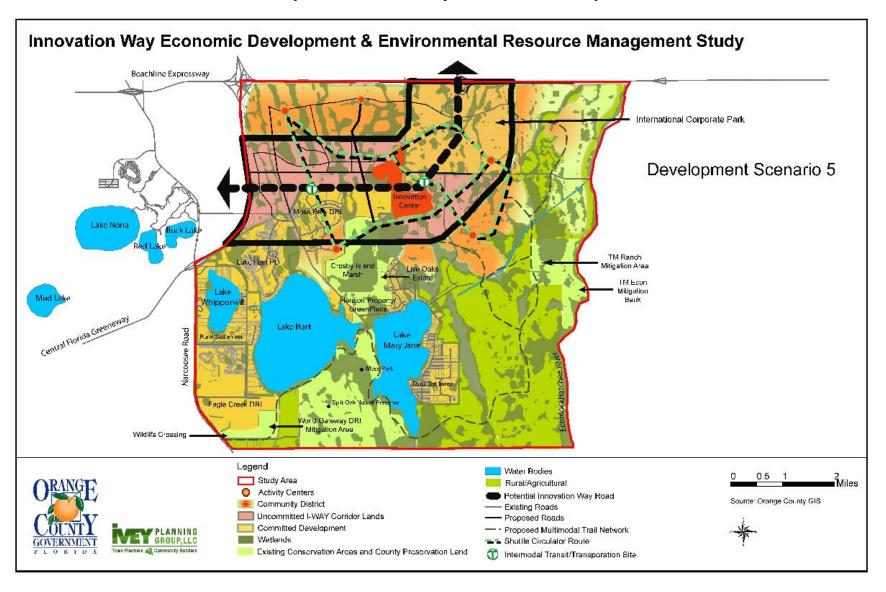




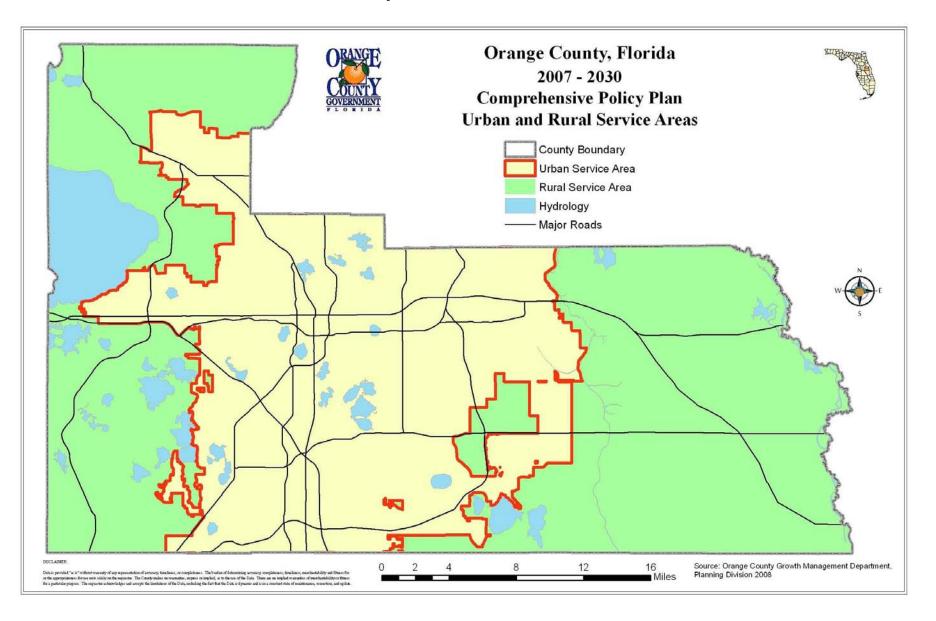
Map 3 Existing Land Use Map, Unincorporated Orange County, 2006



Map 4 Innovation Way Scenario 5 Conceptual Plan

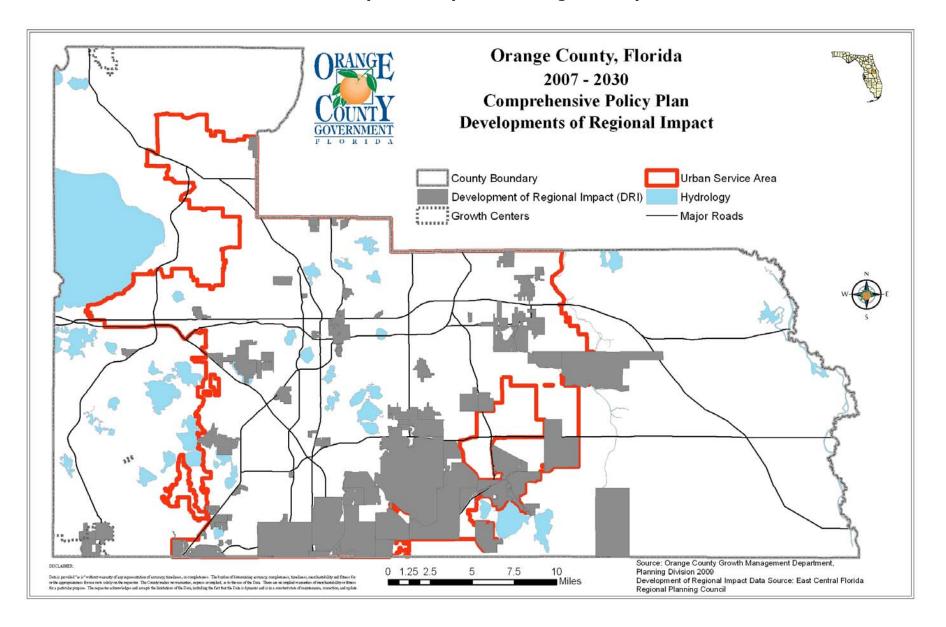


Map 5 Urban and Rural Service Areas

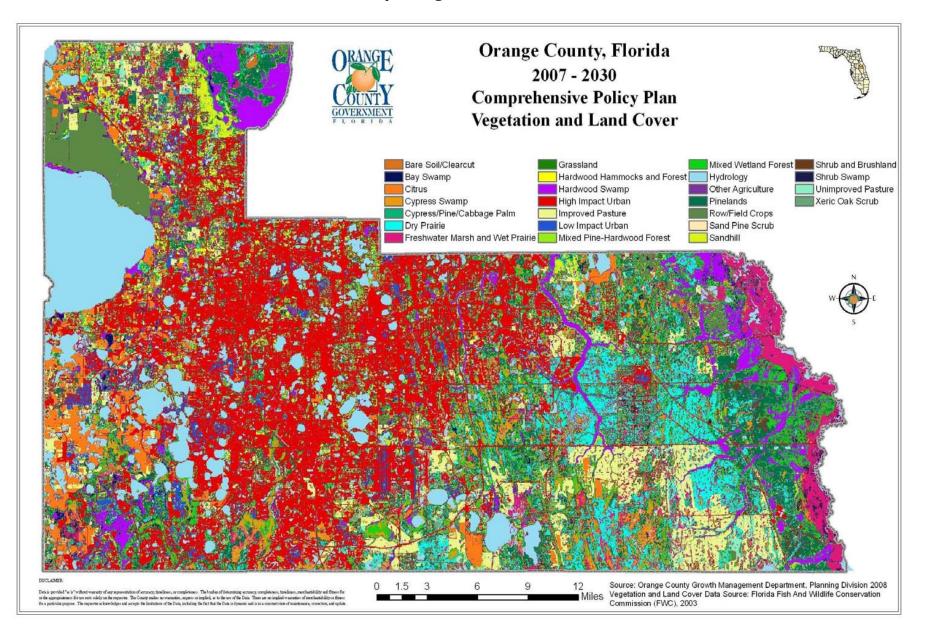


FLUM 6

Map 6 Developments of Regional Impact

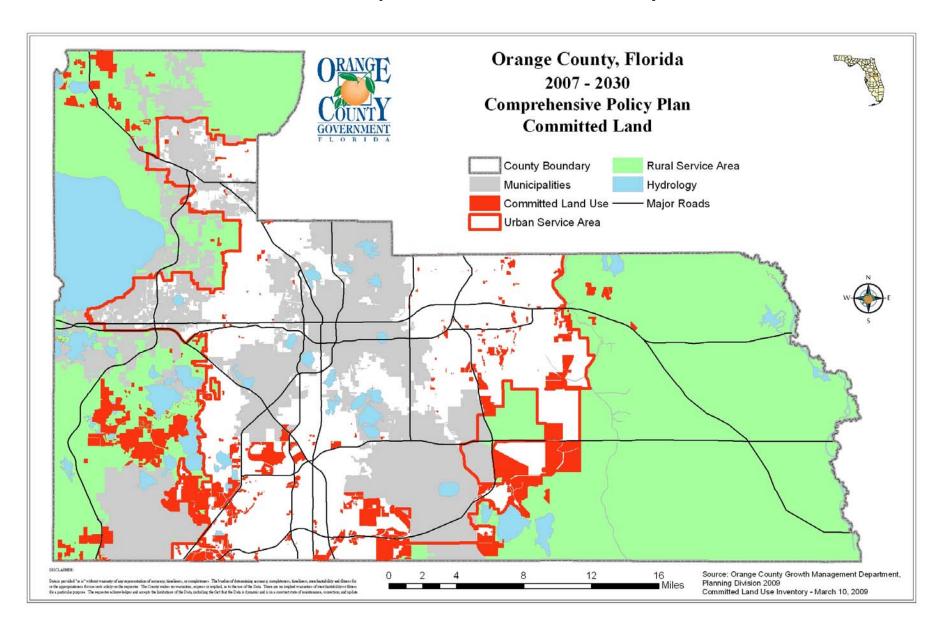


Map 7 Vegetation and Land Cover

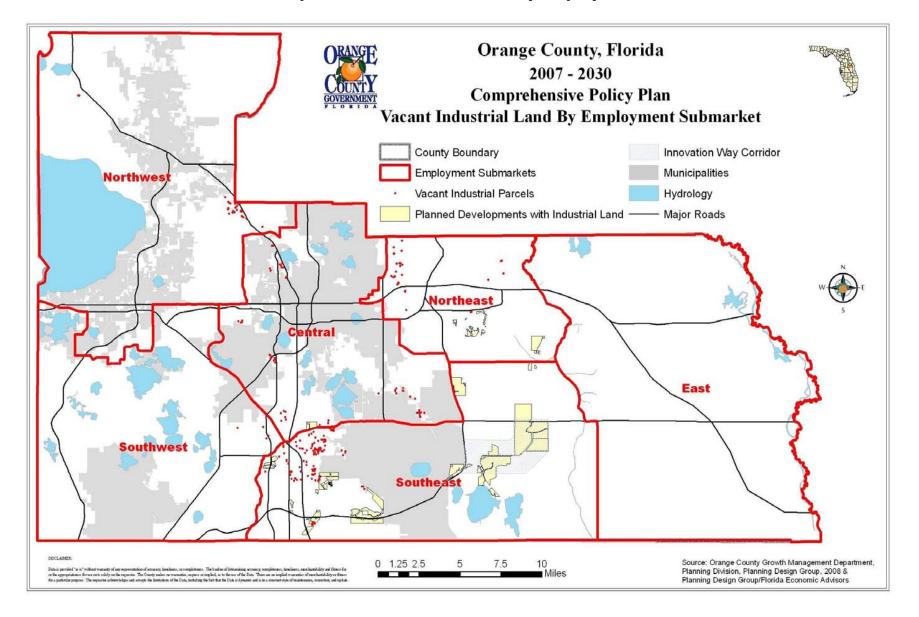


FLUM 8

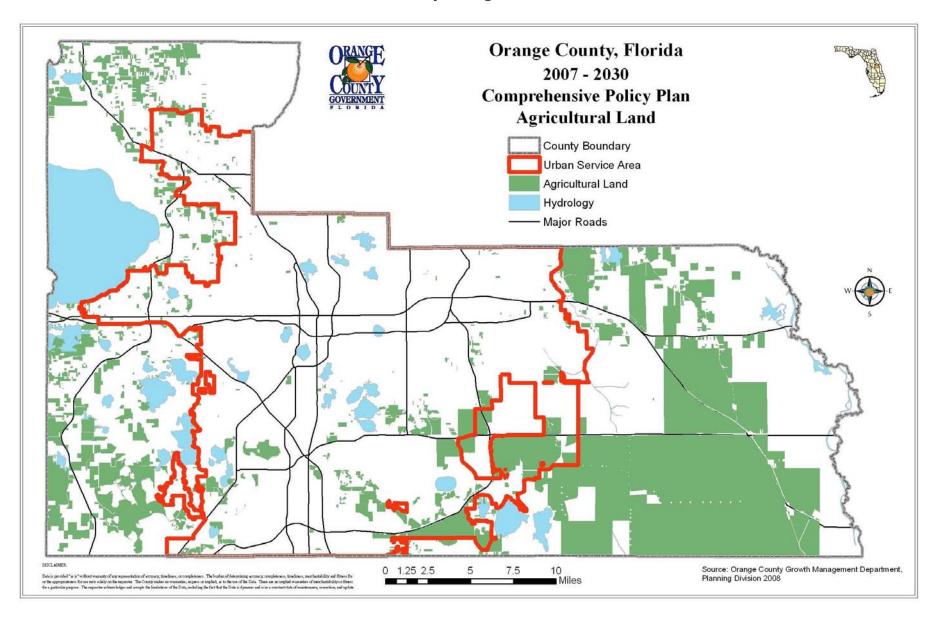
Map 8 Committed Land Use Inventory



Map 9 Vacant Industrial Land by Employment Submarket

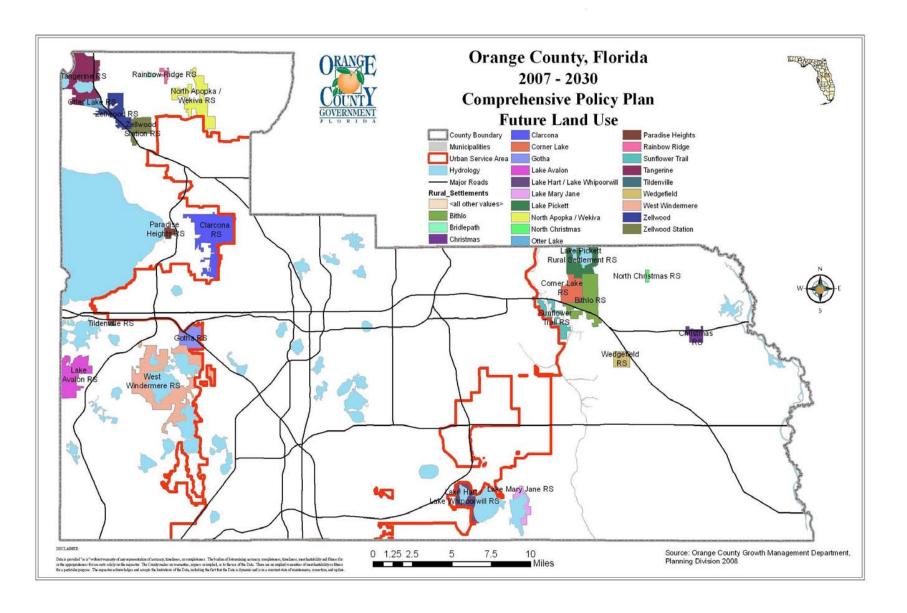


Map 10 Agricultural Land

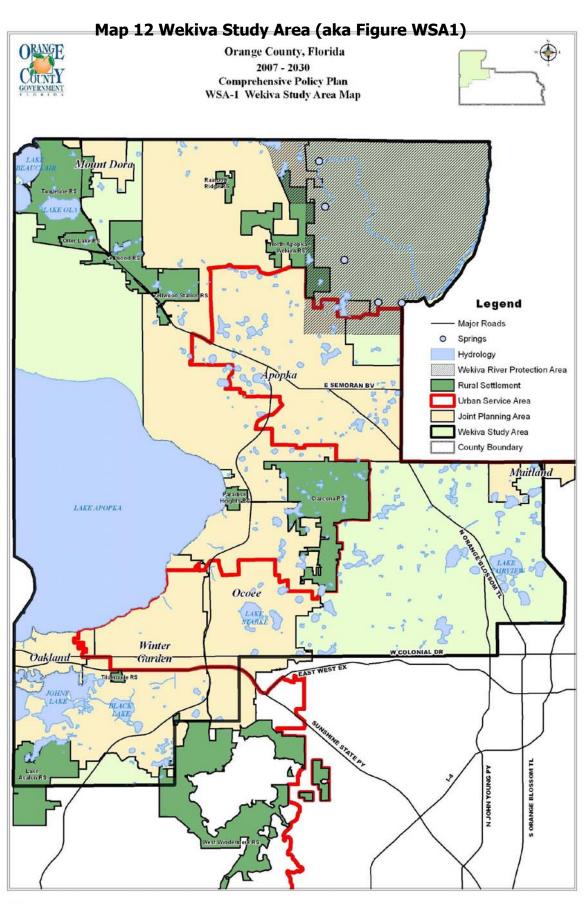


FLUM 11

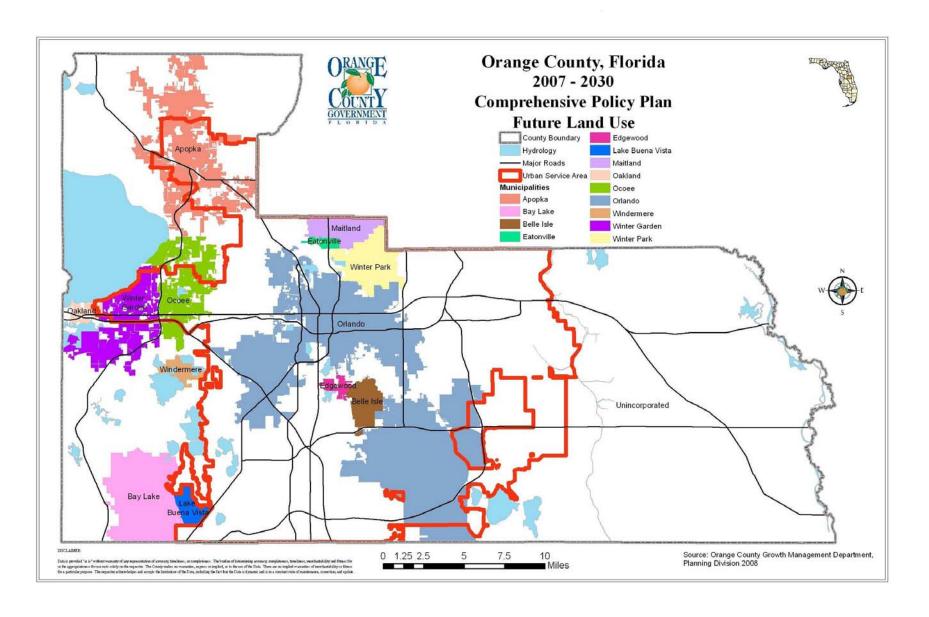
Map 11 Rural Settlements



FLUM 12

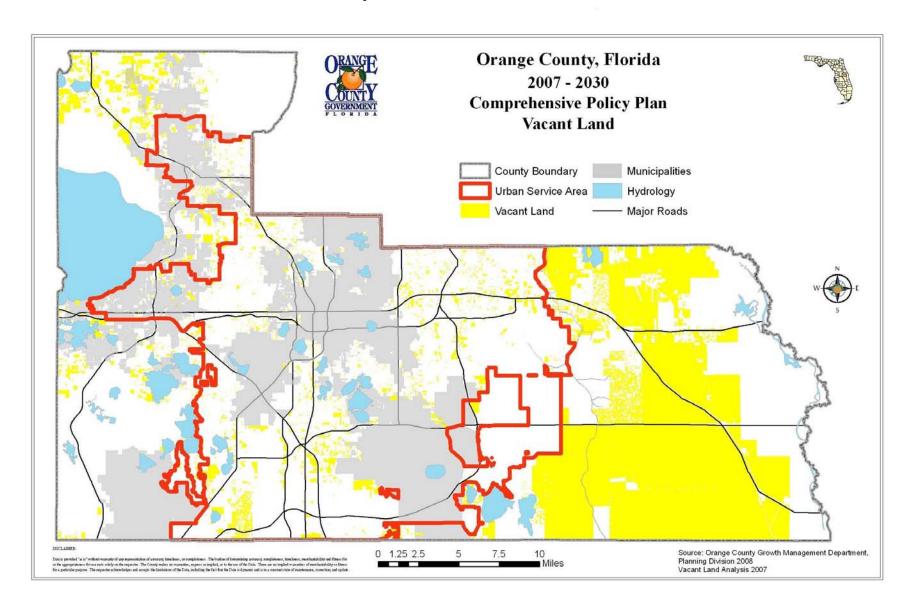


Map 13 Orange County Municipal Boundaries, 2007

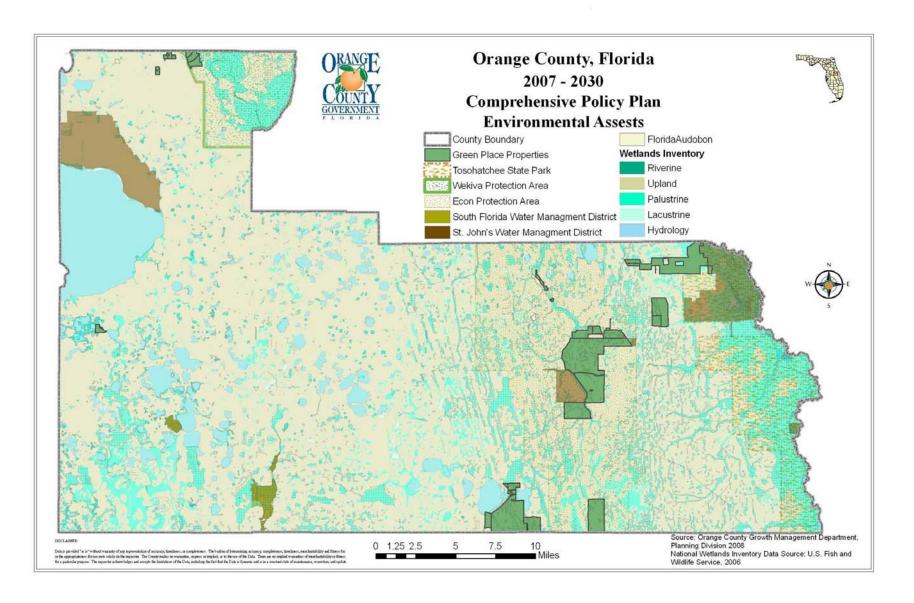


FLUM 14

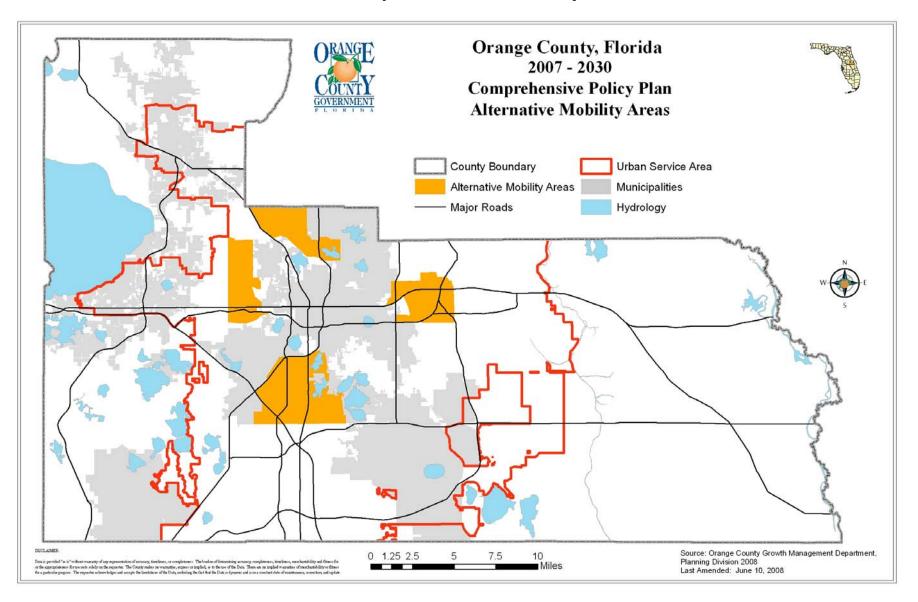
Map 14 Urban Form and Vacant Land



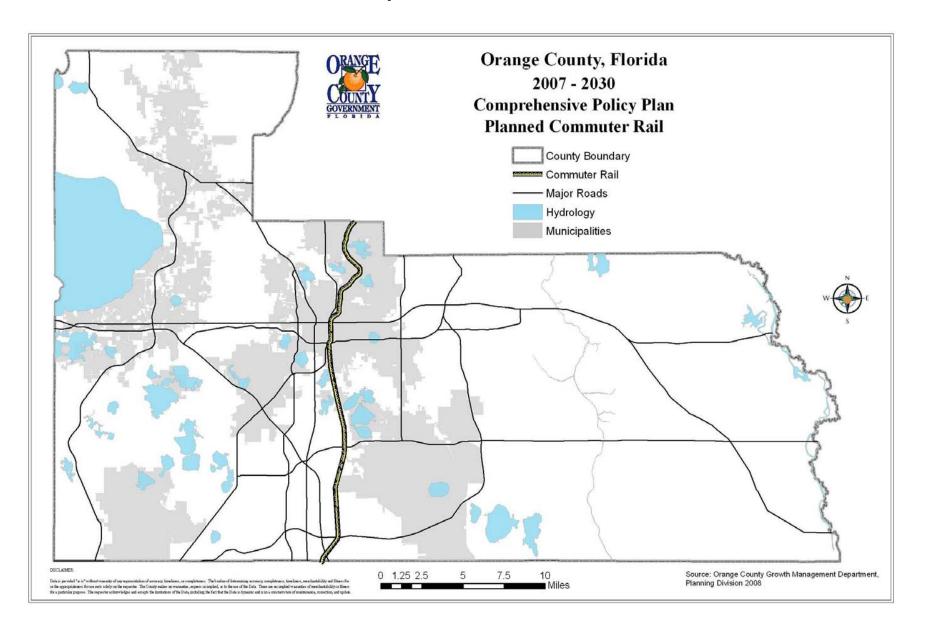
Map 15 Environmental Constraints to Development



Map 16 Alternative Mobility Areas

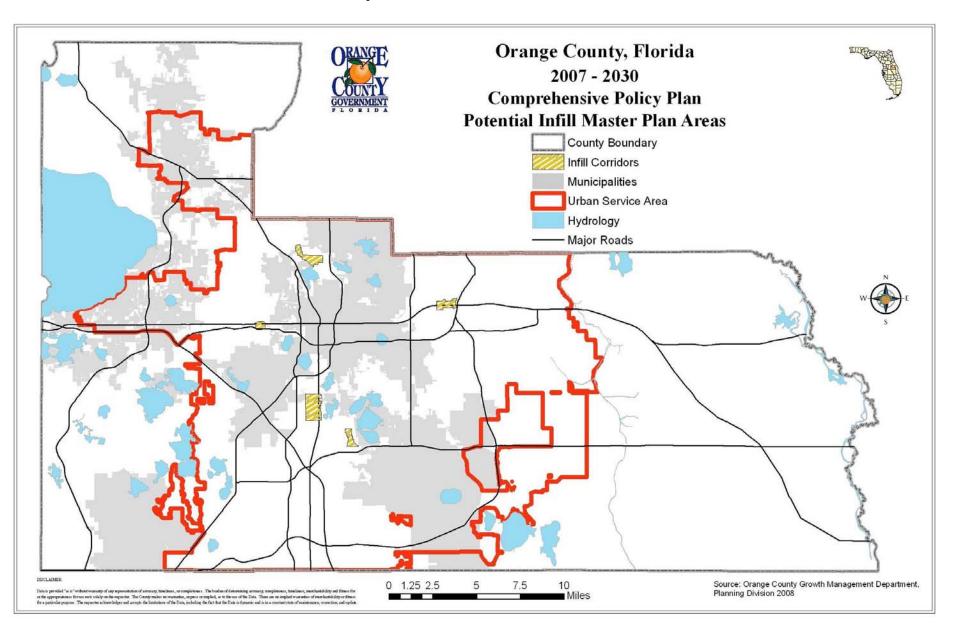


Map 17 Planned Commuter Rail Line



FLUM 18

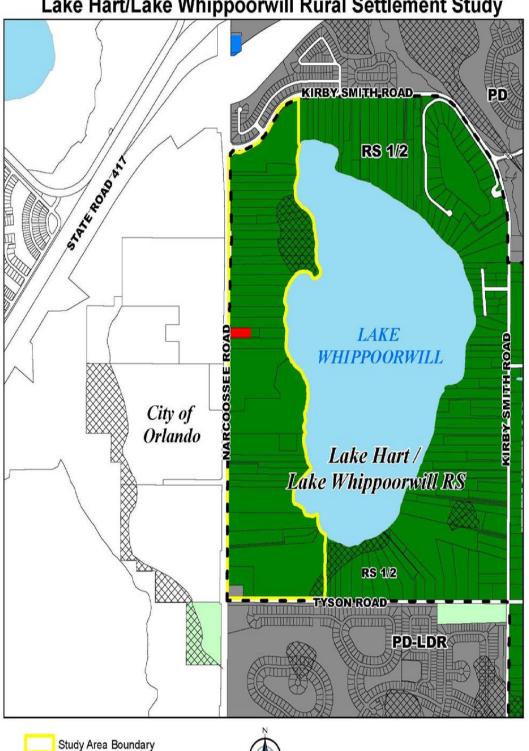
Map 18 Infill Master Plan Potential Infill Areas

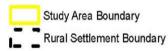


FLUM 19

Map 19 Narcoossee Road Study Area Boundary

Map 19 Study Area Boundary for the Narcoossee Road - Lake Hart/Lake Whippoorwill Rural Settlement Study

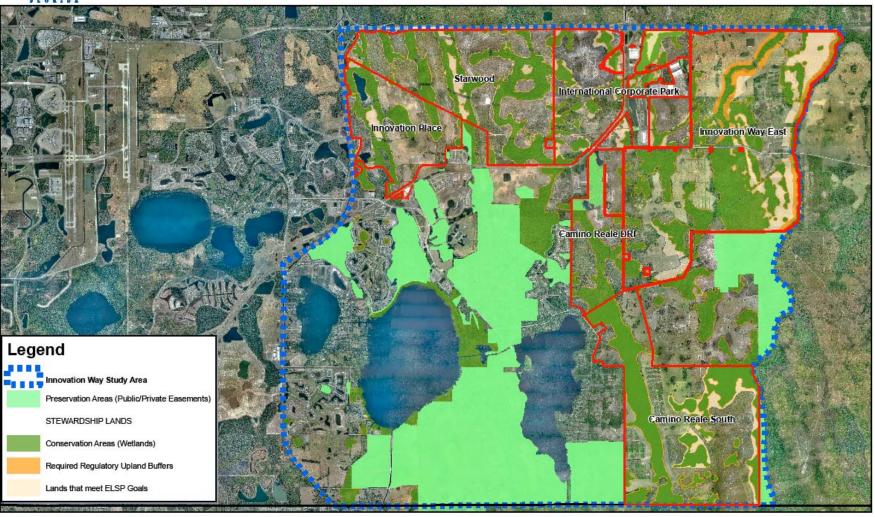








Innovation Way Environmental Land Stewardship Program Map

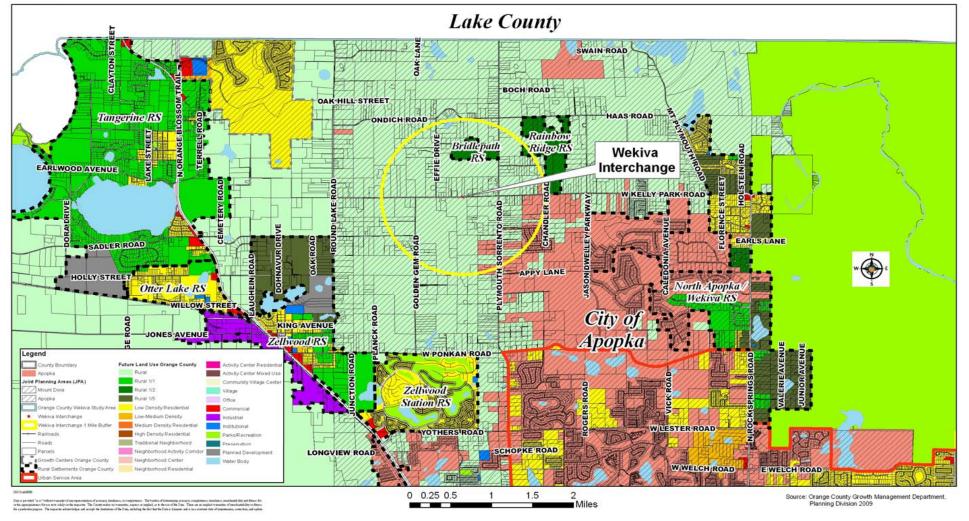


Map 21 Wekiva Interchange



Orange County, Florida Wekiva Interchange Exhibit A





Urban Design Element Goals, Objectives and Policies

PLACEMAKING (Added 10/10, Ord. 2010-13)

- GOAL UD1 Community Character. Enjoy a community characterized by charming, pleasant, and vibrant exterior gathering spaces and streetscape corridor settings that create inviting outdoor, human- scaled spaces, and encourage walking and social interaction.
- OBJ UD1.1 Ensure that new land developments assume a built form and character that reflects the most flattering qualities of the Central Florida area and its citizens.

POLICIES

- UD1.1.1 Explore options that guide and encourage the building forms, scale, massing, high-quality finish materials and surfaces, patterns, and details, to create outdoor spaces and sidewalk corridors that possess appreciable and lasting character and pride.
- UD1.1.2 Explore options to guide and encourage sidewalk pedestrian traffic and shopping opportunities to maximize pedestrian-level interest.
- UD1.1.3 Explore options to guide and encourage the inclusion of trees, shrubs and ground cover plant materials that mitigate severe weather, and emphasize the Florida vernacular.
- UD1.1.4 Encourage project design that incorporates aesthetically-integrated storm water capture and management solutions.
- UD1.1.5 Guide and encourage project exterior lighting that maximizes project safety, while avoiding nuisance glare, embracing dark sky principals, and minimizing energy demand.
- UD1.1.6 Signage should be designed and architecturally incorporated into the structures and businesses they are meant to advertise. Signage should contribute to the aesthetics and character of the area while also functioning to identify the use of the site.
- UD1.1.7 Encourage the use of unique lighting fixtures to create a 'sense of place' and themes that can identify corridors, districts, and communities.
- OBJ UD1.2 Wayfinding signage should complement the local character and architecture of the surrounding neighborhood, while providing safe pedestrian circulation.

- UD1.2.1 Wayfinding signage may use a "theme park" approach that adopts a theme for neighborhoods allowing users to quickly and easily navigate places with comfort and ease.
- UD1.2.2 Encourage wayfinding signage that is succinct and place-oriented, yet considers different cultures and abilities.
- UD1.2.3 The County should update and expand its system of gateway signs for established neighborhoods and activity centers.

UD1.2.4 Seek to optimize the use of pedestrian signage for crossings by making them highly visible to drivers at all times of the day, thus providing a sense of safety for users. UD1.2.5 The use of signage, contrasting materials, and elevated crosswalks should be encouraged where appropriate to ensure pedestrian safety. UD1.2.6 Encourage entrances at primary pedestrian access points, where public walkways are comfortable and are perceived safe for pedestrians. **OBJ UD1.3** Encourage the efficient use of land by integrating uses and creating interconnected and diverse spaces that feature a horizontal and vertical mix of higher residential densities, and smaller scale residential and non-residential uses. **POLICIES** UD1.3.1 Development should incorporate the highest densities practical at the "Village" Center" along with a vertical and horizontal mix of small-scale uses typically featuring residential or office uses functioning immediately over sidewalk retail uses. The shops and business along neighborhood nodes and gathering spaces should UD1.3.2 be dominated by inviting transparent surfaces featuring shops and businesses with small scale forms and reduced building footprints. **OBJ UD1.4** Within the "pedestrian shed" distance of existing or planned transit stations, projects shall be encouraged to incorporate TOD design solutions including vertically mixed uses, and higher residential densities and commercial intensities. **POLICIES** UD1.4.1 Building frontages should have direct access to public walkways and, inviting transit stop waiting areas. UD1.4.2 In an effort to prioritize pedestrian movement, where feasible, narrow streets and wide sidewalks shall be constructed. UD1.4.3 Traffic-calming measures such as speed bumps, roundabouts, raised crosswalks, reduced pavement widths and continuous walking and bicycling routes shall be encouraged around TODs. Seek to reduce parking requirements for development within established UD1.4.4 distances of Transit Oriented Developments (TOD). **OBJ UD1.5** Seek innovative means for addressing surface parking facilities' design to minimize their horizontal footprint and visual impact on adjacent public rights-of-way. Also, encourage their location to be distant from neighborhood streets. **POLICIES** UD1.5.1 Research incentives and disincentives for reducing parking demand and supply to determine best practices for Orange County. UD1.5.2 Encourage alternative transportation facilities while supporting owners and tenants to incorporate parking stall pricing disincentives. Encourage owners, tenants and employers to foster alternative transportation UD1.5.3 choices by developing and implementing incentives such as on-site shower and

locker facilities, and covered parking stalls dedicated to compact cars, car pooling and hybrids. UD1.5.4 Research incentives and methods to encourage new projects to provide overhead shade structures or shade trees and landscaping that effectively shield parking surfaces, provide drivers with shelter, and avoid solar heat-island affects. UD1.5.5 Explore incentives and methods for encouraging new projects to incorporate and maintain Low Impact Development (LID) techniques, including porous asphalt, pervious concrete, grass pavers, or other permeable paving materials. Such LID solutions shall be designed to maximize the capture, management, and treatment of parking lot stormwater runoff, and to best maintain and enhance the pre-development hydrologic regime of urban and developing watersheds. UD1.5.6 Encourage new projects to provide bicycle parking that is visible from the street, at convenient and sheltered locations near building entrances (or within buildings). Such bike parking facilities shall be located to minimize conflict with pedestrian or vehicular movement. UD1.5.7 Pedestrian-oriented environments shall be created and protected by properly locating parking entrances to minimize visual impacts and pedestrian discomfort. This may include placing parking facilities to the rear of structures. UD1.5.8 New projects will be encouraged to incorporate an internal landscaped alley system to separate vehicular and pedestrian facilities, where feasible. UD1.5.9 The use of on-street parking shall be encouraged to help create a pedestrian friendly sidewalk corridor and provide a barrier between pedestrians and vehicular travel and ultimately reduce driving speeds. UD1.5.10 The County should encourage and facilitate new stormwater management systems that are designed, constructed and maintained with a focus on safety and aesthetics. Such systems should feature greater efficiency, and give importance to the aesthetic characteristics of all system components that might be visible to the public including structures, fencing, slopes, landscape design and plant materials, location within the project, and the potential for passive park uses. **OBJ UD1.6** Projects within shopping, TOD or activity centers, should be, to the greatest extent possible, physically integrated into the surrounding neighborhood and adjacent street and sidewalk corridors. **POLICIES** UD1.6.1 The project's periphery buildings, ancillary structures, and circulation systems shall acknowledge and engage the adjacent neighborhood, and blur the project's edges. UD1.6.2 Early site planning shall encourage walking between the project's interior components, and facilitate pedestrian and bicycle trips from surrounding off-site locations. UD1.6.3 Sheltered and shaded outdoor pedestrian grid corridors, with convenient access between individual buildings, outdoor spaces and parking facilities, shall be considered a goal of early project site planning. UD1.6.4 To encourage residents to move around by means other than automobiles, developments will be encouraged to include a modified grid design with

sidewalks that is mixed with linear parks and parkways, when feasible. The County may adopt requirements setting minimum levels of interconnectivity and

may adopt requirements for road stub-outs for connections to future development.

- UD1.6.5 Encourage developments to establish multiple access points to surrounding neighborhoods to reduce overloading adjacent collector and arterial streets. This would instead help to spread trips out to a greater number of local streets.
- UD1.6.6 Orange County shall explore the most feasible block lengths needed to encourage pedestrian traffic within and surrounding designated village shopping centers, Transit Oriented Developments, and activity center nodes.
- UD1.6.7 Bike paths shall be separated from vehicular roadways whenever possible.
- UD1.6.8 Standard transit collection areas shall be located to provide convenient access to employment centers.
- GOAL UD2 Individual project components should be configured, organized and manipulated with the objective of achieving human scale and proportional relationship(s) within building façades, between buildings, within adjacent exterior corridors, and within the resulting "outdoor rooms."
- OBJ UD2.1 Orange County should identify specific mixed use activity center locations where a hierarchy of increased building heights and increased floor area ratios are appropriate in order to create vibrant active communities.

POLICIES

- UD2.1.1 Building heights shall be compatible with surrounding existing buildings and ongoing successive efforts to define street edges.
- UD2.1.2 Buildings along the edges of neighborhoods should use building height transition techniques.
- OBJ UD2.2 When appropriate, the vertical and horizontal mass and bulk of individual buildings shall be reduced by visually subdividing the buildings into a series of smaller components, including the expression of building "base," "middle," and "top."

POLICIES

- UD2.2.1 The horizontal bulk of buildings shall be mitigated through adoption of land development regulations that encourage the use of liner buildings for smaller scale businesses; external expression of interior spaces and uses; multiple off-set planes and roof surfaces; peaked, jogged, or otherwise dynamic rooflines; prominent, and projected and recessed entrances; substantial overhangs and awning systems; and alternating material surfaces.
- UD2.2.2 Building form should be compatible with surrounding buildings in size, shape, and scale and may be regulated by form-based land development codes.
- OBJ UD2.3 Ensure that the materials and finishes on new and renovated buildings deliver a compatible visual character that communicates a sense of permanence.

POLICIES

UD2.3.1 Building entrances should be visually prominent, oriented toward the street and feature overhead sun and weather protection for the approaching visitor.

- UD2.3.2 When appropriate, a variety of exterior building finish materials, including spandrel glass, graphics, canopies, awnings, lighting and/or landscaping, should be used to introduce visual interest on inappropriately elongated and featureless building façades.
- UD2.3.3 The County should develop minimum window glazing and transparency requirements along retail and activity center sidewalks.
- UD2.3.4 The County should explore the use of standards that address appropriate spacing and rhythm for windows, doors and other elements along activity center sidewalks.

SMART GROWTH

- GOAL UD3 Orange County will encourage infill and redevelopment strategies for adaptive reuse and rehabilitation of existing structures to maximize infrastructure investments.
- OBJ UD3.1 Infill and redevelopment projects should take into consideration the pre-existing residential "fabric" of the immediate and surrounding neighborhoods and ensure that such projects are compatible with their surrounding uses.

- UD3.1.1 Develop infill guidelines within the land development code to address compatibility of forms, character, and circulation.
- UD3.1.2 When appropriate, a mixture of uses shall be encouraged within abandoned stores and properties that allow for neighborhood convenience and the encouragement of multi-purpose trips.
- UD3.1.3 Encourage the integration of vertically mixed uses, and varying housing styles, sizes and types.
- UD3.1.4 Encourage adaptive reuse of vacant stores and homogenous sites by considering a concurrent mixture of land uses involving retail, office, and residential.
- UD3.1.5 Early in project programming and County permitting, considerations should be given to reusing project sites and structures and eventual reconfiguration of large interior spaces into multiple smaller leasable spaces.
- UD3.1.6 The County should encourage shared parking by providing incentives such as reduced parking requirements.
- UD3.1.7 Early in design and permitting of large retail sites and buildings, exterior design consideration should be given to the future conversion of large single user façades into multiple and diverse smaller shop fronts, including multiple entrances, along with landscaping schemes that contemplate multiple entrance designs.
- GOAL UD4 The County shall encourage and facilitate desirable neighborhood and individual project forms. New and redeveloped neighborhood projects should emphasize compact mixed uses, and give strong consideration to long-term character and sustainability. They should also emphasize choices in transportation modes, housing types and sizes, while preserving natural features.
- OBJ UD4.1 The County shall explore the feasibility of amending the land development regulations to include and emphasize strategies that support compact, mixed uses.

| POLICIES | |
|-----------------|--|
| UD4.1.1 | The County should develop a land development code that encourages and facilitates compact development. |
| UD4.1.2 | The County should consider changing its requirements for buffer, wall and separation distances, thus encouraging connectivity, pedestrian activity, an increase in visual surveillance, and alternative vehicular access. |
| OBJ UD4.2 | The County will develop and maintain design standards for mixed use developments within established pedestrian activity centers. |
| POLICIES | |
| UD4.2.1 | Orange County shall encourage a vertical mix of land uses to provide opportunities for live/work structures and a commercial base for supporting public transportation. |
| UD4.2.2 | Development shall coordinate land use and transportation systems as a strategy for implementing the County's development framework. |
| UD4.2.3 | Continue to encourage design and construction of stormwater plans that avoid multiple smaller ponds, and instead use fewer larger ponds that are integrated throughout the project. |
| UD4.2.4 | Development shall be encouraged to invest in complete street pattern of design and should incorporate design patterns and innovative strategies and guidelines to allow the vertical mixing of uses and the ease of movement for all modes of transportation, including bike, transit and pedestrian. |
| UD4.2.5 | To encourage increased pedestrian activity at street-level, streets shall be designed with a hierarchy in mind, with the built form adjacent to the street. |
| UD4.2.6 | Public open spaces shall be placed at strategic locations in order to slow traffic and provide community gathering locations. |
| OBJ UD4.3 | The County shall encourage a variety of housing products that incorporate detailed façades and provide a variety of amenities that support an active community. |
| POLICIES | |
| UD4.3.1 | Provide an inventory of residential lands consistent with statewide planning goals to accommodate anticipated housing needs to offer a variety of housing choices that will meet the needs of existing and future residents. |
| UD4.3.2 | A variety of residential development will be provided by permitting the development of housing types within the Orange County Urban Service Area that include accessory dwellings on single-family lots, elderly housing, residential care homes and facilities, as well as traditional single-family detached homes and |

Encourage flexible site design to accommodate a variety of housing options.

The County should, when appropriate, encourage and facilitate integration of residential development within mixed land use office and retail settings.

Apply clear and objective design and development standards for housing, while allowing flexibility through review processes.

multi-family developments.

UD4.3.3

UD4.3.4

UD4.3.5

UD4.3.6 The County shall encourage the preservation and incorporation of natural features, including but not limited to open space and trees, in new residential developments. UD4.3.7 The County shall encourage a compatible mix of housing types and services in residential areas. UD4.3.8 The County shall consider a range of tools to meet the housing needs of present and future residents, including multiple residential zones, mixed-use zones, sufficient land to meet identified housing needs, appropriate minimum lot sizes, and accessory dwelling units. UD4.3.9 The County shall implement strategies to meet planned residential densities, while maintaining the community's unique character by encouraging design that fits with existing neighborhoods. **GOAL UD5** Provide safe, accessible, convenient, and efficient multimodal transportation systems that enhance the County's desired compact urban form. **OBJ UD5.1** Connectivity of road, trail, and transit systems should be encouraged by providing facilities for users to support multiple modes. **POLICIES** UD5.1.1 Public thoroughfares should provide multi-modal opportunities for pedestrians by including sidewalks, bike lanes, and transit stops. UD5.1.2 Dedicated bike lanes for bicycle commuters and recreational bicyclists should be programmed and included in the design of roads with higher speed limits. UD5.1.3 Roads without marked bike lanes should use signage to inform drivers about bike sharing to improve road safety. UD5.1.4 Transit stops throughout pedestrian thoroughfares should be highly visible and provide a safe and comfortable space for pedestrians during day and evening hours. UD5.1.5 Transit stops shall include comfortable seating, lighting, and shelter to service current riders and attract new users to the transit system. UD5.1.6 Themes or branding of transit stops should be encouraged and used as a tool for placemaking throughout the community by using unique materials for seating, lighting, and shelter structures that can be identified by both current and prospective users. **OBJ UD5.2** The County should ensure that parks, open space and recreation facilities are efficiently and adequately provided, the design for which shall be integrated into the overall community fabric and effectively maintained for access by all the residents of Orange County. **POLICIES** UD5.2.1 Children's play environments should be separated from streets by fences, barrier plantings, or other recreation facilities but should allow clear views into and out of the area. UD5.2.2 In existing residential communities, opportunities to provide passive and/or active recreational amenities should be encouraged.

UD5.2.3 As residential / mixed-use communities are developed, substantial open spaces should be preserved through the use of planned developments and/or the subdivision regulations. UD5.2.4 The County should encourage the inclusion of easements for public access, habitat, and recreational use as part of any redevelopment effort. UD5.2.5 Lake edges and conservation areas should be treated as recreational features and shared amenities and should be accessible, visually and or physically. **GOAL UD6** It is Orange County's goal to protect public safety, and enhance the perception of safety, and to encourage development that considers **CPTED** principles, which must be balanced against other County design objectives. **OBJ UD6.1** Orange County will encourage developments that foster distinct, attractive and safe places to live. **POLICIES** UD6.1.1 Promote safety through design by employing principles of CPTED in the site plan and appearance review process. UD6.1.2 The scale, placement, and design of lighting systems should facilitate safety while minimizing light impacts on the surrounding neighborhood and night sky. UD6.1.3 Designs of the built environment shall be developed to reduce the perception of risk by creating clearly delineated public and private routes of travel. UD6.1.4 Encourage the development of housing that includes public, public/private and private spaces that would emphasize CPTED transitions. UD6.1.5 Locate development to overlook open space and/or adjacent development. UD6.1.6 Create building frontages that include a sense of activity. UD6.1.7 Maximize the visibility of high-risk areas by providing lighting, windows, building placement and other means. UD6.1.8 Design site layout so that pedestrian corridors and destination points are easily identified and have generous sightlines. UD6.1.9 Avoid strict separation of compatible land uses that may result in the isolation of some buildings or spaces. UD6.1.10 Locate activity generators or seating around active edges or fringes of a space to create casual surveillance of a space within. UD6.1.11 Encourage pedestrian activity in areas, at grade level, to promote casual surveillance. UD6.1.12 By reducing opportunities for entrapment, concealment and vandalism, the following exterior design and building treatment principles should be considered in design development: a. Ensure that entrances to buildings are oriented to face open or "active" b. Minimize blank walls overlooking parks, parking lots and other common space areas and public rights-of-ways. c. Design entrances and other features to limit opportunities for concealment.

d. Clearly distinguish areas near entrances that lead from public walkways.

- e. Maximize the variety of building design and landscaping to create interesting built environments.
- f. Provide clear sight lines from within the building at the entry point so that occupants can see out into a space before exiting.
- g. Provide opportunities for users of the building to see inside the foyer/reception before they enter.
- h. Ensure that landscaping design will not provide concealment or entrapment areas.
- UD6.1.13 Non-motorized transportation corridors that are adjacent to walled communities should have increased visual access from surrounding development.

SUSTAINABILITY

- GOAL UD7 Orange County should encourage the use of sustainable development and construction practices that conserve natural resources and the management of greenhouse gas emissions and stormwater placement.
- OBJ UD7.1 The County should seek opportunities to encourage new, infill, and redevelopment projects that are designed, constructed, and maintained to minimize water consumption, energy use, greenhouse gas emissions, and impacts on natural water, wildlife habitat, and vegetative resources.

- UD7.1.1 The County shall seek opportunities to encourage Low Impact Development (LID) techniques to maintain and enhance the pre-development hydrologic regime of urbanized and developing watersheds.
- UD7.1.2 The County shall continue to implement conservation policies and programs that encourage environmental resource protection and renewable energy initiatives.
- UD7.1.3 The County should, when appropriate, guide new development toward existing and planned urban infill and redevelopment areas.
- UD7.1.4 The County should explore the feasibility of establishing incentive programs that encourage owners, developers, and design professionals to design and develop energy-efficient infill and redevelopment projects.
- UD7.1.5 The County should continue to develop landscape water conservation education, outreach, pricing, and regulatory programs aimed at reducing potable water consumption.
- UD7.1.6 The County should strive to maintain the natural character of neighborhoods by identifying and preserving historic trees and plant communities.
- UD7.1.7 The County should explore means to minimize energy demands related to heating and cooling of buildings, by encouraging the optimal solar orientation of buildings and lots.
- UD7.1.8 The County should encourage and support revisions of the building/energy code to require more energy-efficient developments.
- UD7.1.9 The County should continue its efforts to incentivize private sector green building and green development.

OBJ UD7.2 Promote and facilitate energy-efficient land use patterns, which minimize greenhouse gas emissions and related demands on existing and future electric power generation and transmission systems. **POLICIES** UD7.2.1 The County should research the feasibility of using urban design and form standards that incorporate green infrastructure facilities, which organically suppress greenhouse gas emissions and reduce heat island effects. UD7.2.2 The County should educate homeowner, condominium, and other community and neighborhood associations about car and bike sharing programs. **OBJ UD7.3** Promote and facilitate innovative, visually appealing and sustainable stormwater management design solutions. **POLICIES** UD7.3.1 The County should consider alternative regulations to encourage and facilitate the integration of stormwater management systems into the fabric and open space amenities of new development. UD7.3.2 The County should encourage the use of stormwater for irrigation, where feasible. **OBJ UD7.4** Exterior lighting systems should be designed, installed, timed, fieldadjusted and maintained in order to provide safe, convenient, and efficient settings for customers, pedestrians and vehicles. **POLICIES** UD7.4.1 Maintain, and update as needed, a lighting ordinance that adheres to dark sky principles.

International Drive Activity Center Element Goals, Objectives and Policies

- GOAL 1 It is Orange County's goal to promote tourism by the development of an economically viable, well planned tourist oriented activity center.
- OBJ 1.1 Orange County shall establish the boundaries of a tourist oriented activity center and assign future land use which permits a mixture of tourism related uses.

- ID1.1.1 The Land Use Plan for the Activity Center shall reflect the identified goal and objectives contained herein.
- ID1.1.2 To encourage increased transit and pedestrian transportation within the Activity Center, the Land Use Plan shall be balanced between projected density and intensity and mixture of land use and planned infrastructure. (Added 12/00, Ord. 00-25)
- ID1.1.3 Land use designations, which encourage a mixture of tourist related development, shall be included in the Activity Center Plan. Permitted uses within the mixed use area shall reflect the tourist orientation and are as follows. (Added 10/94, Ord. 94-20)

| Hotel/motel/time-share | Child care |
|---|---|
| Residential (minimum 12, maximum 30 dwelling units/acre) | Business and Personal services |
| Retail Uses | Medical offices |
| Amusement centers, including theaters, including theme attractions | Veterinary |
| Night clubs | Automobile Service Stations |
| Conference Centers | Car wash |
| Health spas | Banks |
| Public community facilities & services | Laundry and dry cleaning |
| Car rental agency | Travel Agent |
| Eating and Drinking Establishments | Warehouses, ancillary to other uses permitted |
| Other similar and compatible tourist commercial uses as determined by the Planning and Zoning Directors | Public Services and Facilities |

- ID1.1.4 (Policy deleted 12/14, Ord. 2014-30; see Policy FLU1.1.4(D).)
- In order to ensure the implementation of Objective 3.1, development of nonresidential development shall be conditioned upon the development and/or availability of residential units within the areas designated as Activity Center Residential on the Future Land Use Map, to the extent permitted by law. The criteria for such linkage shall be defined in the International Drive Activity Center Development Guidelines. The linkage program may allow a payment in lieu of development provision.
- ID1.1.6 Any land use which, as determined by the County, is out of harmony with the intended character of the Activity Center shall be prohibited within the Activity Center. Such prohibited uses shall include, but not be limited, to the following:
 - A. Uses which emit odorous, noxious, caustic or corrosive matter, whether toxic or non-toxic;
 - B. Any drilling, excavation and/or removal of earth materials except for water wells or as part of normal grading operations in connection with construction of approved improvements;

- C. Any dumping, disposal, incineration or reduction of garbage or refuse of any nature whatsoever, other than handling or reducing any such waste matter if actually produced on the premises from authorized uses and if handled in a reasonable clean and sanitary manner;
- D. Adult entertainment establishments; and,
- E. Outdoor display or storage of goods or products.
- ID1.1.7 In order to separate residential neighborhoods from, and to reserve the most appropriate areas for tourist related businesses, no more than 30 percent of a site designated for Activity Center Mixed Use shall be used for residential purposes.
- ID1.1.8 Increased heights shall be allowed within the Activity Center as stipulated in the development guidelines.
- ID1.1.9 The International Drive Activity Center shall be considered a Regional Activity Center for the purposes of increased threshold as set forth in Chapter 380, Florida Statutes and Rule 28-24.014(10), Florida Administrative Code. (Added 11/95, Ord. 95-35)
- ID1.1.10 Any proposed resort or convention hotel development of greater than 200 rooms which is within the International Drive Activity Center which is designated Regional Activity Center on Exhibit 1 and is specifically designated by the Board of County Commissioners at rezoning, as a resort or hotel development that will serve the convention center shall be eligible for the increased Development of Regional Impact threshold specified in Chapter 380, Florida Statutes, (F.S.), and Rule 28-24.014(10), Florida Administrative Code, (F.A.C.). A minimum of number of rooms shall be set aside or "blocked" to serve the Convention Center, as follows. Five years in advance, 50% of the rooms shall be blocked; four years in advance, the requirement shall be 40% of the rooms; and three years in advance, 30% of the rooms shall be blocked. For a period of less than three years in advance, no set aside shall be required. In addition, the development site shall be served by a transit circulator or other transportation service that provides access to the Convention Center. Variations to the above referenced formula for room blocking may be approved by Orange County on a case by case basis subject to a developer's agreement with the Convention Center. (Added 5/96, Ord. 96-11; Amend. 11/99, Ord. 99-19)

OBJ 1.2 Orange County shall create development guidelines to ensure an aesthetic and well organized character of the Activity Center.

- ID1.2.1 The Development Guidelines referenced in the policies herein shall be applied to all development permits within the Activity Center, including but not limited to building permits, issued subsequent to adoption of such regulations.
- ID1.2.2 A tourist commercial/Activity Center zoning district shall be established as part of the Land Development Code. Until the existence of such district, all development within the Activity Center shall be approved as a Planned Development (P-D).
- ID1.2.3 The Activity Center shall be developed in a comprehensive and unified fashion. Gateways shall be designed and implemented to ensure the Activity Center is an identifiable destination.
- ID1.2.4 The County shall encourage the creation of a property owner's association to promote joint marketing of the area to support economic vitality. Their efforts shall include the creation of a tourist information center or network. The conditions of development approval will require participation in the property owner's association. (Added 12/00, Ord. 00-25)
- ID1.2.5 All development approvals shall include an expiration date.

- ID1.2.6 Underground electrical distribution lines shall be required within the International Drive Activity Center.
- ID1.2.7 Lighting standards for the International Drive Activity Center shall be adopted by December 1, 1991 to ensure safe nighttime outdoor activities. Such regulations shall,
 - A. Ensure, where appropriate, consistency in lighting style; and,
 - B. Include lighting standards for public and private property, including standards for lighting sidewalks which reflect the need for extensive nighttime lighting due to the considerable amount of nighttime tourist activity. These standards shall include lumens standards for different purposes, e.g., sidewalks, parking areas, road lighting.
- ID1.2.8 A funding mechanism, such as but not limited to an MSTU(s) and/or MSBU(s), for financing underground utilities and lighting along major roads, including International Drive, shall be established.
- ID1.2.9 Stormwater management facility criteria, designed to enhance the aesthetic quality of the area, shall be included in the International Drive Activity Center development guidelines. Such criteria shall,
 - A. Allow for the combined or shared stormwater management techniques, where economically and technically reasonable and legally feasible, to maximize available developable land and add to the aesthetic quality of the area; and shall,
 - B. Require stormwater management facilities to be designed as an aesthetic feature except where determined by the County Engineer to be technically unfeasible.
- ID1.2.10 Sign regulations for the International Drive Activity Center, designed to clearly convey necessary information to an international market, shall be adopted by December 1, 1991. These regulations shall,
 - A. Limit sign size and number to avoid excessive clutter among sign displays and competition in their demand for public attention;
 - B. Promote a consistent and aesthetic appearance by requiring uniform material and construction methods;
 - C. Promote the use of multi-tenant signs for single developments in order to minimize the size and number of signage;
 - D. Include provisions to control sign lighting;
 - E. Specify criteria for use of small directional signs, including the requirement that all directional signs shall utilize the internationally recognized components;
 - F. Limit the use of temporary signs;
 - G. Prohibit new billboards within the Activity Center and require the elimination of existing billboards upon development/platting of the subject property; and shall,
 - H. Prohibit flashing, turning, or pulsating signs within the Activity Center boundaries.
- ID1.2.11 Landscape regulations for the International Drive Activity Center, designed to promote and reflect the landscape character of Orange County and Central Florida, shall be adopted by December 1, 1991. These landscape regulations shall;
 - A. Specify appropriate types and intensity of plants and trees on public and private property to ensure area enhancement and to establish an identity for the International Drive Activity Center;
 - B. Include provisions which emphasize the use of native plants for public and private property;
 - C. Be used as a tool to achieve a landscape design which complements and enhances the architecture of buildings, screen views of parking from rights-of-way, and provides visual and climatic relief from large expanses of parking and creates interest within pedestrian areas;

- D. Specify performance standards for maintenance of landscape on public and private property;
- E. Require the inclusion of plants and trees, e.g., Live Oaks, which create shade into Activity Center developments;
- F. Specify the type of trees to be planted in landscaped areas to ensure the creation of a canopy of trees along roadways and within parking areas (e.g., Lake Buena Vista); and shall.
- G. Require landscaping of public and private property which creates a unified development pattern within the International Drive Activity Center.
- ID1.2.12 A funding mechanism, such as but not limited to an MSTU, shall be created for maintenance of landscaping on public property within the Activity Center.
- ID1.2.13 Existing trees on public and private property within the International Drive Activity Center shall be saved whenever possible. Sidewalks shall be designed to save trees. At a minimum, Orange County Ordinance 90-06 relating to cutting or destroying shade trees within public rights- of-way and Ordinance 85-33 relating to removal of trees on private property shall be enforced.
- ID1.2.14 Treated effluent for landscape irrigation of public and private property shall be used whenever feasible.
- ID1.2.15 The reservation of a landscape/pedestrian/utility easement, 20 feet in width, shall be required along each side of all collector and arterial road rights-of-way as a condition of development approval.
- ID1.2.16 On-site open space regulations shall be adopted by December 1, 1991 to promote the tourist oriented theme and encourage pedestrian activity. Such regulations shall,
 - A. Include provisions which support the objective to create street activity, including minimizing open space between buildings;
 - B. Require open space within the International Drive Activity Center to be aggregated, whenever possible, in order to encourage the creation of usable open space; and shall,
 - C. Require open space regulations to be linked to stormwater retention systems or part of a unified parkway or walkway system, where feasible.
- ID1.2.17 The County will develop and implement a parking standard to address the special parking requirements associated with mixed-use developments that incorporate one or more entertainment land uses. The process to develop a standard will evaluate shared parking opportunities for a mix of uses during peak use periods, the length of stay of patrons of the mixed-use establishment, the number and location of parking spaces required, the impact of transit and pedestrian service facilities on the need for parking, and the relationship between the mix, type and scale of uses and parking requirements. (Added 12/14; Ord. 2014-30)
- OBJ 1.3 The County shall continue to pursue transportation linkages between points of tourist arrival to the area and the activity center. (Added 12/00, Ord. 00-25)

- ID1.3.1 A direct transit connection from the International Airport and Activity Center shall be pursued by Orange County.
- ID1.3.2 Orange County shall coordinate with the Expressway Authority to ensure an adequate level of service is maintained on the Southern Connector and Beeline Expressway.

- ID1.3.3 The County shall petition FDOT and the Expressway Authority to erect a directional sign on Interstate-4, Turnpike, Beeline, and Southern Connector for the Activity Center, e.g., "International Drive Activity Center this exit." The logo food, gas and hotel signs shall also be requested.
- GOAL 2 The efficient movement of people within the Activity Center shall be ensured by the development of a multi-modal transportation system.
- OBJ 2.1 The County shall continue to pursue an efficient roadway system within the Activity Center by establishing a master roadway plan and development guidelines as well as funding mechanisms to implement the roadway plan. (Added 12/00, Ord. 00-25)

- ID2.1.1 The master road network for the Activity Center shall be adopted as part of this plan. The conditions of development approval shall require development phasing consistent with the implementation of the master road network for the Activity Center. The master road network map is a planning instrument used to convey approximate locations of anticipated roadway links; the map does not function to reserve actual right-of-way corridors.
- ID2.1.2 The capacity of the road network shall be protected by reducing automobile trips for non- residential development in the peak hour by requiring participation in an Activity Center traffic reduction plan. The traffic reduction plan shall be detailed in the development guidelines.
- ID2.1.3 To the extent permitted by law, and as a condition of development approval, a developer's agreement shall be signed agreeing to, 1) provide and dedicate right-of-way as identified in the International Drive Master Roadway Plan, as applicable to subject property, prior to or concurrent with the issuance of development permits; 2) a maximum amount of \$150,000 per acre for required right-of-way; and, 3) participation in an MSBU or other funding mechanism established to fund the acquisition and construction of the transportation system shall be required when established by the County. Right of way dedication shall be required prior to or concurrent with the issuance of building permits. (Added 12/00, Ord. 00-25)
- ID2.1.4 Access management controls for development within the Activity Center shall be established by December 1, 1991 to ensure the efficient use of the road network and to enhance safety within the Activity Center. Such controls shall include, but not be limited to, shared access by cross access easements, and limited curb cuts and joint access roads.
- ID2.1.5 Interconnection of adjacent developments within the Activity Center shall be a condition of approval either by cross access easements or by public right-of-way.
- ID2.1.6 The County shall not vacate existing rights-of-way unless simultaneous dedication of additional right-of-way, which ensures accessibility to landlocked portions of the Activity Center, occurs.
- ID2.1.7 A Developer's Agreement for monitoring and modeling traffic shall be a condition of development approval.
- ID2.1.8 The level of service (LOS) for County-maintained roads within the International Drive Activity Center Master Road network is as follows:

| LOS | GENERALIZED PEAK HOUR | |
|--------------------|-----------------------|--|
| Principal Arterial | E | |
| Minor Arterial | E | |
| Collector | F | |

The County shall apply to the Florida Department of Transportation (FDOT) for a Special Transportation Area (STA) designation for the Activity Center to allow the above standards for State roads.

- ID2.1.9 Partnership agreements shall be considered in the planning and scheduling of transportation improvements related to the Activity Center. (Added 12/00, Ord. 00-25)
- ID2.1.10 The following conceptual transportation improvements as depicted in Figure 2 shall be incorporated into the County's roadway improvement program contingent upon future partnership agreements. Where upon final alignments for individual projects shall be established as approved by the Board of County Commissioners. (Added 12/00, Ord. 00-25)
 - 1. Lake Avenue (collector)
 - Turkey Lake Road to Fenton Street Extension new 4 lane
 - Winter Garden-Vineland Road to Turkey Lake Road 2 to 4 lanes
 - 2. Fenton Street (minor arterial)
 - Apopka-Vineland Road to Westwood Boulevard Extension new 4 lane
 - 3. Westwood Boulevard Extension (collector)
 - Westwood Boulevard to International Drive new 4 lane
 - 4. Poinciana Boulevard (minor arterial)
 - International Drive to County Line new 4 lane
 - 5. International Drive Extension (minor arterial)
 - SR 536 to SR 535 new 6 lane
 - 6. Un-named Road (minor arterial)
 - Poinciana Boulevard to Winter Garden-Vineland Road new 4 lane
 - 7. North South Road (minor arterial)
 - Westwood Boulevard extension to Central Florida Greeneway new 4 lane
 - 8. Lake Bryan Avenue
 - Winter Garden-Vineland Road to North South Road

OBJ 2.2 In 1992, the International Drive Master Transit and Improvement District and its implementing International Drive Activity Center Transit Plan was created to foster an effective and efficient transit system by linking uses internal and external to the Activity Center through land development regulations and financing strategies. (Added 12/00, Ord. 00-25)

- ID2.2.1 The development of the International Drive Activity Center Transit Plan shall be coordinated with LYNX (doing business as the Central Florida Regional Transportation Authority). The transit plan shall be adopted by Year 2010. The objectives of the transit plan are as follows:
 - A. Achievement of 15 percent of all potential vehicular trips within the activity center to be made by transit by the year 2005, and 25 percent by 2010;
 - B. Assurance of internal linkage of the tourist activities as well as linkage of residential areas to the employment areas;
 - C. Assurance of external linkage with regional transit system; and,
 - D. Assurance of minimum headways.
 - E. Development and implementation of mass transit, rail or circulate system by year 2010.
 - F. The Transit Plan shall be developed by following the same steps as referenced in Transit Element Policy 1.4.2. (Added 12/00, Ord. 00-25)

- ID2.2.2 To the extent permitted by law, the reservation of a 15 foot wide transit easement along each side of all major road rights-of-way shall be a condition of approval for development within the International Drive Activity Center. When the Activity Center Transit Plan is completed, any unused portions of easements shall be abandoned and vacated. Until the easement is utilized or abandoned, the fee title holder shall be entitled to make use of such easement areas for temporary uses such as, but not limited to, non-code required parking, landscaping and recreation areas. Such easement areas shall be considered as a part of the site area for development purposes.
- ID2.2.3 Prior to implementation of an internal transit system, participation in or provision of a shuttle service to area attractions and transportation centers, shall be required as a condition of development approval. The shuttle service shall be integrated with other area transit where feasible.
- ID2.2.4 A Mass Transit Utility District shall be established covering all property that will be serviced by or whose traffic flow could be benefited by a future transit facility. Participation in such district may reduce or eliminate the need/requirement for the provision of individual transit service (shuttle) or participation in other transit funding mechanisms.
- ID2.2.5 All available transit system funding sources shall be continuously pursued by Orange County.
- ID2.2.6 Major roads within the Activity Center and those serving the Orange County Convention Center shall be designed for transit accessibility, where appropriate, including road widths, intersection radii, and transit easements. (Added 12/00, Ord. 00-25)
- ID2.2.7 The minimum density for new residential development shall be enforced to achieve the objective of creating an effective transit system.
- ID2.2.8 Density/intensity bonuses for on-site provision of major and minor Transit Stations shall be given as outlined in the Activity Center development guidelines.
- ID2.2.9 By Year 2005, the International Drive Development Guidelines shall include transit access design standards. Such standards shall be created to ensure that new developments are easily accessible by transit vehicles consistent with the International Drive Activity Center Transit Plan. (Added 12/00, Ord. 00-25)
- ID2.2.10 Incentives, such as density bonuses, shall be created for provision of traffic reduction/transit use facilities such as park-and-ride lots on the periphery of the Activity Center or in shopping areas of the Activity Center Residential Area. These incentives shall be included in the Activity Center development guidelines adopted by December 1, 1991.
- ID2.2.11 The development guidelines for the Activity Center shall allow for a reduction in parking requirements for development accessible to transit.
- OBJ 2.3 The adopted future land use map and the activity center development guidelines shall facilitate a development pattern which encourages pedestrian activity, where appropriate.

- ID2.3.1 The County shall continually update the standards within the Activity Center Development Guidelines for development along the roads within the Activity Center, which will promote a pedestrian orientation, e.g., building orientation, wide sidewalks, and location of parking lots. (Added 12/00, Ord. 00-25)
- ID2.3.2 Sidewalks shall be designed and constructed to encourage pedestrian activity, including but not limited to required continuity from one parcel to another and minimum width of ten feet along all major roads.

- ID2.3.3 To the extent permitted by law, the reservation of a 20 foot wide landscape/pedestrian/ utility easement, on all properties with road frontage, shall be a condition of approval for development within the Activity Center. The pedestrian easement shall be adjacent to the development side of the required transit easement as opposed to the road side if a transit easement is required.
- ID2.3.4 Pedestrian safety measures such as signalization, universal signage, and use of different pavers for pedestrian crossings or overpasses shall be implemented for pedestrian safety within the Activity Center.
- ID2.3.5 Streetscape criteria shall be established in order to promote economic viability and create interest in walking. Streetscape shall consist of, but not be limited to, street art, benches, and shade by plantings. The development guidelines shall detail mechanisms, such as incentives, private investment, or use of a MSBU for the streetscape program.
- GOAL 3 It is Orange County's goal to facilitate the development of residential development in proximity to employment areas of the activity center in order to minimize travel distance and time between the uses.
- OBJ 3.1 Orange County shall use the adopted Future Land Use Map and conditions of development approval to ensure housing, affordable to tourist oriented employment, is built within the Activity Center in a neighborhood character.

POLICIES

ID3.1.1 Specific areas for residential neighborhoods shall be designated on the Future Land Use Map to provide for reduced home-based/work trip lengths. The following uses shall be allowed within the Activity Center Residential area: (Added 10/94, Ord. 94-20; Amended 11/99, Ord. 99-19)

| Residential (minimum 12 dwelling units per acre, maximum 30 units per acre) |
|---|
| Neighborhood Support (as detailed below) |
| Supermarket |
| Other Retail Food Stores (e.g., bakery, butcher, fish market |
| Florist |
| Drug Stores |
| Sporting Goods Stores |
| Jewelry Stores |
| Eating and Drinking Establishments |
| Clothing and Shoe Stores |
| Fabric Stores |
| Hardware Stores |
| Auto and Home Supply Stores |
| Retail Nurseries and Garden Stores |
| Toy, and Game Shops |
| Retail Music Stores |
| Pet Shops |
| Book and Stationery Stores |
| Liquor Stores |
| Veterinary |
| Child Care |
| Business and Personal Services |
| Medical Offices |
| Automobile Service Stations |
| |

| Banks |
|--|
| Barbers/Beauty Shops |
| Laundry and Dry Cleaning |
| Shoe Repair |
| Travel Agent |
| Public Facilities and services |
| Short-term Rental (**restricted) |
| Bed and breakfast (**restricted) |
| Religious Institutions |
| Health and Fitness Centers |
| Other uses determined, by the Planning and/or the Zoning Directors, to be similar and compatible with the neighborhood character |
| ** Short-term Rental and Bed and Breakfast uses shall be restricted to the following: |
| Minimum lot aggregation for a development project of no less than 10 acres, unless individually approved by the Planning Manager in such cases for existing single-family homes as of the adoption date of this amendment; |
| Maximum height of 35 feet or three stories; |
| Design shall be of a residential character to include, but not be limited to a pitched roof and pedestrian-friendly streetscape and landscape consistent with policies of the International Drive Activity Center Element. |

ID3.1.2 Consistent with the Future Land Use Element Policy 1.1.13 and the Housing Element Policy 1.1.1 a density bonus, as specified in the Activity Center development guidelines, shall be granted with the provision of affordable housing within the Activity Center Residential Area. Determination of "affordable" shall be consistent with the County's Affordable Housing Threshold Criteria.

If the density bonus is granted, the developer shall enter into an agreement with the County establishing the terms and conditions of the deed restrictions to be placed on the units to ensure the units remain affordable to low and moderate income persons for a period of at least 20 years. The restrictions shall run with the land and shall be enforceable by the County until such restrictions expire. The County Attorney shall approve all such agreements prior to execution. (Added 12/00, Ord. 00-25)

- Due to the intent of the nonresidential uses (excluding public facilities and services) permitted in the Activity Center Residential Areas, such uses will only be approved concurrent with, and/or conditioned upon the construction of, the residential units at a rate of 10,000 square feet per 125 units, with a maximum of 50,000 square feet of non-residential neighborhood support uses per development. Such uses shall be aggregated in Neighborhood and Community Shopping Areas, centrally located to the built residential units, and designed for pedestrian accessibility. (Added 11/99, Ord. 99-19)
- ID3.1.4 Development of nonresidential uses in the Activity Center Mixed Use area shall be conditioned upon the development of residential units within the areas designated as Activity Center Residential on the Future Land Use Map. The criteria for such linkage shall be defined in the International Drive Activity Center Development Guidelines. The linkage program shall include a payment in lieu of development provision.
- ID3.1.5 An intensity bonus of nonresidential floor area ratio or hotel units, as specified in the development guidelines, shall be given to developers of Activity Center Mixed Use property who propose to build affordable housing within a designated Activity Center Residential Area. The building permits for that construction permitted by the bonus shall not be issued until 50 percent of the affordable housing linked to the project is built. Determination of "affordable" shall be consistent with the County's Affordable Housing Threshold Criteria Administrative Regulation #11.02.06.

If the density bonus is granted, the developer shall enter into an agreement with the County establishing the terms and conditions of the deed restrictions to be placed on the units to ensure the units remain affordable to low and moderate income persons for a period of at least 20 years. The restrictions shall run with the land and shall be enforceable by the County until such restrictions expire. The County Attorney shall approve all such agreements prior to execution.

- ID3.1.6 Time-share units built within the Activity Center shall be considered as a hotel/motel use and permitted only in the Activity Center Mixed Use designated areas. This policy shall not apply to Planned Developments that were approved for resort residential uses prior to January 1, 1987.
- ID3.1.7 Conversion of approved multi-family development within the Activity Center Mixed Use area to time-share units, or other hotel/motel type units, shall require a rezoning and/or amendment to the Planned Development Land Use Plan.
- ID3.1.8 Other mechanisms to ensure the construction of affordable housing within the Activity Center shall be continuously pursued by Orange County.
- GOAL 4 It is Orange County's goal to ensure a balance between infrastructure programming and land use.
- OBJ 4.1 Development regulations and financing mechanisms for the provision of infrastructure necessary to support the intended intensity of development within the activity center, shall be established prior to the issuance of building permits for development within the activity center.

- ID4.1.1 Approval of development within the Activity Center shall be conditioned upon the availability of adequate services and facilities as measured by the adopted level of service standards of the comprehensive plan.
- ID4.1.2 A funding strategy, including but not limited to MSBU, ad valorem taxes, transportation/transit utility district, and impact fees, shall be adopted to ensure provision and maintenance of the adopted level of service standards. Conditions of approval for development within the Activity Center shall be used to implement the funding strategy.
- ID4.1.3 The Capital Improvements Element and Capital Improvement Plan shall include infrastructure improvements for the Activity Center based on the approved infrastructure financing plan.
- ID4.1.4 The road right-of-way and centerline shall be planned and acquired as far in advance as possible to minimize road and construction costs. Full projected right-of-way costs and the incremental cost (if any) for underground electric distribution and landscaping of public rights-of-way shall be included in any road construction financing proposal. The County shall establish an MSBU or other financing mechanism for the design and acquisition of road rights-of-way.
- GOAL 5 It is Orange County's goal to ensure land use compatibility and environmental protection within and adjacent to the activity center.
- OBJ 5.1 In order to minimize adverse development impacts, the County will pursue adoption of land development regulations to ensure land use compatibility and environmental protection within and adjacent to the Activity Center. Until such time, the County will ensure that development within the Activity Center is consistent with Rules 9J-5.006(3)(c)2 and 9J-5.013(2)(c), Florida

Administrative Code (FAC) regarding land use compatibility and environmental resource protection. (Added 12/00, Ord. 00-25)

- ID5.1.1 International Drive Activity Center Development Guidelines of buffer techniques and varied development densities and intensities shall be adopted by December 2001, which shall ensure land use compatibility, environmental protection, and provide transitional land use activities within and adjacent to the activity center consistent with the objective. (Added 12/00, Ord. 00-25)
- ID5.1.2 Varied densities and intensities of development shall be used to transition land use within and adjacent to the Activity Center.
- ID5.1.3 The International Drive Activity Center Development Guidelines shall include effective land use buffering regulations to provide for the protection of the Lake Willis single family homes.
- ID5.1.4 Where applicable, development shall comply with regulations established to protect the habitats of wildlife species listed by both the U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission. (Added 12/00, Ord. 00-25)
- ID5.1.5 Stormwater management systems, which are designed as permanent wet detention ponds, greater than one acre, and not maintained by Orange County, shall be designed, operated and maintained so as to resemble a natural pond to the greatest extent practicable.
- ID5.1.6 In order to preserve rare natural resources, native vegetation shall be incorporated into the overall landscape design and vegetative buffers to the extent practical. Special consideration for protection shall be given to Sand Pine, Longleaf Pine/Turkey Oak and Oak Scrub communities.
- ID5.1.7 Where potential habitats of plants and animals listed as, threatened, endangered, or species of special concern are reasonably expected to exist, studies shall be undertaken prior to the approval of a Land Use Plan to determine if such habitats do exist. If such species are found, a mitigation/management/protection plan shall be required and approved by the appropriate County, state and federal regulatory agencies prior to the approval of the Development Plan.
- ID5.1.8 A transfer of development rights, at a ratio of 1:1.25, shall be given for dedication of development rights for upland property containing plant and/or animal habitats listed as rare, threatened, endangered or species of special concern. Such transfer shall occur internal to the project site and shall only be given where the proposed protection property is part of a viable system as determined by Orange County.

Transportation Element Goals, Objectives and Policies

- GOAL T1 A safe, accessible, convenient, efficient and financially feasible multimodal transportation system which minimizes environmental impacts.
- OBJ T1.1 The County adopts the Long-Range Transportation Plan (LRTP), the County's long-term transportation improvement program, as Map 1 of the Transportation Element. This plan includes the 10-year Capital Improvement Schedule, a 5-year Capital Improvement Program, state roadway projects, and other needed County transportation improvement projects inclusive of proposed partnership projects. This annually-updated plan represents a cost-feasible project plan that addresses current and future roadway deficiencies within the planning horizon. (Added 05/04, Ord. 04-06, Objective 1.2-r; Amended 09/13, Ord. 2013-19)

- T1.1.1 The County shall implement the LRTP by utilizing the following four-step process:
 Roadway Conceptual Analysis (RCA), which confirms roadway and corridor needs,
 recommends the most suitable alignment and design characteristics, provides refined
 cost estimates and analyzes social/environmental land use impacts; Roadway Design;
 Right-of-Way Acquisition; and Roadway Construction. (Added 05/04, Ord. 04-06, Policy
 1.2.1-r; Amended 11/12, Ord. 2012-20)
- T1.1.1.1 A Roadway Conceptual Analysis (RCA) performed as part of proposed County roadway projects includes intensive public participation elements and is approved by the Board of County Commissioners. Following approval of the RCA, the project can then proceed to final design, right-of-way acquisition, and construction phases. (Added 05/04, Ord. 04-06, Policy 1.2.2-r; Amended 11/12, Ord. 2012-20)
- T1.1.1.2 The planning, design, and construction of all road widening or new corridor projects shall be appropriately designed based on corridor land use, and shall be sensitive to adjoining residential areas. Through the RCA process, or other appropriate method, the County will seek public involvement throughout the process to determine measures to mitigate adverse impacts to adjacent land uses and established neighborhoods. (Added 05/04, Ord. 04-06, Policy 2.1.6; Amended 11/12, Ord. 2012-20)
- T1.1.1.3 Whenever reasonably possible, future roadway projects shall be designed to promote livability and land use-transportation integration, in part by avoiding the severing or fragmenting of existing neighborhoods. The County will coordinate with the FDOT, the Orlando/Orange County Expressway Authority, and other appropriate entities to help ensure that new limited access roadways which are constructed by them avoid or minimize negative impacts to existing neighborhoods, wildlife corridors, and sensitive natural areas. (Added 12/07, Ord. 2007-20, Policy 2.1.7; Amended 11/12, Ord. 2012-20)
- T1.1.2 The County will promote Travel Demand Management (TDM) and Transportation Systems Management (TSM) strategies and conduct related studies, as needed, to improve capacity, traffic operations and efficiency where appropriate and will ensure coordination with related agencies, such as LYNX and FDOT. (Added 05/04, Ord. 04-06, Policies 1.2.4-r, 1.3.2, 1.6.5; Amended 11/12, Ord. 2012-20)
- T1.1.3 Orange County shall annually review accident data to prioritize improvements for roadway, pedestrian and bicycle high accident-frequency locations. (Added 05/04, Ord. 04-06, Policy 2.1.2-r; Amended 11/12, Ord. 2012-20)

- T1.1.4 (Added 05/04, Ord. 04-06, Policy 1.2.3; T1.1.4 deleted 11/12, Ord. 2012-20)
- T1.1.5 Orange County shall consider commercial vehicles, including buses and trucks with six or more tires, in the planning and design of the County's transportation system. (Added 05/04, Ord. 04-06, Objective 1.5; Policies 1.5.1, 1.5.2, 1.5.3)
- OBJ T1.2 The County shall utilize a modeling tool consistent with the MPO model that accurately reflects projected transportation network conditions.

POLICIES

- T1.2.1 Orange County shall use the official transportation modeling structure as adopted by METROPLAN Orlando. Orange County shall coordinate with METROPLAN Orlando to update their data sets by providing current and future land use data, socio-economic projections, and recent transportation improvements. (Policy 1.4.8-r; Amended 11/12, Ord. 2012-20)
- T1.2.2 The County may develop a countywide modeling tool to monitor vehicle miles travelled (VMT) and appropriate land use-transportation performance measures to analyze motorized and non-motorized transportation needs. (Amended 11/12, Ord. 2012-20)
- OBJ T1.3 Orange County shall implement a financially-feasible multimodal transportation system in coordination with government agencies and public and private entities. (Added 05/04, Ord. 04-06, Objective 4.1-r; Amended 05/04, Ord. 04-06, Policy 4.1.3-r; Amended 11/12, Ord. 2012-20)

POLICIES

- T1.3.1 Orange County shall continue to use an annually-updated, financially feasible, and phased Five-Year Capital Improvement Program to implement the identified transportation improvements required to maintain the designated level of service and quality of service. (Added 05/04, Ord. 04-06, Policy 4.1.1-r; Amended 11/12, Ord. 2012-20)
- 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:
 - A. Safety;
 - B. Capacity Deficiency;
 - C. Right-of-Way Availability/Reservation;
 - D. Partnership Potential;
 - E. Consistency with the Comprehensive Plan, and METROPLAN Orlando's Long Range Transportation Plan;
 - F. Supports the use of alternative modes of transportation;
 - G. Located within the County's Urban Service Boundary, especially within the Alternative Mobility Area and activity centers; and
 - H. Addresses backlogged facilities to the extent possible.

(Policy 4.1.10; Amended 11/12, Ord. 2012-20)

T1.3.3 Orange County shall consider all available funding sources, including those at the State and Federal levels, gasoline taxes, impact fees, development-related, and public/private initiatives for transportation projects. (Added 05/04, Ord. 04-06, Policy 4.1.2-r; Amended 11/12, Ord. 2012-20)

- T1.3.3.1 The County shall use revenues generated from Transportation Impact Fees to provide new road capacity and other transportation improvements. (Added 05/04, Ord. 04-06, Policy 4.1.4; Amended 11/12, Ord. 2012-20)
- T1.3.3.2 In addition to paying impact fees or other applicable development-related fees, new development and redevelopment shall be responsible for the costs of all internal subdivision transportation infrastructure as required by the Land Development Code, and any necessary access improvements at project entrances. (Policy 4.1.6; Amended 11/12, Ord. 2012-20)
- T1.3.3.3 (Policies 1.2.6-r, 4.1.13-r; 1.3.3.3 deleted 11/12, Ord. 2012-20)
- T1.3.4 The County shall fund maintenance and operating costs with revenues generated from the Constitutional Gas Tax, Local Option Gas Tax and other appropriate funding sources. (Added 05/04, Ord. 04-06, Policy 4.1.5)
- T1.3.4.1 Orange County shall continue to utilize special assessments as a means of paving streets and providing traffic calming improvements in existing neighborhoods. (Policy 4.1.11; Amended 11/12, Ord. 2012-20)
- T1.3.5 The County shall investigate and pursue all additional funding sources including, but not limited to additional user fees (car rental surcharge), higher license and tag fees, and other appropriate options. (Policy 4.1.8-r; Amended 11/12, Ord. 2012-20)
- To provide for an efficient and cost-effective transportation system, Orange County shall continue to preserve rights-of-way to the extent financially practical and permitted by law. (Objective 4.2-r; Policies 4.2.1-r, 4.2.2-r; Amended 11/12, Ord. 2012-20)
- **OBJ T1.4** (OBJ T1.4 deleted 11/12, Ord. 2012-20)
- T1.3.7 The County will continue to participate in interlocal agreements, Joint Participation Agreements, and other coordinated funding efforts with other local jurisdictions and public/private partnerships with private developers as a means of funding necessary transportation projects identified in the LRTP and that are consistent with the County's adopted comprehensive plan and METROPLAN Orlando's LRTP. (Added 05/04, Ord. 04-06, Policy 4.1.7-r; Policy 1.4.1-r, Amended 11/12, Ord. 2012-20)
- T1.3.8 (Policy deleted 12/14, Ord. 2014-30; see revised Policy T2.2.6.)
- T1.3.9 Orange County shall continue to support mass transit through the appropriation of funds on an annual basis, based upon a two-year operating budget. (Added 05/04, Ord. 04-06, Policy 4.1.15; Policy 1.4.3-r, Amended 11/12, Ord. 2012-20)
- T1.3.9.1 Orange County shall ensure that a percentage of the County's monetary contribution to LYNX be directed to public transit service that meets the special needs of persons with physical or developmental disabilities. (Policy 1.4.3.1-r, Amended 11/12, Ord. 2012-20) (Policy 1.4.3.2 deleted 11/12, Ord. 2012-20)
- T1.3.10 The County will continue to assess the investment of County funds in selected State roadway projects to accelerate the construction of needed transportation improvements. (Policy 1.2.5; Policy T1.4.4-r, Amended 11/12, Ord. 2012-20)
- T1.3.11 Orange County shall oppose the transfer of FDOT jurisdictional roadways to Orange County jurisdiction unless the roads are improved by the State to meet County adopted level of service and design standards and additional State funds for adequate maintenance and alleviation of deficiencies are made available. (Policy 4.1.9; Policy 1.4.5-r, Amended 11/12, Ord. 2012-20)
- T1.3.12 Based on annexation activity or other factors, Orange County shall coordinate with municipalities to pursue the appropriate jurisdictional transfer of roadways and

associated drainage facilities to municipalities, consistent with Ch. 335, Florida Statutes, and relevant Joint Planning Area Agreements and/or developer's agreements, as applicable. (Added 11/12, Ord. 2012-20)

- GOAL T2 A concurrency management system and mobility strategy which ensures that the transportation facilities and services needed to support land use designations established in the Future Land Use Element are available.
- OBJ T2.1 The County will continue to ensure minimum level of service standards on County roads and State roads within unincorporated Orange County. (Added 05/04, Ord. 04-06, Objective 1.1)

POLICIES

T2.1.1 The generalized peak-hour level of service standards for Orange County shall be as follows (Added 06/07, Ord. 2007-06, Policy 1.1.2-r; Amended 09/13, Ord. 2013-19; Amended 12/14, Ord. 2014-30):

Level of Service Standards

| Туре | State and County | | | |
|---|------------------|-----------------------------------|-------------------|------------------------------|
| | Rural | Urban Non- SIS and Non-TRIP | SIS Facilities | TRIP Funded Facilities |
| Principal Arterial, Urban (Class I) | NA | Е | Е | E |
| Principal Arterial, Urban (Class II) | N/A | Е | Е | Е |
| Principal Arterial, Rural | D | N/A | N/A | N/A |
| Minor Arterial, Urban | N/A | Е | Е | E |
| Minor Arterial, Rural | D | N/A | N/A | N/A |
| Collector, Major and Minor Urban | N/A | E | E | Е |
| Collector, Rural | D | N/A | N/A | N/A |

County roadway capacities shall be determined by using the guidelines established by the most recent edition of the FDOT *Quality/Level of Service Handbook*.

- T2.1.2 Quality of service standards for MMTDs as adopted in Policy T2.5.4 shall be maintained to avoid current and future deficiencies. (Replaced 09/13, Ord. 2013-19)
- T2.1.3 According to the adopted Concurrency Management System, development permits shall not be issued if the total weekday transit capacity drops below 73,500 person trips per day. This number is equal to 75 percent of the mass transit person trips that are available. (Policy 1.6.2)
- OBJ T2.2 The County will maintain a concurrency management system which ensures that transportation facilities and services needed to support development and redevelopment are available concurrent with the impacts of such development. (Objective 1.4)

- T2.2.1 Orange County shall review the impacts of development in conjunction with the issuance of all development permits to ensure the following:
 - A. Level of service is maintained.
 - B. Prior to October 1, 2014, roadway projects, for which construction is scheduled to commence on or before the third year of the County's five-year Capital

Improvements Program and which, in addition to meeting all other statutory and rule requirements, are financially feasible; or, facilities included in the first three years of the FDOT Five-Year Transportation Plan shall be in the roadway capacity analysis of the Concurrency Management System. On or after October 1, 2014, roadway projects, for which construction is scheduled to commence on or before the first year of the County's five-year Capital Improvements Program and which, in addition to meeting all other statutory and rule requirements, are financially feasible; or, facilities included in the first year of the FDOT Five-Year Transportation Plan shall be in the roadway capacity analysis of the Concurrency Management System.

- C. Orange County shall not delete from the Capital Improvements Program any road project for which building permits were issued dependent upon the capacity of the road with the project.
- Projects funded by developers, as stipulated within an executed developer's agreement, shall be included in the capacity analysis if the services will be in place when the impacts of development occur.
 (Added 05/04, Ord. 04-06; Amended 06/07, Ord. 2007-06, Policy 1.4.1-r; Amended
- T2.2.2 For projects reviewed prior to October 1, 2014, that degrade the roadway level of service below the adopted level of service standard, development permits shall not be issued unless the facility impacted is in the County's five-year Capital Improvements Program, and construction is scheduled within the first three years. If the facility is not scheduled within the first three years of the five-year Capital Improvements Program, the County will calculate a proportionate share contribution based on the formula provided in the Orange County Code. For projects reviewed on or after October 1, 2014, that degrade the roadway level of service below the adopted level of service standard, development permits shall not be issued unless the facility impacted is in the County's five-year Capital Improvements Program, and construction is scheduled within the first year. If the facility is not scheduled within the first year of the five-year Capital Improvements Program, the County will calculate a proportionate share contribution based on the formula provided in the Orange County Code. (Added 03/08, Ord. 2008-05, Policy 1.4.2; Amended 09/13, Ord. 2013-19)

09/13, Ord. 2013-19)

- T2.2.3 The County shall enforce applicable concurrency regulations on new development permits for non-vested development that adversely impact constrained or backlogged facilities. A constrained roadway is defined as a facility to which adding two or more through lanes to meet current or future traffic needs is not possible because of location within the boundary of a municipal jurisdiction, existing development and right-of-way limitations, policy barriers and/or hydrological features. A backlogged roadway is defined as a facility where the existing traffic volume exceeds the level of service standard adopted in the Orange County Comprehensive Plan, the facility is not constrained, and improvements for the roadway segment are not programmed for construction. (Added 5/04, Ord. 04-06, Policies 1.1.2.1(A)(B), 1.1.2.3-r; Amended 09/13, Ord. 2013-19)
- T2.2.3.1 Constrained and backlogged facilities shall be included in annual updates to the Capital Improvements Element and the Concurrency Management System. The following roadway facilities are considered constrained:

| Aloma Avenue | Brewer Avenue to Lakemont Avenue Semoran Boulevard to Seminole County Line | |
|---------------------------|--|--|
| Hoffner Avenue | Orange Avenue to Conway Road | |
| Conroy-Windermere Road | Apopka-Vineland Road to Dr. Phillips Boulevard | |
| | Kirkman Road to Millenia Boulevard | |

| Consulate Drive | Beachline Expressway to Orange Blossom Trail | |
|---------------------------------|---|--|
| Curry Ford Road | Econlockhatchee Trail to Central Florida Greeneway | |
| McCulloch Road | Lockwood Boulevard to N. Tanner Road | |
| Michigan Avenue | Bumby Avenue to Crystal Lake Drive | |
| Turkey Lake Road | Vineland Road to Conroy-Windermere Road | |
| | Central Florida Parkway to Sand Lake Road | |
| University Boulevard | Dean Road to Alafaya Trail | |
| John Young Parkway | Colonial to Princeton | |
| | Town Center Boulevard to Beachline Expressway | |
| Clay Street | Par Avenue to Fairbanks Avenue | |
| Forsyth Road | Colonial Drive to University Boulevard | |
| N. Tanner Road | Lake Pickett Road to Seminole County Line | |
| Winter Garden- Vineland Road | Interstate 4 to Apopka-Vineland Road Buena Vista Drive to Perrihouse Acres Lane | |

(Amended 09/13, Ord. 2013-19; Amended 12/14, Ord. 2014-30)

T2.2.4 Within Orange County, development applications along backlogged and constrained facilities shall be subject to concurrency and, if needed, proportionate share. A comprehensive transportation study shall be required, and if the adopted level of service cannot be met under current conditions, or if the improvement is not funded for construction in the adopted Capital Improvements Program, the applicant and County must agree upon mitigating improvements. Private developers shall contribute to the County's multimodal transportation system through the County's transportation concurrency and proportionate share regulations. As parcels are developed or redeveloped, the site design shall conform to applicable standards and requirements in the County's Land Development Code, transportation impact analysis requirements, and concurrency requirements. Projects required of development applicants may include, but are not limited to, the following:

- Pedestrian access requirements, including extending the sidewalk network to make off-site connections to public streets,
- Bicycle connections to adjacent parcels,
- Bicycle circulation from adjacent public streets and multi-use paths or trails to bicycle parking areas,
- · Connection of established transit stops to the sidewalk network,
- Incorporation of established transit stops into the site's building placement and design,
- Bus stop amenities,
- Improvements to parallel transportation facilities,
- Creation of parallel transportation facilities,
- Intersection improvements,
- Traffic calming measures,
- Transportation System Management (TSM) improvements,
- Intelligent Transportation Systems (ITS) improvements,
- Transportation Demand Management (TDM) techniques, and/or

- Payment to the County in lieu of the improvements listed above, if approved by the Board of County Commissioners. (Added 05/04, Ord. 04-06, Policy 1.2.4-r; Amended 09/13, Ord. 2013-19)
- T2.2.5 Proposed partnership projects cannot be used to satisfy traffic concurrency unless necessary interlocal agreements or joint participation agreements have been executed. (Policy 1.2.7)
- T2.2.6 The transportation impact area for all concurrency applications, including Future Land Use Map (FLUM) Amendments, shall include all roadway segments and signalized intersections located within the analysis radius defined by the latest Orange County Concurrency Management System (CMS) or Comprehensive Plan Amendment (CPA) methodology. Amended 12/14, Ord. 2014-30, Policy T1.3.8-r)
- T2.2.7 The County shall coordinate, as appropriate, with all counties and local governments in, or adjacent to, Orange County through the comprehensive plan amendment and review process, by providing up-to-date information and data sets regarding proposed and future developments, and through scheduled meetings to ensure that development impacts that traverse boundaries will not cause the level of service in the adjacent jurisdiction to diminish below the adopted standard. (Policies 3.1.4-r, 3.1.5-r; Amended 09/13; Ord. 2013-19, Policy T2.2.8-r)
- T2.2.8 The Concurrency Management System shall maintain traffic count data for State and City roadways located within a municipal boundary for informational purposes and to aid coordination efforts. Development that impacts these roadways shall be subject to the mobility requirements of the relevant jurisdiction, in coordination with Orange County. (Amended 09/13; Ord. 2013-19, Policy T2.2.8.1-r)
- T2.2.8.1 The Concurrency Management System shall maintain traffic count data on limited access facilities for informational purposes and to aid coordination efforts. Implementation of the Concurrency Management System shall continue to divert the assignment of trips from limited access facilities to other roadway facilities in the impact area. (Amended 09/13; Ord. 2013-19, Policy T2.2.8.2-r)
- T2.2.9 The County supports the development of multimodal transportation corridors to increase the viability of walking, biking, and transit along these corridors. Transportation improvements shall focus on operational enhancements, intersection improvements that provide for safe movement of pedestrians and bicyclists, high-visibility pavement markings and refuge islands for pedestrians, multiuse paths, landscaping, bicycle facilities, increased transit service and bus shelters, and facilities and design that support transit-oriented development. Development within these corridors shall be subject to the site design standards in Policy T2.2.4, as determined by a transportation impact study.

Orange County's designated multimodal corridors include:

| Alafaya Trail | Seminole County Line to Innovation Way | |
|-----------------------|---|--|
| Econlockhatchee Trail | University Boulevard to Lake Underhill Road | |
| Innovation Way | Alafaya Trail to SR 528 | |
| International Drive | Sand Lake Road to Central Florida Parkway | |
| Orange Avenue | Hoffner Avenue to Sand Lake Road | |
| University Boulevard | Semoran Boulevard to Alafaya Trail | |
| Valencia College Lane | Goldenrod Road to Econlockhatchee Trail | |

Additional multimodal corridors may be designated, by amending the table above, where premium transit service is available or forthcoming and on state roadways that are the subject of multimodal corridor feasibility studies by the Florida Department of Transportation. (Amended 09/13; Ord. 2013-19; Amended 12/14, Ord. 2014-30)

OBJ T2.3 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, consistent with Chapter 163.3180(5), Florida Statutes, for the purpose of reducing the adverse impacts transportation concurrency may have on urban infill development and redevelopment and the achievement of other goals and policies such as promoting the development of public transportation [9J-5.0055(6)], and maximizing the use of existing public infrastructure in established areas of the County. (Amended 6/10, Ord. 10-07)

POLICIES

T2.3.1 Orange County shall support mobility in the AMA through the following strategies:

Funding for mobility needs in the AMA shall be provided through developer contribution and, to the maximum extent feasible, by the County, state and federal government, other outside sources such as grant funds.

The County shall require new development and redevelopment in the AMA to support alternative modes of transportation by providing context-appropriate infrastructure that will contribute to specific and identified mobility needs within the AMA. Transportation network connectivity shall increase in the AMA by emphasizing direct pedestrian, bicycle and, where appropriate, vehicular access to transit and surrounding development.

Development design in the AMA shall support alternative modes of transportation by encouraging 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 parking designed to avoid pedestrian conflicts with pedestrian, transit, automobile, and truck traffic. The Future Land Use Element contains standards for land use designations, mix of land uses, and densities and intensities appropriate to support multimodal travel.

The County shall adopt land use and transportation strategies to support and fund mobility, including alternative modes of transportation. The County shall adopt this *Integrated Transportation and Land Use Plan* by July 2011. (Amended 6/10, Ord. 10-07)

- 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. 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 6/10, Ord. 10-07)
- 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 6/10, Ord. 10-07)
- T2.3.4 Any project in the AMA with an existing capacity reservation account may elect to satisfy mobility requirements by converting the existing capacity reservation account to a prepaid impact fee account. Until July 2 1, 2011, any project within the AMA may elect to satisfy mobility requirements by prepaying its transportation impact fee. (Added 6/10, Ord. 10-07)
- 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 6/10 Ord. 10-07)
- T2.3.6 Development or redevelopment within the AMA shall be required to provide for alternative mobility strategies that shall relate to the particular site transportation conditions and special characteristics and needs of the specific area where the development is located. The County may require the applicant to complete a Planning Context Assessment Study for the proposed development to include the following:
 - A map depicting the proposed development site in the context of the transit corridor, rail station, or other transit facility;
 - A map depicting the proposed development site in the immediate context of adjacent parcels;
 - Existing circulation network (streets, sidewalks, pedestrian paths, and bicycle paths, with stub-outs clearly indicated);
 - Proposed circulation network for the development site in relationship to its immediate context and in connecting to existing and/or planned transit stops/stations;
 - Footprint of proposed development;
 - Current land use and density/intensity for developed sites;
 - Future Land Use Designations for parcels adjacent; and
 - Location of any existing and/or planned transit stops/stations.

Proposed development generating greater than 1,000 net, new average daily trips and located within one (1) mile of an SIS or FIHS interchange shall include an interchange ramp study that assesses potential impacts to SIS and FIHS facilities as part of the Planning Context Assessment Study.

In recognition of the varying costs associated with implementation of mobility strategies, the County shall have the discretion to count some individual mobility contributions, based on cost estimates provided by the developer and verified by the County, as meeting two or more mobility strategies.

The mobility strategies chosen shall be based on level of development and the Planning Context Study, and shall be subject to County approval as part of the development review process for rezonings, DPs, PSPs and special exceptions. Site improvements and other potential mobility strategies may include, but are not limited to, those in the following list.

Proposed strategies shall be reviewed for technical feasibility by the County Engineer as appropriate.

- A. Intersection and/or signalization modifications to improve level of service and safety and address congestion management. This may include, but is not limited to: signal timing studies, fiber optic inter-connection for traffic signals, roundabouts, OPTICOM signal preemption, and/or implementation of elements of the Orange County Traffic Signalization Update.
- B. Addition of dedicated turn lanes into and out of the development.
- C. Construction of bus shelters and/or the addition of bus shelter lighting using solar technology designed and constructed to the Central Florida Regional Transportation Authority (LYNX) and County specifications.

- D. Construction of bus turn-out facilities.
- E. Provision of bus pass programs provided to residents and/or employees of the development. The bus passes must be negotiated as part of a contract with the Central Florida Regional Transportation Authority, and approved by the County.
- F. Payments to the County, which with satisfactory conditions will be transferred to the Central Florida Regional Transportation Authority, which either increase service frequency or add bus service.
- G. Construction of off-site public sidewalks to complete sidewalk connectivity. Sidewalk construction required to meet the Land Development Code requirements along property frontages shall not count as meeting this Mobility Standard.
- H. Widening of existing public sidewalks to increase pedestrian mobility, comfort and safety.
- I. Deeding of land for the addition and construction of bicycle lanes, or construction of bicycle lanes to County specifications.
- J. Provision of ride sharing or van pooling programs.
- K. Provision of park and ride facilities.
- L. Funding of streetscaping/landscaping (including pedestrian-scale lighting, where relevant) on public rights-of-way or medians, as coordinated with the implementation of the County's streetscaping and urban design plans.
- M. Buildings with architectural features that provide shading and weather protection (e.g. canopies, awnings, colonnades) over sidewalks to promote pedestrian mobility. The architectural feature shall provide pedestrian shading along a significant length of the sidewalk in front of the proposed or existing building.
- N. Provision of additional bicycle parking over the minimum required by the Land Development Code. The bicycle parking shall be located convenient to the entrance of primary buildings and covered, where practicable.
- O. Removal of non-conforming signage, billboards, and signage that impedes pedestrian movement at the site.
- P. Enhancements to the County's system of greenways, bike paths, and trails (as shown in this Transportation Element) which increase the system's utility for multi-modal transportation. Such enhancements may include, but not be limited to:
 - 1. Trail amenities such as benches, directional signage, or safety systems;
 - 2. Bicycle parking at entry points or connecting with transit lines;
 - 3. Land acquisition for expansion or better connectivity of the trail system;
 - 4. Additional entry points to the trail system;
 - 5. Bridges spanning creeks or wetland areas; and/or,
 - 6. Appropriate trail surfacing.
- Q. Development of, or participation in, a transportation demand management (TDM) program that provides funding or incentives for transportation modes other than single occupant vehicle to reduce VMT. Such TDM programs shall utilize a methodology approved by the County and may require performance monitoring and reporting.
- R. Develop the project at or near maximum densities and intensities with transitsupportive building and site design.
- S. Roadway projects that provide a more interconnected transportation network in the area and/or provide alternate routes to reduce congestion. These projects include, but are not limited to State and County arterials and collectors, and may include projects outside the limits of an AMA that can be demonstrated to be a direct benefit

- to the transportation system in the area of the AMA.
- T. Addition of lanes on existing road facilities, where acceptable to the County.
- U. An innovative transportation-related modification, VMT reduction program or Mobility Standard submitted by the developer, where acceptable to and approved by the County. (Amended 6/10, Ord. 10-07)
- T2.3.7 The County may require special traffic studies including, but not limited to information about trip generation, trip distribution, trip credits, and/or signal warrants, within an the AMA to determine the need for transportation modifications for improved traffic operation and/or safety on impacted road segments.
- 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 6/10, Ord. 10-07)
- 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 6/10, Ord. 10-07)
- T2.3.10 Orange County shall coordinate on an ongoing basis with the Florida Department of Transportation (FDOT) concerning the AMA.
- T2.3.11 Orange County shall annually monitor and evaluate the impacts of approved development in the AMA on the Florida Intrastate Highway System.
- T2.3.12 Orange County shall coordinate on an ongoing basis with municipalities and counties adjacent to the AMA concerning the AMA.
- T2.3.13 Orange County shall annually monitor and evaluate the impacts of approved development in the AMA on adjacent city or adjacent county-maintained roads and share that information with the adjacent city or county.
- T2.3.14 Orange County shall monitor the success of AMA strategies using the following performance measures. Evaluation of the AMA using these performance measures shall occur with the next Evaluation and Appraisal Report of the Orange County Comprehensive Plan. (Amended 6/10, Ord. 10-07)

| Mobility Strategy | Measure | Target and Timeline |
|---|---|--|
| Support alternative modes of transportation | Transit shelters in the AMA | Increase number of bus shelters by 1 per year |
| | Sidewalk coverage near transit stops in the AMA | Increase percentage of roadways within ¼ mile of bus stops with sidewalks (at least one side) by 10 percent by next EAR |
| Urban design and land use mix | AMA dwelling units near non- residential land use | Increase percentage of AMA dwelling units within ¼ mile of non-residential land uses by 5 percent by next EAR. |
| | Accidents involving pedestrians and bicyclists in the AMA | Reduce annual number of accidents involving pedestrians and bicyclists in the AMA. |
| Land use density and intensity | Density and intensity of new development in the AMA | The density and intensity of new development in the AMA is greater than the AMA average. |
| | | New development in the AMA within ¼ mile of transit stops is built at a minimum 15 dwelling units per acre (residential) or a minimum floor area ratio of 1.0 (non-residential). |

| Mobility Strategy | Measure | Target and Timeline |
|-------------------------------------|---|---|
| Transportation network connectivity | Pedestrian connectivity index | Increase pedestrian connectivity index score by 10 percent by next EAR. |
| SIS and FIHS Facilities | Traffic counts and queue lengths at SIS and FIHS ramps located in or near the AMA | Orange County shall coordinate with FDOT to monitor traffic counts and queue lengths at SIS and FIHS ramps located in or near the AMA annually. |

T2.3.15 Objective T2.3 and all associated policies shall apply to any Transportation Concurrency Exception Area (Alternative Mobility Area) designated within Orange County's jurisdiction.

OBJ T2.4 The County establishes a long-term transportation concurrency management system to correct deficiencies in transportation facilities on designated roadways that are included in the Orange County Ten-Year Capital Improvements Schedule and to implement operational improvements that may be needed. (Added 05/04, Ord. 04-06; Policy 1.4.7-r; Amended 09/13, Ord. 2013-19)

POLICIES

- T2.4.1 A long-term (10 year) schedule of capital improvements for transportation facilities will be established for any long-term concurrency management system and will be reflected in the Capital Improvements Element.
- T2.4.2 An applicant may satisfy transportation concurrency through a proportionate share calculation on the impacted facility which shall be applied to the applicable facility or facilities on the long-term schedule of capital improvements, or the applicant may provide proportionate share payment for operational improvements along the failing facility or facilities. (Amended 09/13; Ord. 2013-19, Policy T2.4.3-r)
- Tansportation facilities identified as mitigation for traffic impacts in the long-term concurrency management system shall be added to the long-term schedule of capital improvements in the next regularly scheduled update of the Capital Improvements Element. (Amended 09/13; Ord. 2013-19, Policy T2.4.4-r)
- T2.4.4 In addition to the Ten-Year Capital Improvements Schedule, operational improvements may be added to the Capital Improvements Program on an annual basis. These projects include, but are not limited to, intersection improvements, turn lanes, roundabouts, and Intelligent Transportation Systems (ITS) improvements. (Added 09/13, Ord. 2013-19)
- OBJ T2.5 Where appropriate, the County shall create Multimodal Transportation Districts (MMTDs) where secondary priority is placed on vehicle mobility and primary priority is placed on providing a safe, comfortable, and attractive environment for pedestrians and bicyclists, with convenient access to transit. (Added 09/11, Ord. 2009-28; Amended 11/12, Ord. 2012-20)

POLICIES

T2.5.1 **GENERAL MMTD PRINCIPLES**

Designation Criteria. Existing areas with multimodal characteristics or proposed new areas for multimodal developments (e.g. greenfield developments) may be designated as an MMTD consistent with the following criteria.

An MMTD shall have a population of at least 5,000 residents at buildout, and a jobs-to-housing ratio in the range of 0.4:1 to 2:1 or higher at buildout. An MMTD may consist of two or more Subdistricts, with each Subdistrict characteristic of a Regional or Village MMTD.

- A. **Type of MMTD.** An area of existing development or an area of new development may qualify for designation as an Urban Center MMTD, Regional Center MMTD, or Village MMTD provided it generally conforms to the characteristics of that category as specified below:
 - Urban Center. The Urban Center MMTD is characterized by intense development and major employment supported by residential uses that produce a significant amount of multimodal activity because walking, bicycling, and transit are more convenient than using the automobile. This category is typically reserved for existing urban core or downtown areas.
 - Regional Center. The Regional Center MMTD is characterized by a significant area of development that is smaller than an Urban Center and provides convenient daily retail and personal service within walking distance of surrounding residential areas. This category is typically most appropriate for newly developing areas and proposed or existing activity centers other than urban core areas.
 - 3. Village. The Village MMTD is characterized as a traditional "Main Street" community organized around a focal point with a sense of community identity. This category is typically applied to historic neighborhoods or smaller town environments with a main street.
- B. **Financial Feasibility.** MMTDs shall be approved only in conjunction with the approval of financially feasible plans for bicycle, pedestrian and transit systems that reduce reliance on automobiles for access and internal circulation.
- C. **Preservation of SIS Facilities**. Proposed MMTDs shall not significantly degrade the adopted level of service standards for facilities designated as part of the Florida Strategic Intermodal System major arterial roadways that have the primary function of moving high volumes of statewide and regional traffic without appropriate mitigation. Any impacts outside the MMTD shall be mitigated within the MMTD to the extent possible. (Amended 11/12, Ord. 2012-20)
- D. **Required Design Elements.** Proposed MMTDs shall exhibit the following community design elements:
 - 1. An interconnected network of streets and paths designed to encourage walking and bicycle use, with traffic calming where desirable;
 - 2. A complementary mix and range of land uses, including residential, employment, educational, recreational and cultural;
 - 3. Appropriate densities and intensities of land uses within walking distance of transit stops;
 - 4. Daily activities within walking distance of residences and public uses, streets and squares that are safe, comfortable and attractive for the pedestrian, with adjoining buildings open to the street and parking designed so as not to interfere with all transportation modes. (Added 09/11, Ord. 2009-28)
- T2.5.2 **Organization of Land Uses.** Each MMTD or Subdistrict will provide for an appropriate density, intensity and mix of land uses to support multimodal transportation. Performance standards for Innovation Way Subdistricts and land uses are found in Policies FLU5.1.5 through FLU5.1.8 in the Future Land Use Element.
 - A. <u>Transit Station Area Core (TSAC)</u>, which shall extend ¼ mile walking distance from a passenger rail station, bus station and/or transit superstop and contain the highest densities and intensities of land use in an MMTD or Subdistrict and be located along

- a major arterial at key crossings of perpendicular routes (generally minor arterials or collectors, or transit service routes) or on one side of a major arterial along roadway facilities parallel or perpendicular to the major arterial.
- B. Medium Density Subdistrict (MDS) surrounding the central core area shall extend between ¼ and ½ mile walking distance from a passenger rail station, bus station or transit superstop, in which densities may decline but shall have sufficient densities and intensities to support transit use.
- C. <u>Low-Medium Density Subdistrict (LMDS)</u> in which lower densities are permitted shall be located beyond the ½-mile walking boundary.

(Amended 11/12, Ord. 2012-20)

(Policy 2.5.2.1 deleted 11/12, Ord. 2012-20)

(Policy 2.5.2.2 deleted 11/12, Ord. 2012-20)

(Policy 2.5.2.3 Added 09/11, Ord. 2009-28; Policy 2.5.2.3 deleted 11/12, Ord. 2012-20)

T2.5.3 Relationship to Major Thoroughfares. MMTDs shall be planned in a manner that maximizes internal circulation and minimizes conflicts on major arterial roadways that have the primary function of moving high volumes of statewide and regional traffic. Where such roadways are included in a MMTD, an appropriate number of safe pedestrian crossings per mile shall be provided, based on surrounding land use context. (Amended 11/12, Ord. 2012-20)

T2.5.4 **Transportation Quality/Level of Service.**

A. Orange County establishes the following minimum quality/level of service standards for transit, bicycle, and pedestrian facilities and roadways within an MMTD. LOS shall be measured in accordance with the methodology established in the FDOT *Multimodal Transportation Districts and Areawide Quality of Service Handbook.* (Nov. 2003) or other professionally-accepted methodologies detailed in subsequent FDOT publications, handbooks, and/or software implementing multimodal quality of service.

| | Pedestrian | Transit | Bicycle | Automobile |
|---------------------------------|------------|---------|---------|------------|
| Transit-oriented | С | С | D | E* |
| Bicycle/Pedestrian- oriented | С | D | С | E* |

^{*}Automobile LOS shall be periodically reviewed as the transit network and other non-motorized transportation improvements are implemented.

- B. Orange County shall coordinate with appropriate agencies to apply the transit quality of service framework as found in the most recent edition of the *Transit Capacity and Quality of Service Manual* (TCQSM).
- C. Orange County establishes the following performance targets for transit, bicycle, and pedestrian facilities, and roadways within an MMTD as follows:
 - 1. 80% of all the bicycle and pedestrian facilities within the MMTD network shall function at LOS C or better;
 - 2. All parcels within ¼ mile of a transit stop should be serviced by pedestrian facilities operating at LOS C or better;
 - 3. 70% of the employees and dwelling units in a district should generally be located within ½ mile of a transit stop.

(Added 09/11, Ord. 2009-28; Amended 11/12, Ord. 2012-20; Amended 09/13, Ord. 2013-19)

- T2.5.5 **Transportation Concurrency.** Transportation concurrency in an MMTD shall be evaluated based upon a financially feasible long-range capital improvements plan and program for the district, without regard to the period of time between development or redevelopment and the scheduled construction of the capital improvements. (Added 09/11, Ord. 2009-28)
- T2.5.6 **Vehicle Trip Reduction/Transportation Demand Management.** Transportation demand management strategies shall be incorporated into the transportation planning process for MMTDs to alleviate congestion. A range of techniques will be considered, such as vanpool/ridesharing programs, parking management, pricing, transit vouchers, pre-tax incentives, telework, flextime, and/or other appropriate trip reduction strategies. Orange County will identify and work with other service providers, as appropriate, to implement the selected strategies. (Added 09/11, Ord. 2009-28)
- T2.5.7 **Intergovernmental Coordination.** Orange County shall coordinate with the Florida Department of Transportation, METROPLAN ORLANDO, LYNX and other affected agencies and jurisdictions to implement land use, transportation, and parking policies that promote transportation choice and to overcome identified deficiencies in the multimodal transportation network. (Added 09/11, Ord. 2009-28)
- T2.5.8 **Consideration for Demographics.** Special consideration shall be given to areas with concentrations of students, seniors, low income families or others that are more dependent on modes other than the automobile to provide a safe, accessible environment. (Added 09/11, Ord. 2009-28)
- T2.5.9 **Contributions to Multimodal Network.** New development or redevelopment projects shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Appropriate improvements or enhancements to the multimodal network may be required as a condition of development approval, including, but not limited to the following:
 - A. Full accommodations for pedestrian access and movement, including shaded sidewalks, benches and enhanced crossings;
 - B. Full accommodations for bicycles, including lockers, showers, and racks;
 - C. Direct connections between the MMTD and the regional bicycle/ pedestrian network;
 - D. Installation of shared use paths in accordance with the FDOT *Bicycle Facilities Planning and Design Guidelines Handbook*;
 - E. Well-designed accommodations for transfer of passengers at designated transit facilities;
 - F. Preferential parking for rideshare participants;
 - G. Well-designed access for motor vehicle passenger drop-offs and pick-ups at designated transit facilities and at commercial and office development sites;
 - H. Full accommodation for the mobility impaired, including parking spaces, sidewalks and ramps for handicapped access;
 - I. Weather protection at transit stops. (Added 09/11, Ord. 2009-28)
- T2.5.10 **Multimodal Street Design and Operation.** Orange County shall establish multimodal street cross-sections, design standards, and operational measures (e.g. pre-emptive signals, dedicated bus lanes, etc.) to ensure streets are safe, convenient and appealing for all modes of travel, including transit, automobiles, trucks, bicycles and pedestrians. Strategies shall include marked crosswalks, wider sidewalks, on-street parking, bus turnouts, traffic calming, raised medians, adequate drainage or other appropriate safety

enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway. (Added 09/11, Ord. 2009-28)

- T2.5.11 **Street Network and Connectivity.** MMTDs shall provide a dense, interconnected network of local and collector streets that supports walking, bicycling, and transit use, while avoiding excessive automobile through traffic in residential neighborhoods, in accordance with the following:
 - A. The street network shall be comprised of a system of interconnected and direct routes with a connectivity index of 50 or more polygons per square mile.
 - The connectivity index is calculated by identifying all street facilities and then drawing polygons over the complete network. The higher the number of closed polygons, the greater the connectivity.
 - B. For MMTDs with a street connectivity index less than 50, the missing links in the street network shall be identified and eliminated where feasible through the development and capital improvement process.
 - C. Each MMTD shall be subject to a maximum block length, which will be adopted in the land development code (LDC), to advance connectivity as development and redevelopment occurs, except where additional spacing is required to comply with FDOT or Orange County access management standards and unless the developer demonstrates that a block length must be greater due to the existence of one or both of the following conditions:
 - 1. Physical conditions, buildings or other existing development on adjacent lands physically preclude a block length below the maximum; or,
 - An existing public street terminating at the boundary of the development site has
 a block length exceeding the maximum, or is situated such that the extension of
 the street(s) into the development site would create a block length exceeding the
 maximum. In such cases, every effort shall be made to accomplish reasonable
 block lengths to maintain walkability.
 - D. Connections of new local and collector streets and driveways with arterial streets shall conform to adopted access spacing intervals of the agency with jurisdiction.
 - E. The local street circulation pattern shall maximize access to individual lots and activity center destinations (e.g. schools, commercial areas, parks). At the same time, the circulation pattern shall manage traffic in residential areas through design and traffic calming techniques. (Added 09/11, Ord. 2009-28)
- T2.5.11.1 To provide continuous circulation systems for pedestrians, bicyclists and automobiles, unconnected streets (cul-de-sacs, T- turnarounds and dead ends) and block lengths greater than the maximum shall be avoided. In places where an unconnected street cannot be avoided and where block lengths are greater than the maximum, pedestrian and bicycle connectivity shall be provided with a through-connection designed into the street. (Added 09/11, Ord. 2009-28)
- T2.5.11.2 To promote communities that are physically connected to each other, and to foster community and connectedness beyond the development, all development plans shall include sub-arterial streets stubbed to the boundary of the development in all major directions. Development plans shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. Street connections shall be made between adjacent development regardless of the parent development and adjacent land uses in order to continue the interconnected street network of the MMTD from one development to the next. The requirements of this policy do not apply if it is demonstrated that a

connection cannot be made because the existence of one or both of the following conditions:

- A. Physical conditions preclude development of a connecting street on the adjacent property; or,
- B. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a connection now or in the future, considering the potential for redevelopment. (Added 09/11, Ord. 2009-28)
- T2.5.12 **Bicycle/ Pedestrian Network and Connectivity.** MMTDs shall provide direct bicycle and pedestrian connections within and between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks, and schools. The following criteria shall also apply:
 - A. The bicycle and pedestrian network shall each be comprised of a system of interconnected and direct routes with a connectivity index of 50 or more polygons per square mile as measured in the Multimodal Handbook.
 - The connectivity index is calculated by identifying all bicycle and pedestrian facilities and then drawing polygons over the complete network. The higher the number of closed polygons, the greater the connectivity.
 - Bicycle facilities included in the connectivity index calculation are the automobile/ transit network, shared use paths and cul-de-sac connections.
 - Pedestrian facilities included in the connectivity index calculation are the sidewalk network, shared use paths and cul-de-sac connections.
 - B. For MMTDs with a connectivity index less than 50, the missing links or gaps in the bicycle and pedestrian network shall be identified and eliminated where appropriate through the development and capital improvement process. Missing links may include locations between cul-de-sacs, through walls or fences, mid-block where block length exceeds the maximum, or where bicycle pedestrian routes would be excessively circuitous.
 - C. Highest priority for improvements shall be given to locations with high concentrations of pedestrian activity and where connections are needed to ensure easy access between transportation modes, with particular attention to bicycle and pedestrian access to schools, transit stops and regional greenway or tail systems. (Added 09/11, Ord. 2009-28)
- T2.5.12.1 **Sidewalks and Pedestrian Facilities.** New development shall provide safe and convenient facilities for pedestrians that are reasonably free from hazards and high levels of automobile traffic, and provide a reasonable and direct route of travel between destinations. The following pedestrian facility requirements shall apply:
 - A. A sidewalk shall be provided between all new building entrances and all streets adjacent to the development site. The sidewalk shall provide a direct connection to existing public right-of-way and public sidewalks or transit stops.
 - B. A bicycle/pedestrian easement shall be provided to connect cul-de-sacs, and to provide for mid-block pass-through connections on blocks that are in excess of the maximum.
 - C. Pedestrian access points at property edges and to adjacent lots shall be coordinated with existing development to provide pedestrian circulation between developments.
 - D. All on-site pedestrian walkways located in vehicle use areas shall be distinguished from driving surfaces through the use of durable, low maintenance smooth surface

- materials to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
- E. Within multifamily residential development with three (3) or more units, on-site pedestrian facilities shall be constructed in the following locations:
 - 1. From every unit to all other units within the residential development.
 - 2. From every unit to all laundry, recreation and other community facilities in the residential development,
 - 3. From every building to the street right-of-way-line. (Added 09/11, Ord. 2009-28)
- T2.5.12.2 **Sidewalk Zones.** Sidewalks throughout an MMTD shall contain a pedestrian through zone and a curbside zone.

The pedestrian through zone shall be the area between the curbside zone and the right-of-way line/ property line and shall be free of any obstruction.

The curbside zone shall be the area between the curb line and the pedestrian through zone. In non-residential and mixed-use areas, the curbside zone shall be the place for such pedestrian amenities as street trees, street lights, transit shelters and street furniture. In residential areas, the curbside zone shall be a continuous landscape planted strip or parkway to create a detached or setback sidewalk. (Added 09/11, Ord. 2009-28)

T.2.5.12.3 **Bicycle Facilities.** MMTDs shall contain a network of bicycle facilities to provide safe and convenient movement for bicyclists that are reasonably free from hazards and high levels of automobile traffic, and provide reasonable and direct routes of travel between destinations throughout the MMTD. (Added 09/11, Ord. 2009-28)

Bicycle lanes shall be provided on new or reconstructed arterials and collector roadways within the MMTD in accordance with the FDOT *Bicycle Facilities Planning and Design Guidelines*. (Added 09/11, Ord. 2009-28)

- T.2.5.12.4 **Bicycle Parking.** Bicycle racks shall be located in convenient, visible, well-lit areas, with easy access, near main entrances. The racks should not interfere with pedestrian traffic and should be protected from potential damage by motor vehicles. They may be located within the public right-of-way with County approval. The following requirements shall also apply:
 - A. All vehicle parking facilities containing fewer than ten parking spaces shall provide one bicycle rack with no fewer than four (4) spaces.
 - B. For vehicle parking facilities containing greater than ten parking spaces, the applicant shall provide one bicycle rack with no fewer than four spaces, plus two bicycle parking spaces for each additional ten parking spaces in the lot. No greater than 20 bicycle parking spaces shall be required in any one parking facility.
 - C. One required vehicle parking space may be eliminated for each four spaces of bicycle parking provided. (Added 09/11, Ord. 2009-28)
- T.2.5.13 **Consideration for Schools.** Orange County shall give special consideration to schools and their multimodal needs to provide a safe, accessible environment for students by giving high priority to bicycle and pedestrian facilities within a two-mile radius of all schools in both new development and redevelopment. (Added 09/11, Ord. 2009-28)
- T.2.5.13.1 The infrastructure necessary to support schools shall include the means to assure safe access to schools such as sidewalks, bicycle paths, turn lanes, and signalization. (Added 09/11, Ord. 2009-28)

- T.2.5.13.2 Developments adjacent to school properties shall be required to provide right-of-way and a direct safe access path for pedestrian and bicycle travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network. (Added 09/11, Ord. 2009-28)
- T.2.5.13.3 Developments within a two-mile radius of schools shall provide complete, unobstructed and continuous sidewalks a minimum width established in the LDC along the corridor that directly serves the school. If a development does not include such a corridor, other corridors shall be designated as walk or bicycle routes to the school and provided with sidewalks. (Added 09/11, Ord. 2009-28)
- T.2.5.13.4 Where a designated walk or bicycle route to a school must cross a roadway greater than two lanes wide, the crossing must be designed to allow safe passage across the roadway for school-aged children. The roadway crossing may include safety design elements such as elevated payers, slow zones, and the like. (Added 09/11, Ord. 2009-28)
- T.2.5.14 **Transit.** The County shall work with LYNX to ensure that the MMTD is well-connected via transit to major trip generators and attractors both inside and outside of the MMTD, that transit stops and waiting areas are safe and comfortable, and to enhance intermodal connections.
 - A. Identified needs shall be reflected in the LYNX Transit Development Plan (TDP) and/or the Orange County capital improvements program and priority shall be given to funding of improvements that increase the availability, speed, frequency, duration and reliability of transit serving the MMTD.
 - B. The County shall coordinate with LYNX regarding the provision of transit centers, superstops, and other facilities for the transfer of passengers to and from the MMTD via the regional transit system.
 - C. The County shall coordinate with LYNX regarding the provision of benches, signage, lights, and covered or enclosed waiting areas for transit stops within the MMTD.
 - D. The County shall coordinate with LYNX regarding the provision of bicycle parking at transit stops and bicycle racks on buses as a means to interface bicycle travel with public transit. (Added 09/11, Ord. 2009-28)
- T.2.5.14.1 The following types of development located along a transit route may be required to construct transit stops at the discretion of the County or in collaboration with LYNX, pursuant to criteria in the LDC:
 - A. Residential developments having an average automobile p.m. peak hour trip rate of 25 trips or greater;
 - B. Commercial and industrial developments other than office developments having an average automobile p.m. peak hour trip rate of 100 trips or greater.
 - C. Office developments having an automobile average p.m. peak hour trip rate of 50 trips or greater;
 - D. Institutional uses and public facilities, including churches, hospitals, middle schools, high schools, universities and colleges, public parks (other than neighborhood parks), libraries, post offices, and other institutional and public facilities having an average automobile p.m. peak hour trip rate of 100 trips or greater. (Added 09/11, Ord. 2009-28)
- T.2.5.14.2 All transit stops shall include a shelter with a level of amenities appropriate for the stop type for passenger comfort and convenience. Shelter may be provided by buildings adjacent to the transit stop through awnings, arcades, or shelters designed into the building, or incorporate a transit stop into the building architecture. At a minimum, the

- stop shall include the stop and route number identification, route maps and schedules. (Added 09/11, Ord. 2009-28)
- T.2.5.14.3 The walk to/from transit stops and buildings shall be made short, comfortable, and safe through the following means:
 - A. Neighboring communities shall be linked with pedestrian connections;
 - B. Linkages shall be provided for all pedestrian movements on a development site to facilitate a "park once" environment;
 - C. Adjacent land uses shall be linked with direct pedestrian links;
 - D. Development shall provide multiple pedestrian access points to the street;
 - E. Pedestrian routes to transit stops shall be direct and convenient;
 - F. Buildings shall be built close to the street;
 - G. Sidewalks shall be buffered from travel lanes with trees, landscaping, and/or onstreet parking;
 - H. New buildings at or near transit stops shall provide for convenient pedestrian access to the transit stop by providing barrier-free walkways connecting the new building entrances to sidewalks accessing the transit stop. (Added 09/11, Ord. 2009-28)
- T2.5.14.4 The bicycle network and transit network shall interconnect to increase the transit network travel shed through the following means:
 - A. Development shall provide bicycle access to transit routes using a bikeway system consisting of bicycle lanes, routes and paths;
 - B. Transit stops and stations serving activity centers shall provide bicycle storage;
 - C. The County shall establish bicycle parking standards taking into account the number of bicyclists using particular land uses. (Added 09/11, Ord. 2009-28)
- T2.5.15 **Parking Management.** Parking shall be limited to discourage single-occupant vehicle commuting and reinforce non-auto modes, but not so limited as to adversely impact the viability and vitality of the MMTD. Emphasis shall be on short-term parking (e.g. parking duration limits, time-of-day limits, restricted parking zones) over long-term parking in commercial areas. (Added 09/11, Ord. 2009-28)
- T2.5.15.1 **Limits on Parking.** Off-street parking areas shall be limited in size and scale through strategies such as shared parking, parking credits, and maximum parking limits. (Added 09/11, Ord. 2009-28)
- T2.5.15.2 **Shared Parking.** Where it can be demonstrated that the demand for parking of the combined uses of two (2) or more buildings can be satisfied with the shared and jointly accessible off-street parking available to those buildings, then a special exception to these parking requirements may be granted by the County to satisfy the parking requirements pursuant to the following conditions:
 - A. The joint use of required facilities at different times maybe allowed provided all of the following exist:
 - 1. The applicant shows there will be no substantial conflict in the principal operating hours of the buildings or uses for which the joint parking use is proposed.
 - 2. The parking facility will be within ¼ mile of buildings or uses it will serve.
 - 3. The parties involved in the joint parking facility agree to the joint use arrangement in a binding legal document that has been approved by the Orange

- County Attorney's Office and recorded in the County records with a copy filed with the permit office.
- B. The simultaneous joint use of required facilities may be allowed provided all of the following exist:
 - 1. No more than two (2) uses under separate ownership or occupancy shall be involved.
 - 2. The uses will occur on the same development site.
 - 3. It can be reasonably anticipated that all customers or clients will be served. (Added 09/11, Ord. 2009-28)
- T2.5.15.3 **Parking Credits.** New development may be eligible for parking credits in exchange for transit facility placement, bicycle facilities, and/or monetary contribution toward public parking in accordance with the following criteria:
 - A. The minimum parking requirement may be reduced by 10 percent if an adequate sheltered transit stop and related transit amenities are provided within the development.
 - B. Alternatively, the minimum parking requirement may be reduced by up to 50 percent when the applicant can demonstrate, in a parking-traffic study prepared by a traffic engineer, that both of the following conditions exist:
 - The use of alternative modes of transportation, including transit, bicycles, and walking, and/or special characteristics of the customer, client, employee or resident population will reduce expected vehicle use and parking space demand for this development, as compared to standard Institute of Transportation Engineers vehicle trip generation rates and minimum Orange County parking requirements.
 - 2. A Transportation Demand Management (TDM) Program has been approved by Orange County that contains strategies for reducing vehicle use and parking demand generated by the development and establishes benchmarks by which the program's effectiveness will be measured bi-annually. (Added 09/11, Ord. 2009-28)
- T2.5.15.4 **Amount of Off-Street Parking.** Maximum allowances for off-street parking spaces shall be established in the LDC for land uses within the MMTD and reviewed periodically as conditions change to ensure they continue to adequately address parking needs and the availability of transit or other non-auto modes. (Added 09/11, Ord. 2009-28)
- T2.5.15.5 **Location and Design of Off-Street Parking.** Off-street parking and maneuvering areas shall be located and designed in a manner that supports and does not conflict with pedestrian activity. (Added 09/11, Ord. 2009-28)
- T2.5.15.6 **On-street Parking.** On-street parking shall be an integral component to the overall MMTD parking supply strategy.
 - A. Bulb-out intersection corners shall be used on all streets that have a parking lane, except where longer turning radii are required for frequent large vehicles.
 - B. On-street parking spaces on the right-of-way between the two side lot lines of the site may be counted to satisfy the minimum off-street parking requirements. (Added 09/11, Ord. 2009-28)
- T2.5.15.7 **Structured Parking.**

- A. Within a central core area, all parking structures shall have their ground floor wrapped with commercial, office, or institutional uses accessible to pedestrians on all sides that have street frontage except those abutting an alley.
- B. Vehicle access to parking structures shall be located and designed to minimize potential conflicts with pedestrian circulation.
- C. Parking spaces available in public parking structures located within ¼ mile of a use may be counted toward the total amount of required off-street parking, provided that the owner/developer makes an in-lieu payment in an amount established by the County or public parking entity.
- D. Parking structures should be constructed of materials of similar quality and shall be compatible in appearance with adjacent buildings. (Added 09/11, Ord. 2009-28)
- T2.5.16 **Design Guidelines.** Architectural design guidelines will ensure that new construction and infill or redevelopment will contribute positively to the character and livability of the MMTD. (Added 09/11, Ord. 2009-28)
- T2.5.16.1 **Building Orientation.** Buildings shall be oriented to provide pedestrians and bicyclists with easy access and a visually interesting environment that reduces perceived travel distances and increases the legibility of the bicycle and pedestrian network. (Added 09/11, Ord. 2009-28)
- T2.5.16.2 **Design Buildings for Pedestrian Shelter.** Non-residential and mixed-use building fronts are required to provide shelter to the pedestrian by means of at least one of the following projecting façade elements: arcade, colonnade, marquee, awning, or second-floor balcony. The façade element shall occur forward of the setback line and may encroach within the right-of-way, but shall not extend past the curb line. (Added 09/11, Ord. 2009-28)
- T2.5.16.3 **Exterior Wall Articulation, Facades and Ground Floor Windows.**
 - A. **Exterior Wall Articulation.** Building walls shall not continue along an uninterrupted plane for more than 100 feet.
 - B. **Façades.** Ground floor façades that face streets adjacent to the development site shall have display windows, entry areas, or other such features along no less than 50 percent of their length.
 - C. **Ground Floor Windows.** Except for building walls facing an alley, ground floor walls shall contain windows at the ground level. (Added 09/11, Ord. 2009-28)
- OBJ T2.6 Innovation Way Multimodal Transportation District is hereby established and identified on the Future Land Use Map as a Multimodal Transportation District for the purpose of promoting walking, bicycling and transit use and reducing dependence on the automobile. (Added 09/11, Ord. 2009-28)

- T2.6.1 The Innovation Way MMTD is comprised of Subdistricts. Development within Innovation Way that is proceeding substantially in accordance with a Development Order approved prior to June 13, 2006, shall be exempt from the design requirements of the MMTD. Such exemption shall not relieve the developer from meeting all conditions of approval in the Development Order. (Added 09/11, Ord. 2009-28)
- T2.6.2 Each Innovation Way MMTD Subdistrict shall follow the design principles of:
 - An interconnected network of streets and paths designed to encourage walking and bicycle use, with traffic calming where desirable;

- A complementary mix and range of land uses, including residential, educational, recreational and cultural;
- Appropriate densities and intensities of land uses within walking distance of transit stops;
- Daily activities within walking distance of residences and public uses, streets and squares that are safe, comfortable and attractive for the pedestrian, with adjoining buildings open to the street and parking designed so as not to interfere with all transportation modes. (Added 09/11, Ord. 2009-28)

(Added 09/11, Ord. 2009-28; Policy 2.6.3 deleted 11/12, Ord. 2012-20)

- T2.6.3 Transit Station or Superstop Streets within ½ mile shall have the shortest block length, widest sidewalks, and highest level of pedestrian amenities in the Subdistrict. (Added 09/11, Ord. 2009-28; Policy 2.6.4-r, Amended 11/12, Ord. 2012-20)
- T2.6.4 **Street Function and Type.** Characteristics shall be appropriate to Innovation Way's context and multimodal planning objectives, as described below and in corresponding roadway network agreements, as applicable. Additional street types will be defined in the Innovation Way Code.

Innovation Way: Two spine roads, limited to 4 travel lanes with a dedicated transit envelope and 8 to 10-foot wide multi-purpose paths on both sides.

Four-Lane Avenue: Roadways shall be limited to four travel lanes and may include wide sidewalks, on-street parking, and enhanced features for pedestrians, bicyclists, and transit users.

(Added 09/11, Ord. 2009-28; Policy 2.6.5-r, Amended 11/12, Ord. 2012-20)

- T2.6.5 **Street Intersections.** Intersections are the primary location for pedestrian crossing of streets. Curb extensions (bulb-out) shorten crossing distances and provide sidewalk space for curb ramps and landings. Installing curb extensions physically deters parking at intersections corners and improves the visibility of pedestrians.
 - A. Bulb-out intersection corners shall be used on all streets that have a parking lane, except where longer turning radii are required for frequent truck traffic.
 - B. Where larger radii are required, consideration shall be given to alternative paving to simulate a small turning radius.
 - C. In commercial areas, crosswalks shall be marked by paving that is clearly different from the street paving.

(Added 09/11, Ord. 2009-28; Policy 2.6.6-r 11/12, Ord. 2012-20)

- T2.6.6 **Dimensional Standards (setbacks, height, lot coverage).** All uses in the Innovation Way MMTD shall comply with the dimensional standards set forth in the LDC. The standards shall address maximum building length, minimum first floor ceiling height, setbacks, lot coverage and space between buildings, and building and street wall requirements. (Added 09/11, Ord. 2009-28; Policy 2.6.7-r 11/12, Ord. 2012-20)
- T2.6.7 **Master Street and Block Plan.** No DAP or PD-LUP may be approved without an approved conceptual master street and block plan in any Innovation Way MMTD Subdistrict. The conceptual master street and block plan for the DAP/PD-LUP shall identify the general location of streets, by type, that contribute to the required street connectivity index of 50. No Preliminary Subdivision Plan (PSP) or Development Plan (DP) within the Innovation Way MMTD shall be approved prior to the approval of a master street and block plan, which shall be consistent with the applicable DAP/PD-LUP conceptual master street and block plan and which shall identify the exact location of

streets, by type, being used to contribute to the required connectivity index of 50. The conceptual master street and block plan and the master street and block plan shall demonstrate, whenever practicable connectivity to adjacent sub districts, including connectivity to adjacent developments within adjacent subdistricts. (Added 09/11, Ord. 2009-28; Policy 2.6.8-r 11/12, Ord. 2012-20)

T2.6.8 **Relationship of land uses to arterial roadways.** To minimize conflicts on Innovation Way (both North and South) in the Innovation Way MMTD, which have the primary function of moving high volumes of regional traffic, properties fronting on Innovation Way (both North and South) shall have no direct access to Innovation Way (both North and South). Instead, vehicles shall leave the arterial roadway and move onto a perpendicular roadway to access the properties.

Full intersection and right-in right-out distances shall be identified in the LDC for Innovation Way (both North and South). (Added 09/11, Ord. 2009-28; Policy 2.6.9-r 11/12, Ord. 2012-20)

- T2.6.9 **"Main Street."** Each Innovation Way Subdistrict shall have a "Main Street" that serves as the identifying business street of the Subdistrict and contains a significant portion of the Subdistrict's development program. A transit station or stop located on Innovation Way North or South shall serve as one terminus of the Subdistrict's "Main Street." The following street types, described above, are appropriate for the Subdistrict's "Main Street": Four-Lane Avenue, Main Street, Town Center Street, and Town Center Street with Bike Lane. (Added 09/11, Ord. 2009-28; Policy 2.6.10-r 11/12, Ord. 2012-20)
- Access to Parks, Recreation and Open Space. To advance connectivity and allow access for the entire community, public access shall be provided to all parks, recreation areas, conservation areas, natural areas, lakes and general open space from a public roadway, sidewalk, or trail. The public roadway, sidewalk, or trail shall be located between private property, including homes, and the park, recreation area, conservation area, natural area, lake, or general open space. Appropriate street types along park, recreation and open space areas are the Two-Way Edge Drive and One-Way Edge Drive. (Added 09/11, Ord. 2009-28; Policy 2.6.11-r 11/12, Ord. 2012.20)
- T2.6.11 **Connectivity/Multiple Travel Path Options.** The street system in the Innovation Way MMTD shall allow for travel across the district using roadways other than Innovation Way North and South. (Added 09/11, Ord. 2009-28; Policy 2.6.12-r 11/12, Ord. 2012-20)
- T2.6.12 **Funding of Capital Improvements.** A financially feasible long-range capital improvements plan and program for the district is required for the interconnected network of streets, paths, bicycle, pedestrian and transit systems that will reduce reliance on automobiles for access and internal circulation. The Innovation Way MMTD Capital Improvements Plan and Program is established as shown in Appendix "E" of Ordinance No. 2009-28. Funding sources for projects on the list are as follows:
 - Innovation Way (arterial roadway) Stakeholder Funding Agreement
 - Community Development District
 - Road Impact Fees
 - General Fund
 - Tax Increment Financing District
 - Developer Contributions and other Public-Private Partnerships
 - Municipal Service Taxing Unit/Municipal Service Benefit Unit
 - Farebox Revenues

- Available State or Federal Highway or Transit Funds
- Others as approved by the Board of County Commissioners

The capital improvements on the schedule will put in place the major roadway network (arterials and collectors), which are designed with bicycle lanes and sidewalks. The arterial roadways are also designed with dedicated transit lanes. The capital improvements on the schedule will therefore provide for overall connectivity for pedestrians, cyclists, and transit riders in the MMTD. As development occurs within the MMTD, developers will meet the requirements of the Innovation Way MMTD policies to provide the roadways, bicycle facilities, pedestrian facilities and transit facilities to connect to the facilities provided through the capital improvement schedule to create an interconnected multimodal transportation network throughout the MMTD. (Added 09/11, Ord. 2009-28; Policy 2.6.13-r, Amended 11/12, Ord. 2012-20)

OBJ T2.7 (OBJ T2.7 deleted 09/13, Ord. 2013-19)

POLICIES

T2.7.1 (Policy T2.7.1 deleted 09/13, Ord. 2013-19)

NOTE: The following objective and policies originally were adopted as part of the EAR-based amendments (Ordinance 2009-15, adopted May 19, 2009) as Objective T2.6 and Policies T2.6.1 through T2.6.10. Subsequently, the Innovation Way MMTD was adopted (Ordinance 2009-28, adopted October 13, 2009) as Objective T2.6 and associated policies. Therefore, this objective and policies have been renumbered as Objective T2.8 and policies T2.8.1 through T2.8.10.

OBJ T2.8 Orange County shall grant an exception from transportation concurrency for projects that promote public transportation, as provided in Chapter 163.3180(5)(b), Florida Statutes. (Added 05/09, Ord. 2009-15; Amended 6/12, Ord. 2012-14)

- T2.8.1 Projects that promote public transportation are developments within the Urban Service Boundary that directly affect the provision of public transit, including transit terminals, transit lines and routes, separate lanes for the exclusive use of public transit services, transit stops (shelters and stations), office buildings or projects that include fixed-rail or transit terminals as part of the building, and projects which are transit oriented and designed to complement reasonably proximate planned or existing public facilities. (Added 05/09, Ord. 2009-15, Policy T2.6.1; Amended 6/12, Ord. 2012-14)
- T2.8.2 Where there are opportunities, Orange County shall ensure that new development and redevelopment shall be designed such that the long-range plan for sustainable public transportation options are realized by implementing specific performance standards that will exempt the development from traditional road concurrency. (Added 05/09, Ord. 2009-15, Policy T2.6.2; Amended 6/12, Ord. 2012-14)
- Transportation concurrency exceptions granted under this objective shall not relieve development from meeting performance standards set forth to ensure the appropriate mix of land use and accommodating infrastructure as identified through the context assessment are provided. (Added 05/09, Ord. 2009-15, Policy T2.6.3; Amended 6/12, Ord. 2012-14)
- T2.8.4 Proposed transit oriented projects shall be reviewed based on the results of a Planning Context Assessment Study completed for the proposed development by the applicant to include the following.

- A map depicting the proposed development site in the context of the transit corridor, rail station, or other transit facility;
- A map depicting the proposed development site in the immediate context of adjacent parcels;
- Existing circulation network (streets, sidewalks, pedestrian paths, and bicycle paths, with stub-outs clearly indicated);
- Proposed circulation network for the development site in relationship to its immediate context and in connecting to existing and/or planned transit stops/stations;
- Footprint of proposed development;
- Current land use and density/intensity for developed sites;
- Future Land Use Designations for parcels adjacent; and
- Location of any existing and/or planned transit stops/stations.

(Added 05/09, Ord. 2009-15, Policy T2.6.4; Amended 6/12, Ord. 2012-14)

- T2.8.5 Land uses shall be organized in such a way that the densities and intensities promote transit use, primarily with higher density uses such as commercial offices, multifamily residential, and institutions shall be located within walking distance to activities along the major route. The densities along perpendicular facilities to the major route will decrease as distance from the major route increases. (Added 05/09, Ord. 2009-15, Policy T2.6.5; Amended 6/12, Ord. 2012-14)
- T2.8.6 Parking supply shall be based on average demand, not peak demand, using shared parking to accommodate demand peaks. Parking shall be located on the street, behind buildings, and in carefully designed and located parking structures. Parking lots should have a carefully planned and clearly marked pedestrian circulation system and a landscape architecture plan that aid stormwater management. (Added 05/09, Ord. 2009-15, Policy T2.6.6; Amended 6/12, Ord. 2012-14)
- T2.8.7 The development must provide continuously linked walkways with shade trees, plantings, benches, transit stop shelters, and directions to places of interest where appropriate. (Added 05/09, Ord. 2009-15, Policy T2.6.7; Amended 6/12, Ord. 2012-14)
- T2.8.8 Wherever possible, design features that cause cars to slow down when turning and reduce the amount of time a walker spends crossing traffic shall be used to provide safe and convenient on-site pedestrian circulation at the development site. (Added 05/09, Ord. 2009-15, Policy T2.6.8; Amended 6/12, Ord. 2012-14)
- T2.8.9 Buildings shall be located and oriented in a manner that accommodates alternative modes of travel in addition to the automobile, and that contributes to an active street scene, to create pedestrian oriented areas and surroundings so that transit-related development will be able to function effectively as an asset to the community. The impact of the building facades at the street level and design features that are human in scale and comprehensible to pedestrians shall be considered. (Added 05/09, Ord. 2009-15, Policy T2.6.9; Amended 6/12, Ord. 2012-14)
- T2.8.10 Compliance with development standards shall be subject to the final approval of the County during the plan approval process. (Added 05/09, Ord. 2009-15, Policy T2.6.10; Amended 6/12, Ord. 2012-14)
- GOAL T3 A multimodal transportation system that integrates land use strategies with the provision of infrastructure and services to provide mobility for all users.
- OBJ T3.1 The County shall support land use strategies in the Future Land Use Element and revisions to the Land Development Code which promote a convenient and

efficient mobility system for pedestrians, cyclists, transit riders, and motorists. (Objective 2.1-r)

POLICIES

- T3.1.1 The County shall require land use densities, intensities and mixed uses that integrate and support alternative transportation modes, enhance the feasibility of transit, decrease trip lengths, and promote internal capture. (Added 05/04, Ord. 04-06, Policies 1.6.10-r, 1.6.11-r, 2.1.4-r, 2.1.5-r, 2.1.8)
- Orange County shall promote pedestrian-friendly, compact, transit-ready and transit-oriented development in Mixed-Use Development and other Activity Centers as a means for making more efficient use of land, infrastructure and services within the Urban Service Area boundary. Mixed-Use Development and other Activity Centers will help reduce automobile use through greater multi-modal connectivity, supporting transit services, and opportunities for workforce housing, while encouraging quality urban design standards. (Policies 2.1.4-r, 2.1.5-r, 2.1.8; Amended 10/10, Ord. 2010-13)

Activity Center development shall meet the following transportation requirements:

- A. An interconnected street, pedestrian and bicycle network that provides access between land uses and direct routes to transit. (Policy 2.1.1.4)
- B. Streets designed for transportation choice. Such design standards call for minimal street widths, modest turning radii, modest design speeds, curb extensions, traffic calming, sidewalks, bicycle facilities and the limited use of cul-de-sacs.
- C. An on-site circulation plan that is integrated with the regional transportation system. (Added 05/04, Ord. 04-06, Policies 1.6.11-r, 1.7.2)
- D. Provision of transit centers, super stops, and other facilities necessary for the transfer of passengers to and from the regional transportation system. (Policy 1.6.9-r)
- E. Parking management standards that support different modes of transportation. Land Development Code revisions shall include parking management requirements for Activity Centers. (Policy 1.6.12-r)
- T3.1.3 The County shall work with LYNX to locate regional transit routes and facilities with the location of Mixed-Use Development and other Activity Centers as identified in the Comprehensive Plan. (Policy 2.1.9-r; Amended 10/10, Ord. 2010-13)
- T3.1.4 Orange County strongly supports the use of a designated Orlando International Airport (OIA) Activity Center as a regional intermodal center. (Policy 1.9.3-r)
- T3.1.5 Proposed gated communities and private streets will be evaluated on a case-by-case basis for appropriateness. (Policy 2.1.1.4)

OBJ T3.2 Orange County shall require the local street, pedestrian and bicycle network to be designed to promote interconnectivity and to allow access to surrounding single-family residential, multi-family residential, non-residential and mixed land use. (Policies 2.1.1-r, 2.1.1.1-r, 2.1.1.4)

POLICIES

- T3.2.1 The County shall require developments to provide cross-access easements or public right-of-way stubouts to adjacent parcels when such connections will improve connectivity and enhance access to surrounding land use. Provisions for future connections shall be provided in all directions, except where abutting land is undevelopable.
- T3.2.2 The County shall ensure that existing and new developments are connected by pedestrian, bikeways and roadways systems to encourage travel between adjoining properties and minimize trips on major roadways.
- T3.2.3 Orange County shall require an interconnected transportation network to allow access between neighborhoods. Internal streets which connect residential subdivisions shall be designed to discourage through movements that should be accommodated by major thoroughfares, including measures to prevent cut-through traffic at excessive speeds on neighborhood streets where appropriate. (Policies 2.1.1.2-r, 2.1.1.3, 2.1.1.4)
- T3.2.4 To promote multi-modal transportation choice and encourage an interconnected street network the County shall not close or vacate streets except under the following conditions:
 - A. the loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;
 - B. the loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;
 - C. the loss of the street of the street is necessary for the construction of a high density, mixed use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses;
 - D. there is no reasonably foreseeable need for any type of transportation corridor for the area in the future.
- OBJ T3.3 The County shall support the infrastructure and service improvements necessary to increase mobility options for all users and promote the use of alternative modes of transportation.

- T3.3.1 The County shall support the use of high-capacity transit systems including but not limited to commuter rail, light rail, circulator rail systems, and Bus Rapid Transit (BRT). (Policy 1.7-r)
- T3.3.2 Orange County shall, where appropriate, include on-street bicycle lanes, paved shoulders, wide outside lanes and other design features associated with major roadway projects to accommodate bicycle travel in accordance with the FDOT *Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways*, and FDOT's *Bicycle Facilities Planning and Design Handbook*. (Added 05/04, Ord. 04-06, Policies 1.6.8, 1.6.8.1-r)
- T3.3.3 Orange County shall continue to use the Trails Master Plan to implement a countywide multi-use trail system. (Added 05/04, Ord. 04-06, Policy 1.6.8.2-r; Amended 11/13, Ord. 2013-22)

- T3.3.4 Orange County shall, where appropriate, include pedestrian facilities on any new or reconstructed street in accordance with the *Florida Pedestrian Facilities Planning and Design Handbook.*
- T3.3.5 Orange County shall consider the special mobility and transit needs of the transportation disadvantaged in association with the construction of sidewalks, signalized intersections and roadways at the collector level or above. (Policy 2.2.6-r)
- T3.3.6 The County shall support the provision of intermodal stations that facilitate transitions between appropriate travel modes, including pedestrians, bicycles, rail, buses, and automobiles. (Added 05/04, Ord. 04-06, Policy 1.7.4-r)
- OBJ T3.4 Orange County shall coordinate with local governments, government agencies, public and private entities in order to plan a regional multimodal transportation system. (Goal 3-r; Objective 3.1-r)

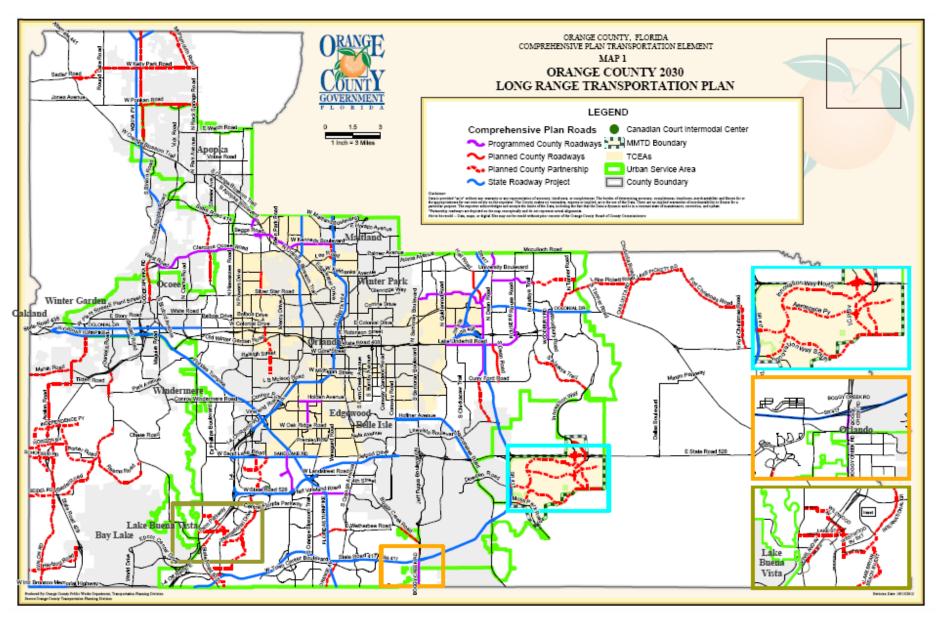
- T3.4.1 The County, in collaboration with FDOT, METROPLAN Orlando, LYNX, local governments, and the private sector, will plan viable and financially feasible roadway, mass transit and public transportation facilities and services, including rail or Bus Rapid Transit (BRT) technologies, on a local and regional scale. (Added 05/04, Ord. 04-06, Policies 1.7.1-r, 1.7.3-r, 3.1.1-r, 3.1.2-r, Objective 3.2-r, Policy 3.4.1)
- T3.4.2 The County will continue to coordinate with FDOT, METROPLAN Orlando, OOCEA, local governments, and private entities to identify needed roadway projects. These include projects named on the Orange County Five-Year and Ten-Year Capital Improvements Program, METROPLAN Orlando Transportation Improvement Program, State Transportation Improvement Program, and METROPLAN Orlando Long Range Transportation Plan Financially Constrained Network. (Objective 1.3-r, Policies 1.3.1-r, 1.3.4-r, 3.1.1-r, 3.1.3-r)
- T3.4.3 The County shall coordinate with METROPLAN Orlando to ensure that air quality, carbon emission standards, tourism, freight and commerce are issues considered in the development of the future Long Range Plan. (Added 05/04, Ord. 04-06, Policies 1.5.1, 3.1.1-r, 3.4.3-r)
- T3.4.4 Orange County shall continue to coordinate with LYNX, FDOT, METROPLAN Orlando and other local governments to identify, designate and develop regional park-and-ride lots in strategic locations. (Policies 1.6.6-r, 3.2.2-r)
- T3.4.5 The County shall work with FDOT, METROPLAN Orlando, LYNX, local governments, and the private sector to promote the use of Travel Demand Management (TDM), Transportation Systems Management (TSM), and Intelligent Transportation Systems (ITS) strategies along with other capacity improvements and transit services. (Added 05/04, Ord. 04-06, Policies 1.3.2, 1.6.4, 1.6.5, 1.6.7)
- Orange County shall continue to coordinate with LYNX and METROPLAN Orlando to accommodate the special needs of the transportation disadvantaged in accordance with Federal, State, and local regulations and definitions. This includes the provision of safe and convenient public transportation service and facilities, through financial and technical assistance and through inter-agency agreements. (Objective 2.2-r; Policies 2.2.1-r, 2.2.2-r, 2.2.3, 2.2.4)
- T3.4.7 Orange County shall continue to work with the Orange County School Board and LYNX to facilitate transportation of students to and from school. (Policy 2.2.5)
- T3.4.8 The County shall coordinate with METROPLAN Orlando and local governments to implement the regional connectivity of the Trails Master Plan and encourage continued

bicycle awareness and education activities. (Policies 1.6.8.3-r, 1.6.8.4-r; Amended 11/13, Ord. 2013-22) T3.4.9 Orange County shall work with all appropriate entities to develop a comprehensive multimodal improvement strategy which includes the connection of employment centers to residential areas and the eventual connection of high density and intensity land use areas to each other by appropriate modes. (Policy 1.6.1-r) T3.4.10 Orange County shall provide the opportunity for the public to participate in the transportation planning process through public meetings, public workshops, small group meetings, and other public forums. Public input shall be solicited at the initial stage of planning through public meetings held in the impact area. These meetings shall be scheduled in accordance with county quidelines. (Objective 3.3-r; Policies 3.3.1-r, 3.3.2-r) T3.4.11 Orange County shall continue to support the construction of the Wekiva Parkway and associated transportation projects, including improvements by the Orlando/Orange County Expressway Authority, the FDOT, or Florida's Turnpike Enterprise to the greatest extent possible. (Added 12/07, Ord. 2007-20; Policy 1.3.5-r) T3.4.12 The County will continue to work with Lake and Seminole Counties, The Florida Department of Transportation, the Orlando/Orange County Expressway Authority, Florida's Turnpike Enterprise, the Seminole County Expressway Authority, and other state agencies and jurisdictions to help ensure the construction of the Wekiva Parkway and associated improvements in a cost effective and environmentally sensitive manner. The County encourages the use of parkway-associated stormwater management facilities for aguifer recharge, wetland and habitat restoration, and as irrigation sources in lieu of groundwater. (Added 12/07, Ord. 2007-20; Policy 3.1.7) **OBJ T3.5** Existing and future aviation facilities within Orange County shall be integrated into the overall transportation system. (Objective 1.9-r) **POLICIES** T3.5.1 The County shall coordinate with GOAA, the City of Orlando, LYNX and FDOT to promote increased alternative transportation opportunities at the OIA and OEA. (Policy 3.2.4-r) T3.5.2 Orange County, through its role on METROPLAN Orlando and the Greater Orlando Aviation Authority (GOAA) governing boards, shall continue to ensure that planned aviation expansions are coordinated with the appropriate Federal, State and regional agencies and regulations, and are consistent with the Comprehensive Plan, (Objective 1.8-r; Policy 1.8.7-r) T3.5.2.1 Orange County shall enforce the Airport Noise Zoning Ordinance. This Ordinance determines the compatibility of residential, commercial, office, industrial, recreational, conservation, and agricultural uses within the 55, 60, 65, 70 and >70 Ldn contours (Zones E-A respectively). (Policies 1.8.1-r, 1.8.2-r) T3.5.2.2 The Orlando/Orange County Airports Zoning Board of Adjustment shall monitor the placement of tall structures within the County, ensuring that clear zones of existing publicly-owned, for public use airports and Federal Aviation Administration Regulation Part 77 are not violated. (Policy 1.8.3) T3.5.2.3 The Orlando/Orange County Airports Zoning Board of Adjustment shall incorporate any amendments to the airport flight zone areas within six months of approval by the Federal Aviation Administration. (Policy 1.8.8) The County shall adopt and maintain comprehensive airport-related land use standards, T3.5.2.4

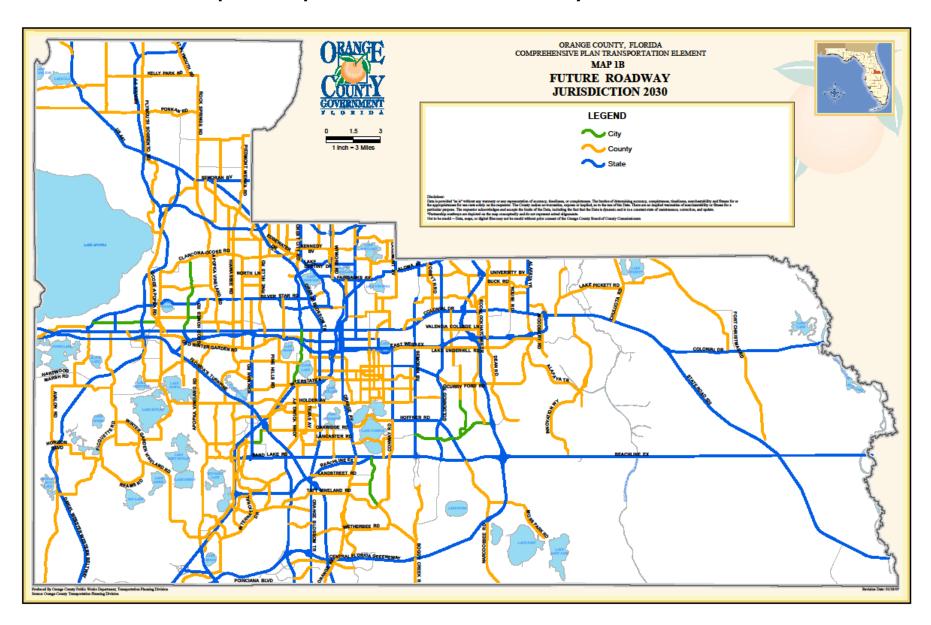
consistent with those of the appropriate jurisdictions. (Policy 1.8.9)

- T3.5.3 Orange County shall participate in the review process to ensure that any adverse impacts from GOAA related development are avoided or mitigated.
- T3.5.3.1 Orange County shall participate in the Development of Regional Impact (DRI) review process so that improvements to existing aviation facilities are reviewed for adverse transportation impacts against the criteria for new facilities. (Policy 1.8.5-r)
- T3.5.3.2 The County shall ensure that potentially adverse environmental impacts are eliminated or minimized by utilizing the best management practices during any aviation facility expansion. (Policy 1.8.6)
- T3.5.3.3 If no other practical alternatives exist for avoiding environmentally sensitive lands when sitting new aviation facilities, then Orange County shall require appropriate mitigation measures to be consistent with the County's Conservation Element and Conservation Ordinance. (Policy 1.8.4)
- T3.5.4 Orange County and the Greater Orlando Aviation Authority shall coordinate airport ground traffic generating facilities with surface transportation and transit improvements. (Objective 1.9-r)
- The OIA access area shall be defined as all County and State roadway segments in which projected year 2030 airport traffic constitutes ten percent of the acceptable level of service volume threshold on the existing plus committed network. Projected OIA traffic shall also be added to existing traffic to determine access area roadway deficiencies using the acceptable level of service standards. (Policy 1.9.1-r)
- T3.5.4.2 The State, County, City of Orlando, and GOAA shall coordinate on roadways providing OIA access identified as having deficiencies in order to determine appropriate mitigation measures. Mitigation measures, in order of preference, shall include one or a combination of the following: (Added 05/04, Ord. 04-06, Policy 1.9.2)
 - Complete funding or construction of roadway projects that restore an acceptable level of in the Airport's access area;
 - Restricting non-OIA development along congested corridors in the access area until roadway projects which restore an acceptable level of service are added to the County or State capital improvements program; or,
 - Ensure that new developments provide for a transportation plan that mitigates congestion in the appropriate corridors.
- T3.5.5 Orange County will work with proposed general aviation facility development to provide technical assistance as needed and to ensure that: plans are consistent and compatible with surrounding land use; a noise ordinance in compliance with the FAA is approved; and surface transportation access is coordinated and consistent with relevant transportation plans. (Added 05/03, Ord. 03-03, Objective 1.10, Policies 1.10.1, 1.10.2, 1.10.3, 1.10.4)

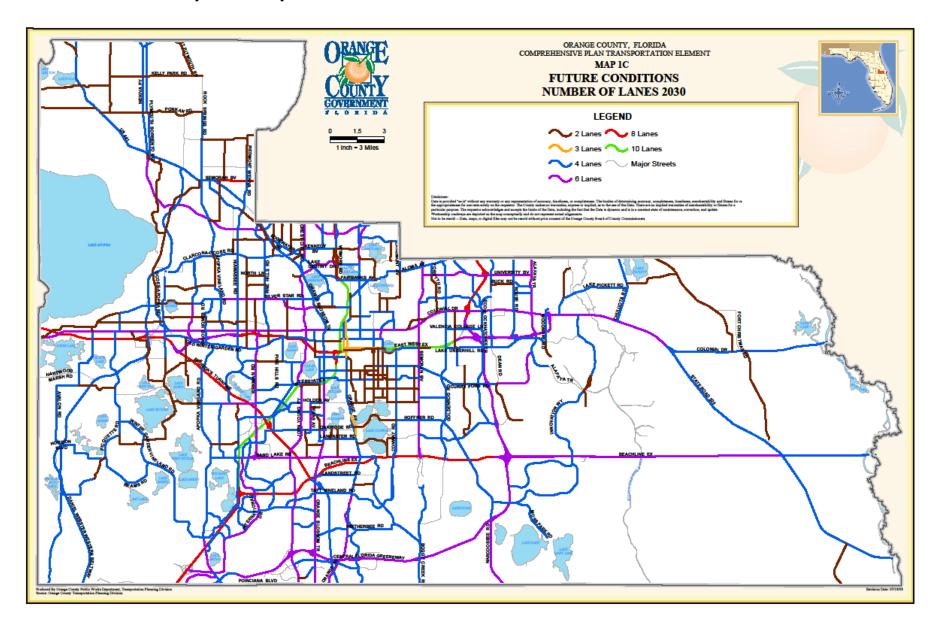
Map 1 Transportation Element Orange County 2030 Long Range Plan



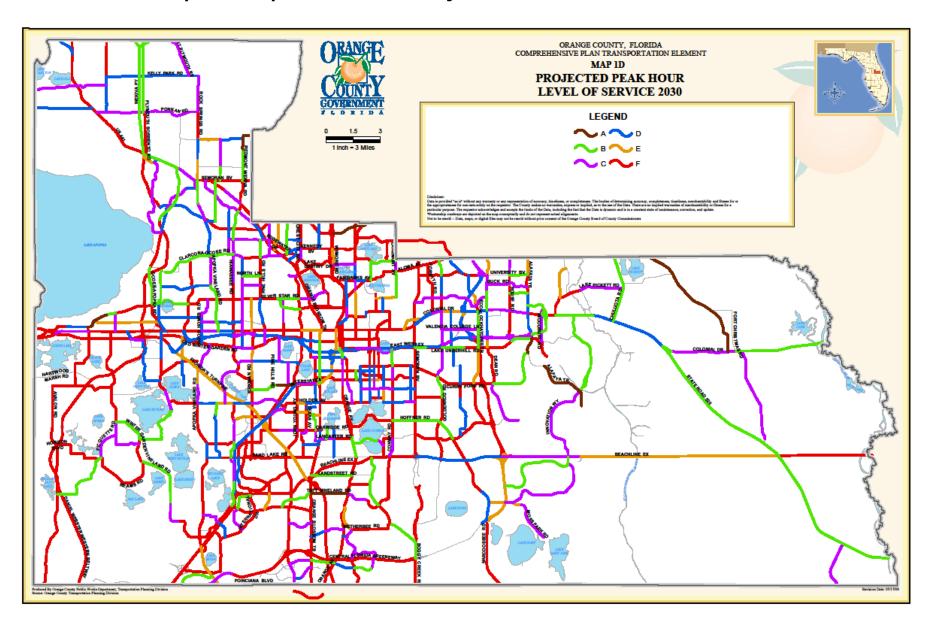
Map 1B Transportation Element Future Roadway Jurisdiction 2030



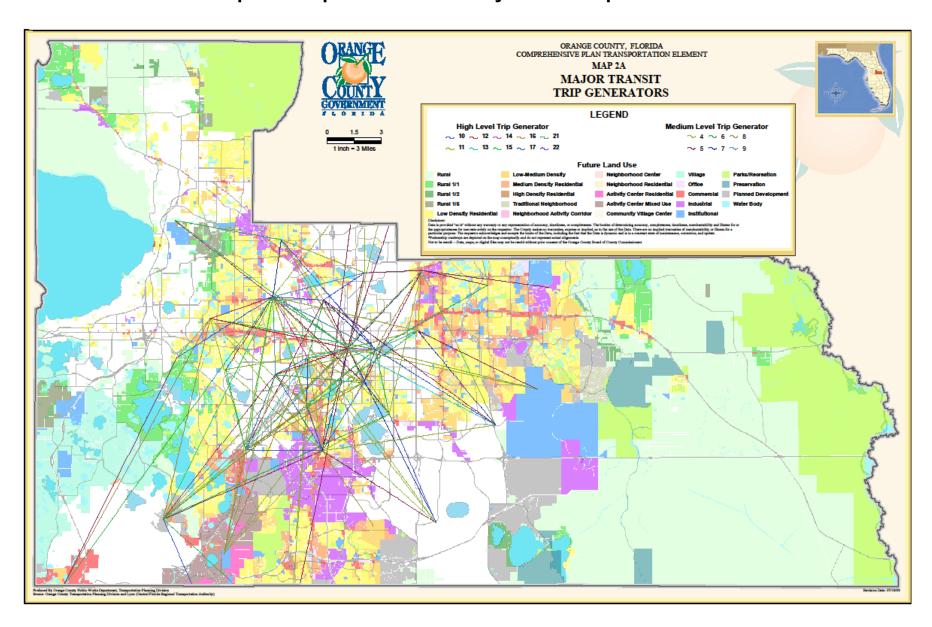
Map 1C Transportation Element Future Conditions Number of Lanes 2030



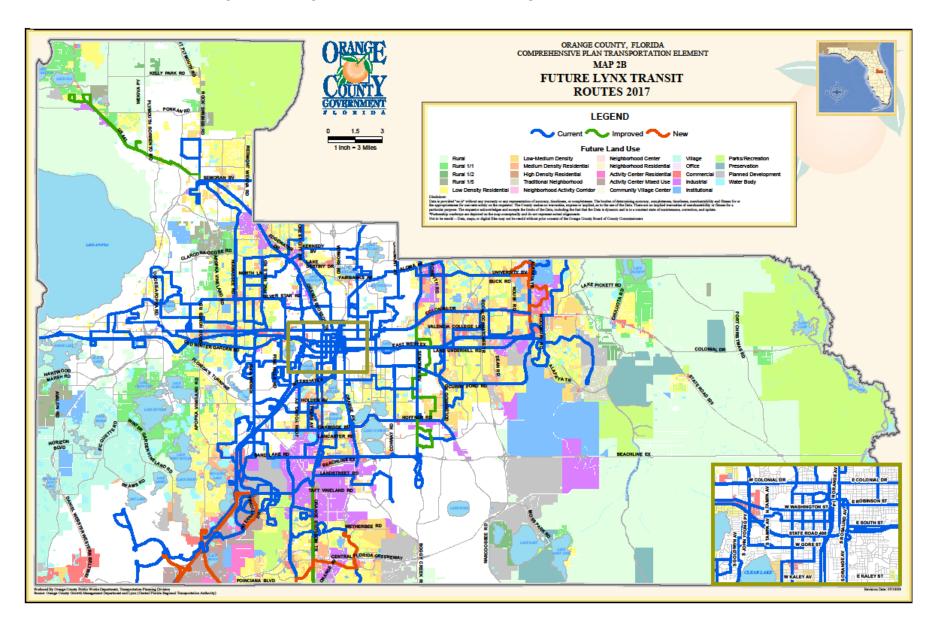
Map 1D Transportation Element Projected Peak Hour Level of Service 2030



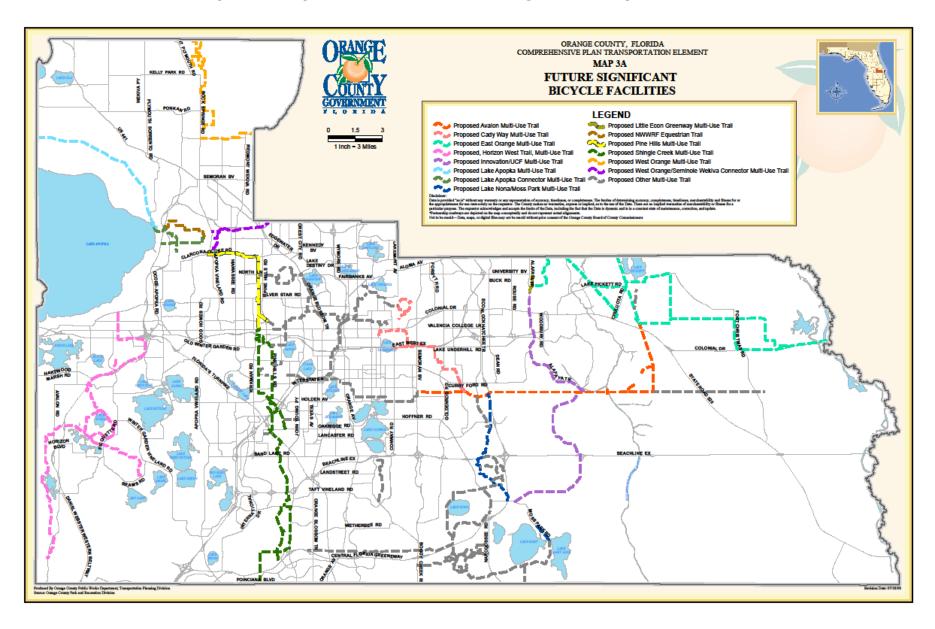
Map 2A Transportation Element Major Transit Trip Generators



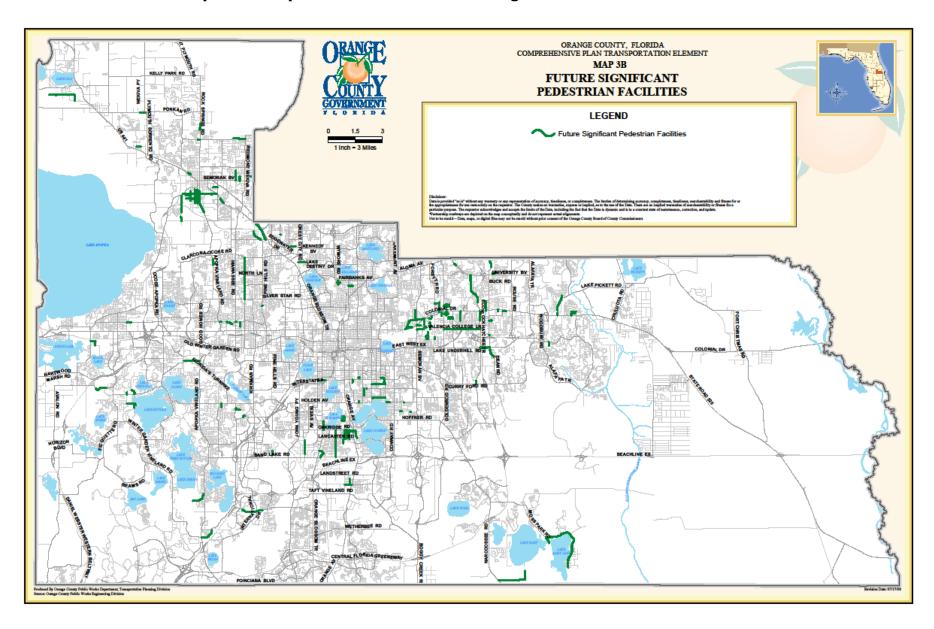
Map 2B Transportation Element Future Lynx Transit Routes 2017

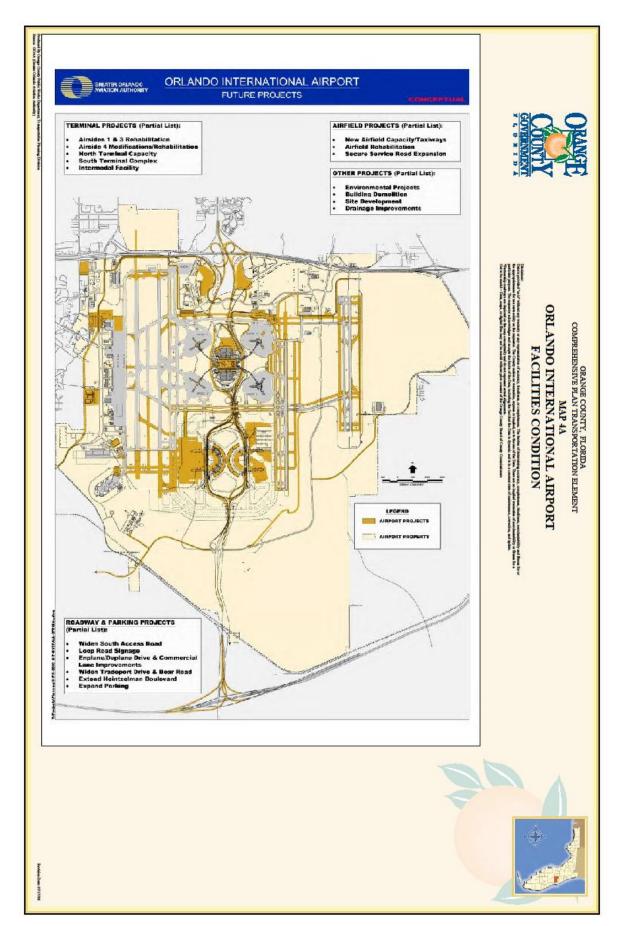


Map 3A Transportation Element Future Significant Bicycle Facilities

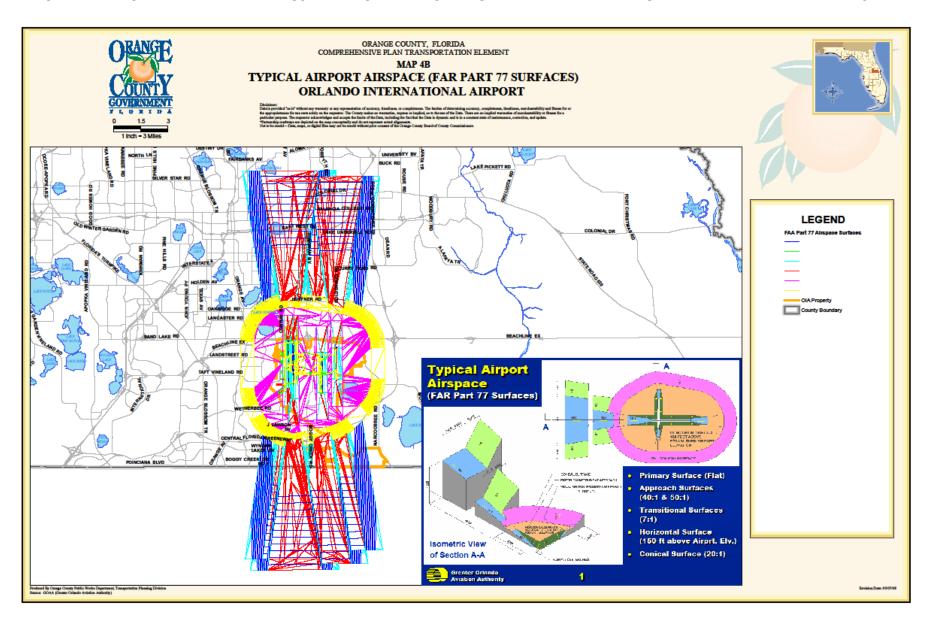


Map 3B Transportation Element Future Significant Pedestrian Facilities

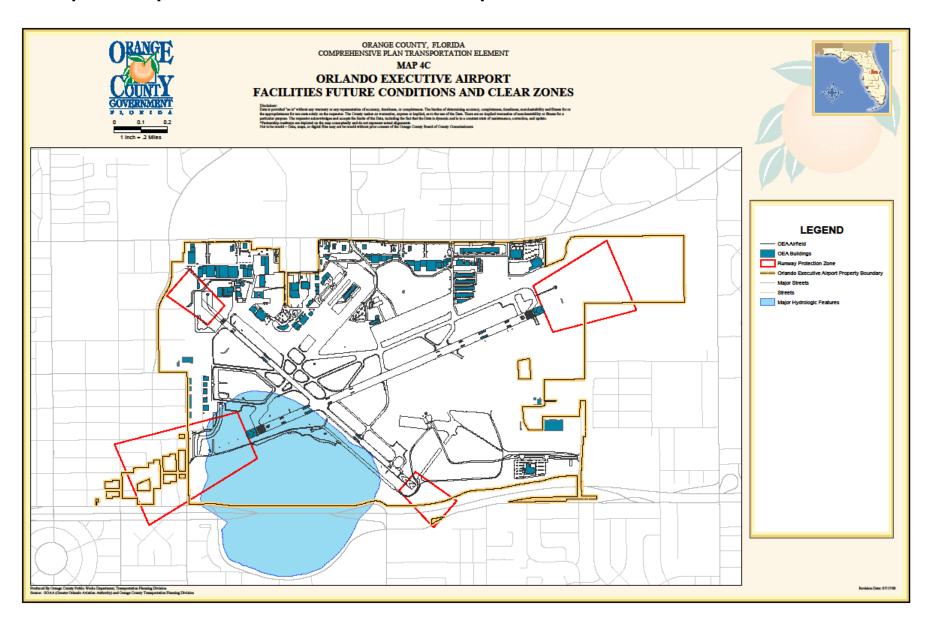




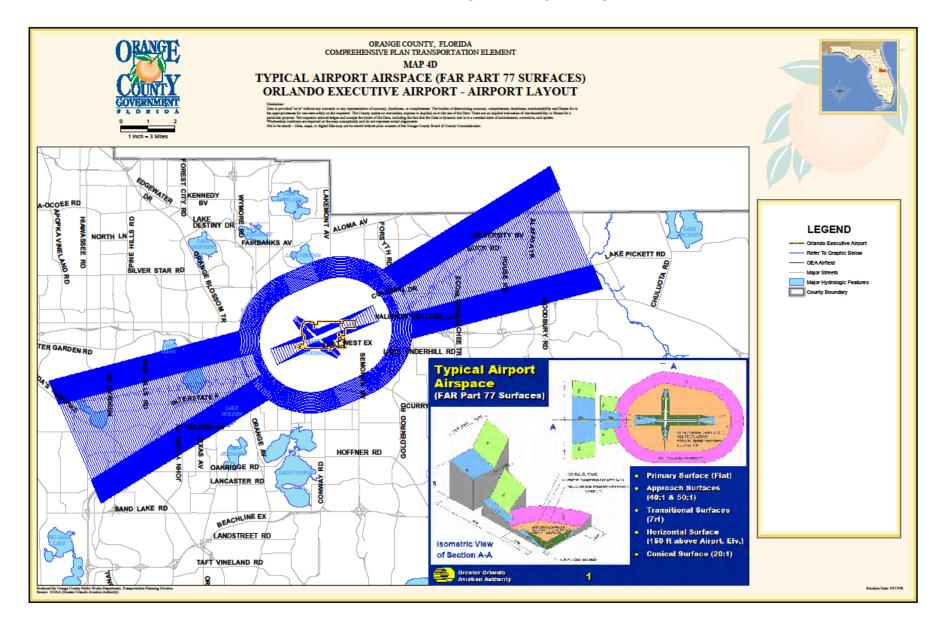
Map 4B Transportation Element Typical Airport Airspace (Far Part 77 Surfaces) Orlando International Airport



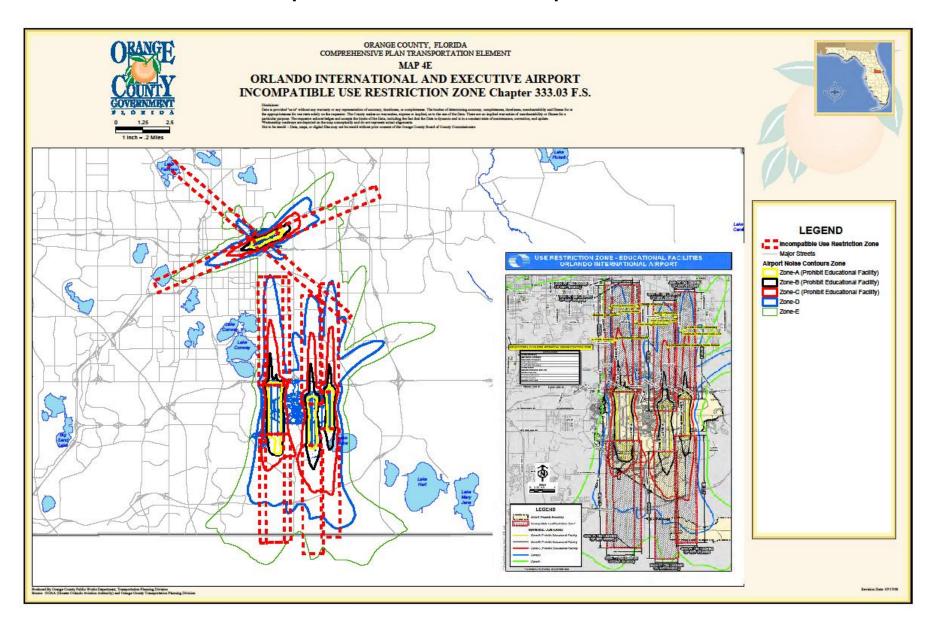
Map 4C Transportation Element Orlando Executive Airport Facilities Future Conditions and Clear Zones



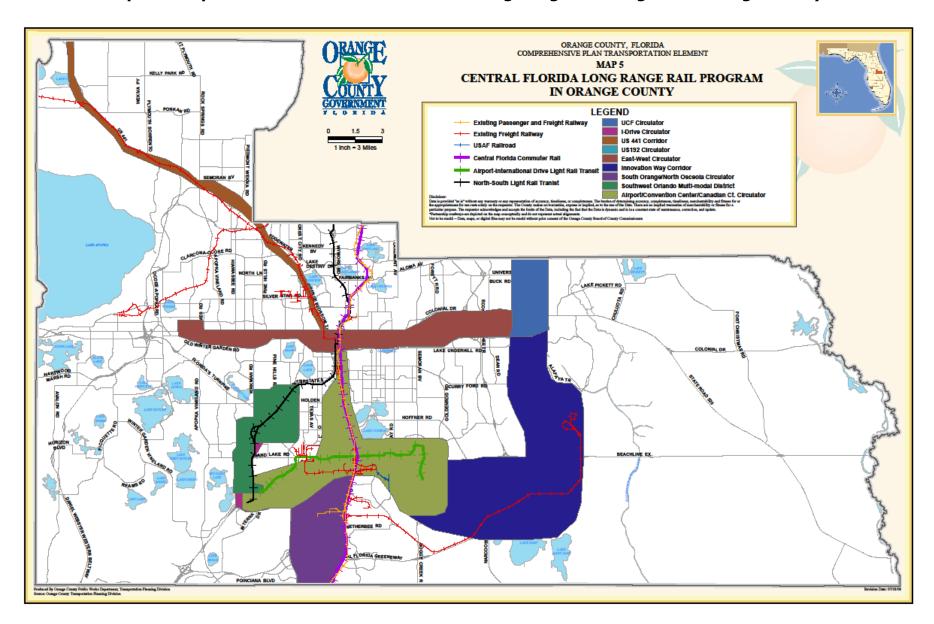
Map 4D Transportation Element Typical Airport Airspace (Far Part 77 Surfaces) Orlando Executive Airport – Airport Layout



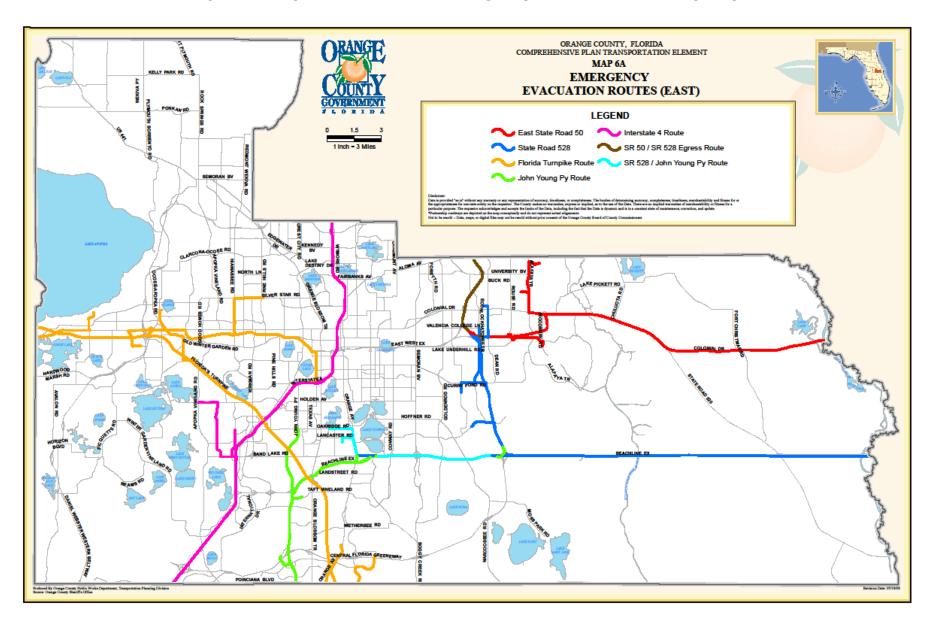
Map 4E Transportation Element Orlando International and Executive Airport Incompatible Use Restriction Zone Chapter 333.03 F.S.



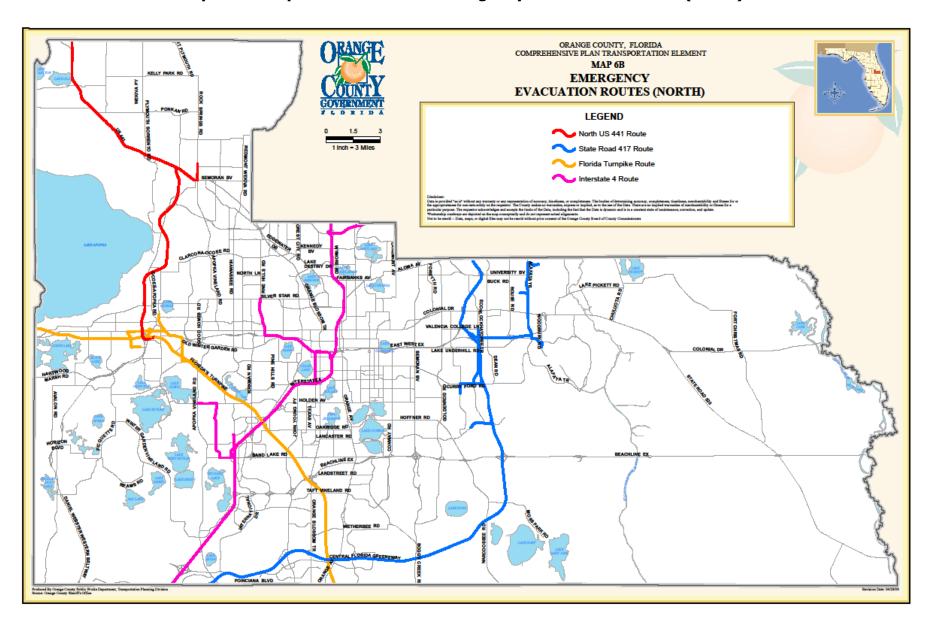
Map 5 Transportation Element Central Florida Long Range Rail Program in Orange County



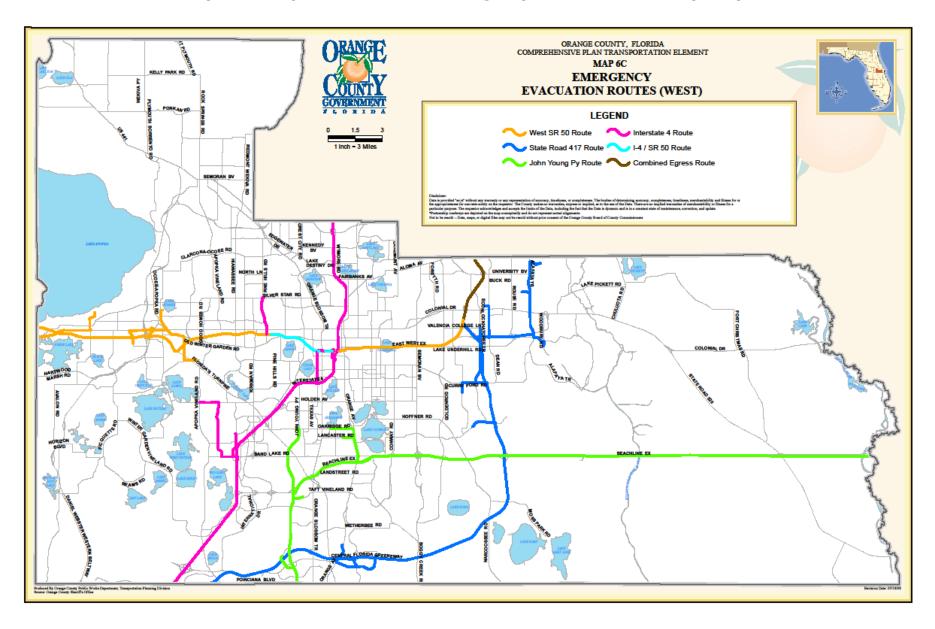
Map 6A Transportation Element Emergency Evacuation Routes (East)



Map 6B Transportation Element Emergency Evacuation Routes (North)



Map 6C Transportation Element Emergency Evacuation Routes (West)



Housing Element Goals, Objectives and Policies

- 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.

POLICIES

- H1.1.1 The County shall meet regularly with committees representing the private sector housing delivery system to discuss options for improving the housing delivery system.
- H1.1.2 The County shall provide technical assistance to private sector builders and public redevelopment agencies to plan for the future improvements and expansions of the public infrastructure systems in areas determined to be desirable for the development or redevelopment of housing.
- H1.1.3 The County shall continue annual review of building codes and regulations to consider new building materials, innovative housing designs, energy efficient construction and operation, and the use of construction techniques that significantly reduce the cost of housing construction while maintaining safety standards.
- H1.1.4 The County shall continue participation in the code preparation process and continue to work with the Florida Department of Community Affairs to improve the state minimum building code.
- H1.1.5 The County shall continue annual review of ordinances, codes, regulations and the permitting process to eliminate excessive requirements, and amend or add others in order to increase appropriate private sector housing production.
- H1.1.6 The County shall encourage innovative housing designs through the Development Advisory Board (DAB), Urban Design Commission (UDC), Development Review Committee (DRC), Affordable Housing Advisory Committee (AHAC) and Professional Resource Group (PRG) to provide existing and future residents with a wide range of housing opportunities.
- OBJ H1.2 Orange County will implement the recommendations of the Workforce Housing Task Force report (2007) in order to ensure that rental and for sale housing is available and affordable. This Objective shall be measureable by the implementation of the following policies.

POLICIES

H1.2.1 Orange County defines Workforce Housing as the attainment of rental or for sale housing to an individual or family whose annual household income, as adjusted for household size, does not exceed 120 percent of the area median income, with an emphasis on households with an annual income between 50 percent to 120 percent of the Area Median Income (AMI). The AMI is published annually by the U.S. Department of HUD.

H1.2.2 To be certified as a workforce housing development, Orange County requires at a minimum 20 percent of the units in a for sale development must be sold to a workforce household in accordance with the workforce housing definition and the maximum sales price.

To be certified as a workforce housing development, Orange County requires at a minimum 40 percent of the units must be rented to a workforce household whose annual income does not exceed 80 percent of the area median income, or 20 percent of the units must be rented to a workforce household whose annual income does not exceed 50 percent of the AMI.

H1.2.3 Orange County will offer down payment assistance to low and moderate income homebuyers. The Down Payment Assistance Program should use the following subsidy levels:

| INCOME LEVEL | | PROPOSED LEVEL OF ASSISTANCE |
|-----------------|----------|------------------------------|
| VERY LOW (50%) | \$30,000 | \$35,000 |
| LOW (80%) | \$20,000 | \$30,000 |
| MODERATE (120%) | \$10,000 | \$20,000 |

Repayment terms for the Down Payment Assistance loans will be fifteen (15) years with no interest payments and no amortization of the principal balance. The down payment assistance loan will be deemed satisfied after 15 years.

- H1.2.4 Orange County will consider sponsoring an Employer Assisted Housing (EAP) program to be implemented with the following incentives:
 - Orange County in partnership with private organizations such as the Orlando Chamber of Commerce, Economic Development Commission, and Workforce Central Florida shall conduct a recruitment effort to market the program to attract employers.
 - Orange County will use the Down Payment Assistance program to match an employer's minimum contribution of \$3,000.
 - Orange County will develop several models for employers to use for their EAH program that encourage for sale and rental units.
 - Orange County will coordinate and if needed expand existing resources to provide homebuyer education and homebuyer counseling workshops to employers seeking assistance.
- H1.2.5 Orange County will take the following action steps for exploring and supporting the development of a CLT.
 - Orange County will coordinate resources with Foundations, not for profits and neighborhood groups to support community land trusts.
 - County staff will monitor the implementation of CLT throughout the State of Florida to determine effectiveness.
 - County staff and the Orange County Affordable Housing Advisory Board will continue to explore this model.
 - Comprehensive analysis of neighborhoods will be conducted to identify neighborhoods that may be conducive to a CLT.
 - Within a year from the date of the Task Force Report, our staff will report on the steps taken to explore this concept and submit a recommendation for consideration by the Board of County Commissioners.

- H1.2.6 The Task Force recommends that Orange County encourage projects of county or regional significance to incorporate affordable housing within the boundaries of the project. Developers will be required to meet with county staff to discuss opportunities for including workforce housing in their projects. Regional significance means one or more of the following:
 - Issues and/or effects that are of concern to substantial parts of the regional community
 - The existence of significant cross boundary issues and cumulative effects, where resources or effects cross administrative boundaries, and where coordination or integration of policies, actions or decision-making is required;
 - Matters or effects that are of greater than local significance to Orange County.
- H1.2.7 To facilitate the development of Workforce Housing, the following transportation concurrency incentives should be provided for workforce housing developments.
 - Extension of the encumbrance and reservation periods
 - Defer payment of Reservation Fees for workforce housing units until the issuance of a Certificate of Occupancy
 - Explore the reservation of capacity for workforce housing units and restrict utilization of full capacity
 - Explore the payment of concurrency fees for workforce housing units
- H1.2.8 To encourage workforce housing, Orange County should consider adoption of a Workforce Housing Transportation Concurrency Transportation Area Program within Orange County by the State Legislature to allow workforce housing units to be exempt from transportation concurrency requirements.
- H1.2.9 The County will implement an Impact Fee Subsidy program for qualified workforce housing projects. The program shall provide a countywide impact fee subsidy in proportion to the sales price of a workforce housing unit or in proportion to income levels for rental units.
- H1.2.10 To encourage the development of workforce housing, the County should maintain its efforts toward implementing following incentives to the existing expedited review process:
 - Continue to have its Workforce Housing Coordinator expedite certified workforce housing developments during the preliminary subdivision plans and construction plans, approval process for preliminary subdivision to include interested community groups.
 - Continue to have its Workforce Housing Coordinator work on housing policies in the Planning Division and serve as an advocate for Workforce Housing Developments.
 - Continue to have its Workforce Housing Coordinator implement time saving measures for workforce housing developments.
- H1.2.11 Orange County should consider pursuing a negotiated agreement with the Orange County School Board to create a program whereby housing units certified as workforce housing by the Housing and Community Development Division could benefit from capacity that was reserved by the School Board when they negotiate Comprehensive Capacity Enhancement Agreements.

- H1.2.12 Orange County shall consider deferral of water and wastewater capital charges until the issuance of a Certificate of Occupancy for certified workforce housing developments.
- H1.2.13 Orange County will encourage the creation of workforce housing through the implementation of a Density Bonus Program designed to create on-site workforce housing. All density bonus units shall be developed and sold as workforce housing. A density bonus of to 50 percent will be encouraged throughout the residential zoning codes. A plan development will be a condition for participation in the density bonus program. The following specific actions will be taken to implement this program:
 - A team of staff from Planning, Zoning, Housing and Legal will further refine and develop the program.
 - Amend the Land Development Code to incorporate the Density Bonus Program.
 - Implement time saving measures for workforce housing units.
- H1.2.14 Orange County will consider the adoption of a Linkage Fee to be used as a revenue source for workforce housing related activities. A Linkage Fee study will be conducted to determine the following:
 - Demonstrate the relationship between non residential development and the need for workforce housing.
 - Estimate appropriate fees.
- H1.2.15 Orange County will monitor the implementation of the Workforce Housing Task Force report and graphically depict the progress made on this Objective. As part of this policy Orange County is incorporating the recommendations of the Work Force Housing Task Force Report (2007) by reference as an Appendix in the Housing Element.

OBJ H 1.3 Orange County shall provide for the development of affordable housing, dispersed throughout the County.

- H 1.3.1 The County shall use the Affordable Housing Needs Assessment in order to provide new housing opportunities for affordable housing and reduce the deficit of affordable housing units for the very-low income households by the 2030.
- H1.3.2 The County will continue to annually evaluate the Consolidated Plan that shall include a 3-5 year strategic plan that brings needs and resources together in a coordinated housing and community development strategy. The Consolidated Plan shall be closely coordinated with the Orange County Affordable Housing Needs Assessment to ensure a comprehensive physical and social approach to the problems.
- H 1.3.3 The County shall continue to meet annually and coordinate County housing assistance programs with other municipal, regional, State, and Federal programs that are designed to provide housing opportunities for very low, low and moderate income groups.
- H 1.3.4 The County shall continue its proactive public land investment initiatives along with exploring incentives for private developments. These should include but are not limited to the following: impact fee relief for the development of affordable housing, disposition of surplus public land with developer incentives; public land assembly, disposition, and developer incentives in a comprehensive redevelopment framework

| | and/or neighborhood rehabilitation plans; supplementary public initiatives to support private land assembly and affordable housing development; and the creation of a public-private partnership corporation to undertake land investment and facilitate private development of affordable housing in desirable locations. |
|---------|---|
| H1.3.5 | The County shall give primary consideration to affordable housing in the allocation of Private Activity Bonds and shall support a soft second mortgage program as well as Housing Finance Bonds. |
| H1.3.6 | The County shall continue to use Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and State Housing Initiatives Partnership Program (SHIP) funds and also seek legislative authorization of other designated funding sources in the provision of very low, low and moderate income housing. |
| H1.3.7 | Orange County shall continue to provide financial and technical support to and periodically evaluate the performance of the housing resource center to assist in the provision of affordable housing and in the monitoring of pertinent housing data. |
| H1.3.8 | In order to stabilize and improve existing neighborhoods, Orange County shall continue to support compatible infill development in existing neighborhoods where infrastructure already exists. |
| H1.3.9 | Orange County shall encourage and coordinate the delivery of housing programs to low wage employees in partnership with major employers. |
| H1.3.10 | The County shall use the existing Housing Trust Fund and proceeds from other authorized dedicated funding sources to generate revenues for the provision of affordable housing. |
| H1.3.11 | Affordable housing is allowed within all residential zoning categories. |
| H1.3.12 | Orange County shall either amend all residential zoning districts in the Land Development Code or use other mechanisms to incorporate performance standards and incentives for the provision of affordable housing. |
| H1.3.13 | Orange County shall support and provide incentives for the location of affordable housing in mixed use projects to encourage development patterns that physically integrate rather than isolate very low, low and moderate income and special needs groups from other sectors of the community. |
| H1.3.14 | Orange County shall continue to provide technical assistance to and coordinate with the Central Florida Community Reinvestment Corporation (CFCRC), a not for profit lending consortium of local banks and thrifts, in order to help finance affordable housing projects. |
| H1.3.15 | Orange County shall encourage the development of affordable housing projects in the Urban Service Area, Activity Centers, Rural Settlements consistent with Future Land Use Policy 2.1.10, by establishing and continuing to seek innovative incentives such as incentives to include density bonuses and transfer of development rights. |
| H1.3.16 | Orange County shall examine the feasibility of reserving and/or extending infrastructure capacity County for infill affordable housing projects within the Urban Service Area. |
| H1.3.17 | Orange County shall continue to negotiate agreements between the County and non-profit groups, and/or other units of local government to implement affordable housing programs. |

- H1.3.18 Orange County shall establish a standard, which shall be included in the Land Development Code, that will determine which projects are of County or regional significance. Those projects shall be required to incorporate affordable housing within the boundaries of the projects or to contribute to the provision of affordable housing in the County through utilization of mechanisms, such as contribution to an Affordable Housing Trust Fund. The definition of regional significance is the same as the one iterated in H1.2.6.
- H1.3.19 Orange County shall support amendments to the comprehensive plan for affordable single family and multi-family housing projects provided such proposals are consistent with the Housing Assistance Plan.
- OBJ H1.4 The County shall continue to provide local regulatory incentives through the SHIP Local Housing Assistance Plan for affordable housing and eliminate disincentives that negatively affect housing costs and supply. These incentives shall be annually reviewed by the Urban Design Commission, Affordable Housing Advisory Committee and Development Advisory Board.

- H1.4.1 The County shall annually review its Building Code and Land Development Code to identify, modify, or eliminate those regulations and/or procedures that unnecessarily increase the cost of housing.
- H1.4.2 Orange County shall analyze the effect concurrency will have on affordable housing and evaluate, if appropriate, programs that could be used to reduce identified adverse impacts.
- H1.4.3 Orange County shall evaluate, and if appropriate adopt, local regulatory incentives in the Land Development Code, including, but not limited to, density bonuses, and other similar incentives to encourage the development of affordable housing.
- H1.4.4 Orange County shall continue to explore and develop procedures to expedite development review of affordable housing projects and housing for special needs groups. Such procedures shall be included in the Land Development Code.
- H1.4.5 Orange County shall establish a program to monitor the number of housing units attributable to new construction, conversions, mobile home replacements and removals.
- OBJ H1.5 Orange County shall identify and reduce the proportion of substandard housing and improve the structural and aesthetic conditions of existing housing.

- H1.5.1 The County shall use available local, State, and Federal assistance programs to provide or rehabilitate housing for very low, low and moderate income households.
- H1.5.2 The County shall provide technical assistance to support the expansion of self-help rehabilitation loan programs designed to assist homeowners of substandard housing in the renovation of their property.
- H1.5.3 The County shall assist owners in the rehabilitation of existing substandard housing, or demolition of substandard housing that cannot be economically preserved through the Community Development Block Grant and Rental Rehabilitation Programs or any other programs.

H1.5.4 Increased awareness shall be promoted among property owners and residents of the importance of property maintenance to long-term housing quality, consistent with Neighborhood Element Policy 3.5.3. H1.5.5 The Orange County Housing and Community Development Division shall provide counseling and technical services to assist eligible very low, low and moderate income persons in the process and procedure connected with the purchase of safe, decent affordable housing. H1.5.6 The Orange County Housing and Community Development Division shall provide a comprehensive and effective education program that incorporates existing resources should be developed to prepare low-income families for homeownership and long term affordability. This program should include the following components: homebuyers education, homebuyers counseling, and default counseling. H1.5.7 The County shall continue to monitor housing conditions in the County to detect and eliminate housing code violations through the Housing Code Enforcement Program. H1.5.8 Strict code enforcement shall consistently be implemented for all property owners, including absentee landlords, consistent with Neighborhood Element Policy 3.1.2. H1.5.9 A portion of SHIP, HOME, and/or CDBG Funds shall be dedicated for rehabilitation of substandard housing for very low, and low income households. Preference shall be given to owner-occupied households when allocating resources for housing rehabilitation. **OBJ H1.6** Orange County shall ensure full compensation is made in accordance with the Relocation and Displacement Plan adopted in March 1993 in accordance with the Uniform Relocation Act when households are displaced as a result of County action. **POLICY** H1.6.1 Prior to the County's demolition of housing occupied by very low, low, and moderate income families, the County shall adhere to the Relocation and Displacement Plan in accordance with the Uniform Relocation Act. **OBJ H1.7** Orange County shall continue to promote and facilitate housing production, to serve the population with special needs including but not limited to farmworkers, senior citizens, those afflicted with AIDS/HIV, the homeless, and physically or developmentally disabled persons. **POLICIES** H1.7.1 The County shall continuously enforce state and federal handicapped accessibility standards for barrier free multifamily living environments needed by physically handicapped persons. H1.7.2 The County shall continue to provide technical assistance to all housing assistance programs designed to provide housing opportunities for the population with special needs.

The County shall continue to support, by providing technical assistance, the efforts of all agencies that provide community residential homes for the population with

The County shall continue to consider the need for additional housing subsidies to assist in providing safe, decent affordable housing for the population with special

H1.7.3

H1.7.4

special needs.

needs.

H1.7.5 Orange County shall continue to explore procedures to expedite review of housing for persons with special needs. H1.7.6 Community Residential Homes, for the population with special needs, shall be permitted in all residential land use designations as compatible and consistent with associated densities. H1.7.7 The Land Development Code shall establish location criteria and development standards for group homes and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services consistent with the requirements of Chapter 419.001, Florida Statutes. H1.7.8 The Orange County Code shall continue to require compliance with Chapter 553, Florida Statutes, which requires special exterior and interior design in the construction of dwelling units to make them accessible for persons with physical or developmental disabilities and senior citizens. H1.7.9 The County shall seek special funding sources for affordable housing and rent subsidies for low income eligible senior citizens and persons with disabilities. H1.7.10 The County shall continue to seek funds from all available sources for construction, modifications, or special design improvements of housing for the physically disabled. H1.7.11 The County shall continue to support programs, such as the Single Room Occupancy (SRO) Program, that provide safe, decent affordable housing to homeless persons and very low and low income individuals. H1.7.12 The County shall continue to support programs, such as the Supporting Housing Program (SHP), that will enable homeless people to live as independently as possible. H1.7.13 The County shall continue to cooperate with and provide technical assistance to all housing assistance programs that are designed to provide housing opportunities for very low and low income households in rural areas. H1.7.14 The County shall continue to encourage the formation of public/private partnerships to aid in providing assistance to farm worker housing. **OBJ H1.8** The Future Land Use Map shall include acreage to accommodate the anticipated number and type of housing for the year 2030 population. **POLICIES** H1.8.1 The County shall use policy statements found in the Future Land Use Element to direct the density, intensity, and location of residential land use. H1.8.2 The County shall monitor its inventory of acreage, and type of land suitable for future residential development on an annual basis to ensure sufficient land for housing is available for the population. H1.8.3 The number and type of approved units shall be periodically monitored in the Evaluation and Appraisal Report. **OBJ H1.9** The Land Development Code, Neighborhood Element and Urban Design Element shall include regulations to guide the development of neighborhoods.

- H1.9.1 The County shall develop regulatory incentives, to be included in the Land Development Code, for mixed use/density projects to provide the consumer with as many housing alternatives as possible. Innovative development standards and the continued use of the P-D zoning district shall be used as tools to achieve this policy.
- H.1.9.2 The County shall use policy statements found in the Future Land Use Element to direct the density, intensity, and location of residential land use, and the configuration of housing units, including accessory housing and live/work units.
- H.1.9.3 To facilitate the provision of housing alternatives by 2009, Orange County will complete a feasibility study on the development of accessory housing and live/work units in Orange County as a strategy to provide housing for Orange County's workforce and encourage additional investment in existing and new neighborhoods.
- H.1.9.4 The accessory housing and live/work housing feasibility study will address these housing units' regulatory status and development trends at the federal and state levels; prototypes for the design and configuration of housing units; factors that promote community compatibility; appropriate standards for development in new communities; and the County's regulatory context; including recommendations for potential policy and code changes where applicable.
- H1.9.5 As part of the Smart Code effort, emphasize the creation of diverse housing units including Live/Work units, accessory dwelling units (See the Accessory Dwelling Unit Study, 2008), and a varying range of urban-related units within the MXDACS as described in Objective FLU3.2.
- H1.9.6 Based on the Comprehensive Plan update, the Workforce Housing Task Force Report (2007), the Infill Master Plan (2008) and the Accessory Dwelling Unit Study (2008), develop a Smart Code to include standards that will encourage the maintenance of existing neighborhood character, density, scale and affordable housing stock, while allowing compatible infill development.
- H.1.9.7 Use the "Neighborhood Indicators" process described in the Neighborhood Element to evaluate the condition of stressed neighborhoods so that intervening strategies can be developed. The purpose of the effort will be to maintain the viability of existing affordable housing stock so that such areas do not experience periods of decline.
- OBJ H1.10 The County shall promote the identification, evaluation, preservation and protection of historically significant properties, including nonresidential structures.

- H1.10.1 The County shall apply for grants to inventory homes of historic significance and recommend programs for improving or maintaining them.
- H1.10.2 Historically significant housing shall be a component of the Archaeological and Historic Survey identified in Objective 5.1 of the Future Land Use Element and the related policies.
- H1.10.3 The County shall periodically update the County's portion of the Florida Master Site File by continuing to assist the Department of State Division of Historical Resources' efforts in this regard.

Neighborhood Element Goals, Objectives and Policies

| GOAL N1 | Maintain the residential character of neighborhoods through land use regulations. |
|----------------------|--|
| OBJ N1.1 | Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods. |
| POLICIES | |
| N.1.1.1 | The County shall ensure that the Land Development Code establishes screening requirements for a visual buffer between neighborhoods and businesses at which outside storage of equipment or materials is permitted. |
| N1.1.2 | The County shall ensure that industrial uses that produce or emit loud noises, significant vibrations, or noxious/hazardous waste/fumes are not approved if they have adverse impacts to nearby residential areas, consistent with Future Land Use Policy FLU1.4.24. |
| OBJ N1.2 | The County shall ensure that the Land Development Code either prohibits uses in residential areas that are not compatible with neighborhoods or requires that they be adequately buffered. |
| POLICIES | |
| N1.2.1 | The Land Development Code shall establish screening requirements for a visual buffer between neighborhoods and businesses at which outside storage of equipment or materials is permitted. |
| N1.2.2 | Industrial uses that produce or emit loud noises, significant vibrations, or noxious/hazardous wastes/fumes shall not be approved if they have adverse impacts to nearby residential areas, consistent with Future Land Use Policy FLU1.4.24. |
| GOAL N2 | Improve public safety in neighborhoods to provide a secure environment for residents. |
| OBJ N2.1 POLICIES | The County shall support Crime Prevention Programs. |
| N2.1.1 | The County shall coordinate with the Sheriff's Office for projects in Safe Neighborhood Target Areas. |
| N2.1.2 | Residents and neighborhood organizations shall be encouraged to participate in the Neighborhood Crime Watch and Citizens on Patrol Programs by publicizing the program through various neighborhood initiatives |
| N.2.1.3 | Ongoing public education programs shall be supported for all interested neighborhoods. |
| N.2.1.4 | Community Policing and off duty patrols shall be advocated for high crime areas. |
| N.2.1.5 | Designated County and Sheriff's Office staff shall meet at least quarterly to explore whether opportunities exist to assist one another through existing programs or procedures. |
| OBJ N2.2 | The County shall investigate methods of implementing Crime Prevention Through Environmental Design (CPTED) The continuance of Safe Neighborhood Improvement Districts shall be encouraged. |
| POLICIES | |

| N2.2.1 | The County shall invite local experts in CPTED to work with staff and neighborhood leaders to determine how CPTED can be implemented in Orange County. |
|-----------------|--|
| N2.2.2 | The County shall seek opportunities to form citizen committees to recommend infrastructure improvements that increase the safety of neighborhoods. |
| N2.2.3 | The County shall educate those County departments that initiate Capital Improvement Projects regarding CPTED principles to ensure that they are included in the project design. |
| N2.2.4 | The County shall support initiatives that ensure that abandoned houses are boarded up or demolished to prevent illegal use of the property. |
| N2.2.5 | The County shall encourage adequate street lighting in neighborhoods to maintain the safety of the community through Municipal Service Taxing Units. |
| OBJ N2.3 | Safety on neighborhood streets shall be encouraged to protect pedestrians, cyclists and motorists. |
| POLICIES | |
| N2.3.1 | Alternative traffic-calming strategies shall be identified and implemented, when feasible, to reduce speeding and to discourage trucks and cut-through traffic on residential streets. |
| N2.3.2 | Appropriate law enforcement agencies shall be encouraged to enforce speed limits within the neighborhoods and respond to citizens' requests in a timely manner. |
| N2.3.3 | Appropriate law enforcement agencies shall be encouraged to enforce parking violations within neighborhoods in a timely and consistent manner. |
| GOAL N3 | Improve the quality and appearance of existing and new neighborhoods. |
| OBJ N3.1 | The integrity of neighborhoods shall be protected the integrity of neighborhoods through the enforcement of County codes. |
| POLICIES | |
| N3.1.1 | The County shall continue to work with homeowners through programs regarding code enforcement issues. |
| N3.1.2 | The County shall consistently implement strict code enforcement for all property owners, including absentee landlords. |
| N3.1.3 | The County's neighborhood code enforcement efforts shall focus on issues that have historically been continual problems for neighborhoods. |
| N3.1.4 | The County shall meet with business and neighborhood representatives to explore options by which shopping carts can be removed from neighborhoods in a timely manner. |
| N3.1.5 | The County shall continue to offer a non-automated code violators (3-1-1) hotline. |
| N3.1.6 | The County shall investigate increasing the number of code enforcement officers in chronically troubled areas. |
| N3.1.7 | The Board of Zoning Adjustment shall continue to strive to be consistent in the enforcement of codes and regulations. |
| N3.1.8 | The County shall investigate all incidents of dumping and will coordinate with appropriate law enforcement agencies to prevent such illegal activities. |

| OBJ N3.2 | The County shall continue to provide park facilities that meet the recreation needs of the residents in the surrounding neighborhoods. |
|----------|--|
| POLICIES | |
| N3.2.1 | The County shall continue to work with citizens regarding the location, timing, and design of new park facilities. |
| N3.2.2 | The County shall seek to build additional bicycle and pedestrian trails to connect neighborhoods to each other and to other parks, such as the West Orange Trail and the Little Econ Greenway. |
| N3.2.3 | The County shall coordinate bike path planning with the development of roads. |
| N3.2.4 | The County shall investigate whether vacant, reserved school sites can be used for public recreation. |
| N3.2.5 | The County shall investigate opportunities to include more recreational and social activities for youth and families in park facilities and programs. |
| OBJ N3.3 | The County shall continue to promote neighborhood revitalization through urban design. |
| POLICIES | |
| N3.3.1 | The County shall investigate the feasibility of creating a neighborhood signage program. |
| N3.3.2 | The County shall investigate the feasibility of expanding its existing Residential Tree Planting Program. |
| N3.3.3 | The County shall consider adding a neighborhood representative to the Urban Design Commission. |
| N3.3.4 | The County shall encourage municipalities to respect the identity of existing neighborhoods by not dividing them when annexing additional land. |
| N3.3.5 | The County shall maintain a database and GIS layer of Neighborhood Associations registered with Orange County that can be accessed via the County's InfoMap system. |
| N3.3.6 | The County shall continue to prepare Small Area Studies to encourage redevelopment that is compatible in use and intensity with the existing community. |
| N3.3.7 | The County shall continue to notify residents in a timely manner of land use issues affecting their neighborhoods and shall be provided opportunities for public input through neighborhood meetings. |
| N3.3.8 | The County shall prepare a study that reviews how other communities minimize displacement of neighborhoods due to development or redevelopment and that makes recommendations regarding how such techniques could be applied in Orange County. |
| OBJ N3.4 | The County shall encourage citizens to use programs that were established to make physical improvements in their neighborhoods. |
| POLICIES | |
| N3.4.1 | The County shall use Orange TV and the Orange County web site and the electronic mail to enhance routine communications with residents. |
| N3.4.2 | The County shall aggressively market ReNEW and Crime Prevention grant programs through mailings, e-mail, Internet, Orange TV, public meetings, and other efforts. |
| N3.4.3 | The County shall promote ongoing programs (i.e. Adopt-A-Street, Streetscape, etc.) |

| N3.4.4 | The County shall coordinate community clean-up days with homeowners associations and community groups to enhance the community. |
|-----------------|---|
| OBJ N3.5 | The County shall strive to ensure that housing and public infrastructure are adequate for all residents within the community. |
| POLICIES | |
| N3.5.1 | The County shall maintain adequate public infrastructure (i.e. sidewalks, drainage, roads, etc.) as appropriate. |
| N3.5.2 | The County shall aggressively and consistently enforce its zoning codes through targeted "code enforcement blitzes" to rebuild communities that are deteriorating and to improve the physical features of such neighborhoods. |
| N3.5.3 | The County shall continue to promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality. |
| N3.5.4 | The County shall continue to educate citizens of the housing and rehabilitation funds that are available to renovate their houses. |
| N3.5.5 | The County shall implement recommendations of the Workforce Housing Task Force, and continue to encourage development of workforce housing throughout Orange County by both supporting the use of public/private programs, and by educating citizens on workforce housing issues and opportunities with a periodic Affordable Housing Summit. |
| GOAL N4 | Seek out and respond to citizen input regarding neighborhood issues. |
| OBJ N4.1 | The County shall provide residents with information regarding existing County programs, procedures and services. |
| POLICIES | |
| N4.1.1 | The County shall continue to produce and regularly update publications regarding County services, events, and programs (i.e. The Source, the Neighborhood Organization Directory, etc.). |
| N4.1.2 | The County shall regularly communicate with residents through mailings, Orange TV, brochures, Internet and other media. |
| N4.1.3 | The County shall continue to conduct special events and conferences such as the annual Community Conference and the Citizens Planner Academy to give citizens the opportunity to learn more about county government. |
| N4.1.4 | The County shall provide opportunities for residents to meet with elected officials and department representatives on a regular basis through community meetings. |
| N4.1.5 | The County shall investigate using additional methods to inform citizens of proposed new developments. |
| N4.1.6 | The County shall regularly expand the Video Library Series to ensure that it addresses topics of current concern to residents. |
| OBJ N4.2 | The County shall continue to provide services and programs that cause positive change in neighborhoods. |
| POLICIES | |
| N4.2.1 | The County shall develop an Infill Master Plan Strategy to identify target areas with |
| | |

| OBJ 5.2 | The County shall coordinate its planning efforts with the School Board to provide better services to neighborhoods and residents. |
|----------|--|
| N5.1.5 | The County shall create a "Businesses for Neighborhoods" honor list, which will provides public recognition (i.e. banners in public buildings, Orange TV, etc.) for businesses that provide financial assistance for community-building and neighborhood revitalization efforts. |
| N5.1.4 | The County shall investigate the feasibility of creating an "Adopt a Neighborhood" program whereby businesses adopt a neighborhood and provide funding for projects that are needed for revitalization. |
| N5.1.3 | The County shall seek to increase the number of businesses participating in the Community Design Assistance Grant Program. |
| N5.1.2 | The County shall consider appointing a private sector task force to advise the County in its efforts to form partnerships with the business community for neighborhood revitalization and economic development. |
| N5.1.1 | The County Planning Division shall investigate how other communities have partnered with private businesses in neighborhood revitalization and economic development initiatives, and create recommendations regarding how such partnerships can be formed in Orange County. |
| POLICIES | |
| OBJ N5.1 | The County shall encourage the business community to become involved in neighborhood issues and concerns. |
| GOAL N5 | Create partnerships with public and private agencies to build sustainable neighborhoods. |
| N4.2.10 | The County shall consider creating multi-departmental task forces to address the needs and concerns of specific neighborhoods. |
| N4.2.9 | The County shall support the use of community centers and schools by neighborhood groups for meeting sites. |
| N4.2.8 | The County shall investigate opportunities to increase the services provided to the communities at Community Centers. |
| N4.2.7 | The County shall encourage all neighborhood associations and community groups to join the Orange County Homeowners Association. |
| N4.2.6 | The County shall continue to improve services to neighborhoods. |
| N4.2.5 | The County shall investigate opportunities to expand its workforce housing programs. |
| N4.2.4 | The County shall continue to hold community meetings to inform citizens of new road projects at the design stage to ensure their input at the beginning of the process. |
| N4.2.3 | The County shall offer opportunities for leaders of neighborhood organizations and homeowners association to develop leadership and community building skills through monthly workshops, special seminars/academies and an annual Community Conference. |
| N4.2.2 | The County shall periodically conduct a survey of all registered homeowner associations to determine their top ten issues of concern in order to better focus County activities. |
| | development in these areas. |

- N5.2.1 The County shall encourage the location of parks, libraries, and museums contiguous to school sites to provide for maximum reciprocal use by both students and the general public.
- N5.2.2 The County and School Board staffs (and private developers when applicable) shall meet regularly to coordinate school siting and shall promptly advise affected neighborhoods of any major changes to the proposed location of school sites.
- N5.2.3 The County and School board shall require private developers to help mitigate the impact of new development on surrounding neighborhoods and schools.
- N5.2.4 The County shall encourage the School Board to continue to make its facilities available for community events and meetings.
- N5.2.5 The County shall recognize that schools are the planning cornerstone of all neighborhoods (as elaborated in the Public School Facilities Element) and shall implement this philosophy in its entire neighborhood planning approach.
- N5.2.6 The County shall request the School Board to appoint a member of its staff to represent it on the County's private sector task force, as proposed in the preceding objective.
- **GOAL N6** Improve the safety, economic viability, and aesthetics of neighborhood business corridors in Orange County. (Added 11/12, Ord. 2012-20)
- **OBJ N6.1** The County shall develop programs and services to attract and facilitate redevelopment in commercial corridors that serve local neighborhoods. (Added 11/12, Ord. 2012-20)

- N6.1.1 The County shall designate target areas for specific programs and services. (Added 11/12, Ord. 2012-20)
- N6.1.2 The County shall facilitate the organization of businesses in neighborhood corridors and actively engage such organizations and other stakeholders to determine appropriate programs and services. (Added 11/12, Ord. 2012-20)
- N6.1.3 The Neighborhood Preservation and Revitalization Division will collaborate with other County divisions to identify and implement incentives which encourage neighborhood business investment. (Added 11/12, Ord. 2012-20)
- N6.1.4 The County shall market grant programs to improve the physical appearance of businesses in older neighborhoods. (Added 11/12, Ord. 2012-20)
- N6.1.5 All strategies to facilitate successful infill and redevelopment will be pursued. Such strategies include, but are not limited to, policies that prioritize infrastructure projects in redevelopment areas, road diets, neighborhood area plans, and public investment in catalyst projects. (Added 11/12, Ord. 2012-20)
- N6.1.6 Neighborhood Preservation and Revitalization shall seek opportunities to partner with other divisions and the public/private sector to leverage funding for projects that support redevelopment. (Added 11/12, Ord. 2012-20)

Economic Element Goals, Objectives and Policies

| GOAL E1 | Orange County shall develop and retain a globally competitive workforce that supports the needs of both present and nascent industries. |
|----------|--|
| OBJ E1.1 | Orange County shall promote educational opportunities in the sciences at elementary school level. |
| POLICIES | |
| E1.1.1 | Promote the creation of science summer camps and other experiences that could spur interest in scientific endeavors in school-aged children. |
| E1 1.2 | Work with the Orange County School Board to create science-based curricula at the middle school level. |
| OBJ E1.2 | Orange County shall promote continuing education efforts to foster workforce containing latest skills. |
| POLICIES | |
| E1.2.1 | Promote employer activities that increase English language literacy for the local workforce. |
| E1.2.2 | Supplement existing higher education programs with more non-degree training and continuing education. |
| OBJ E1.3 | Orange County shall work to retain post-graduate science students in Orange County or the region. |
| POLICIES | |
| E1.3.1 | Promote the creation of post-doctoral fellowships and internships within the private sector. |
| E1.3.2 | Support the expansion of research centers that focus on technology commercialization and entrepreneurship. |
| GOAL E2 | Orange County shall promote a stronger connection between land use policies and economic decisions. |
| OBJ E2.1 | Orange County shall promote the use and protection of industrial land. |
| POLICIES | |
| E2.1.1 | Promote the creation of science summer camps and other experiences that could spur interest in scientific endeavors on young people. |
| E2.1.2 | Work with the Orange County School Board to create science based curriculums at the middle school level. |
| E2.1.3 | Continue to support the efforts of local institutions like the Science Center. |
| OBJ E2.2 | Orange County shall protect and promote the vitality of the nursery industry in Northwest Orange County. |

| POLICIES | |
|-----------------|--|
| E2.2.1 | Use Enterprise Zone incentives to promote the nursery business in Orange County. |
| E2.2.2 | Discourage the expansion of utilities in this area to prevent suburbanization. |
| OBJ E2.3 | Orange County shall use the Activity Center concept to promote the efficient use of land. |
| POLICIES | |
| E2.3.1 | Promote infill development in distressed areas of the County. |
| E2.3.2 | Promote changes to land use and zoning to address the economic development needs of the County. |
| E2.2.3 | Discuss with the Metro Orlando EDC the possibility of expanding the agri-technology district to include northwest Orange County. |
| GOAL E3 | Orange County shall support housing and transportation policies that support the local workforce. |
| OBJ E3.1 | Orange County shall continue to support the efforts of the Workforce Housing Task Force. |
| POLICIES | |
| E3.1.1 | Promote the development of workforce housing close to transportation centers. |
| E3.1.2 | Promote the development of affordable housing on brownfield and greyfield sites. |
| E3.1.3 | Promote initiatives of major employers to fund housing developments for employees nea worksites. |
| OBJ E3.2 | Promote mobility in Orange County by continuing to fund public transportation. |
| POLICIES | |
| E3.2.1 | Support the expansion of commuter rail stations to major employment centers such as OIA, International Drive, and Central Florida Research Park. |
| E3.2.2 | Work with Lynx to promote the use of express routes between major employment and living centers. |
| GOAL E4 | Orange County shall promote policies that support the quality of life of our workforce. |
| OBJ E4.1 | Promote the development of family childcare facilities. |
| POLICIES | |
| E4.1.1 | Facilitate the development of childcare facilities within the County, including employer based child care centers. |
| OBJ E4.2 | Promote the development of accessory housing in Orange County. |
| POLICIES | |
| E4.2.1 | Allow accessory housing as of right in residential districts to permit people to take care of family members. |

Conservation Element Goals, Objectives and Policies

- GOAL C1
 Orange County shall conserve, protect, and enhance the County's natural resources including air, surface water, groundwater, vegetative communities, wildlife listed as threatened, endangered, or species of special concern, soils, floodplains, recharge areas, wetlands, and energy resources to ensure that these resources are preserved for the benefit of present and future generations. Lands located within the Wekiva Study Area shall be considered high priority for protection. All development shall meet the requirements of the Wekiva River Protection Act and the Wekiva Parkway and Protection Act. (Amended 12/07, Ord. 2007-20)
- OBJ C1.1 Orange County shall continue to implement State and Federal mandated programs to maintain or improve air quality, continue to monitor and protect air quality, and ensure that the County continues to meet or exceed all applicable air quality standards.

- C1.1.1 Orange County shall continue its current comprehensive monitoring, compliance, permitting, and enforcement programs, in order to protect and maintain air quality.
- C1.1.2 The Orange County Environmental Protection Division shall continue to implement an air monitoring program and follow the air quality guidelines of the Florida Department of Environmental Protection and Orange County Ordinances. (Amend. 12/00, Ord. 00-25)
- C1.1.3 Orange County shall promote and educate the public, through public seminars, dissemination of information and media presentations, about mass transit, carpooling, bikeways, park-n-ride lots, and other alternative transportation modes. The use of hybrid and alternative fuel vehicles as well as electric vehicles should be promoted as the market develops for these options. The use of low sulfur diesel fuel for both on-road and off-road diesel equipment should be used. This will be done in order to reduce automobile emission pollution, as proposed in the Traffic Circulation and Mass Transit Elements.
- C1.1.4 Orange County shall regulate businesses and industries that have an impact on air quality and ensure that proper pollution control devices are used and maintained. This policy shall be achieved through Interlocal Agreements with the Department of Environmental Protection. (Added 12/00, Ord. 00-25)
- C1.1.5 Orange County shall continue to enforce regulations regarding open burning, and other practices such as land clearing that have an adverse impact on air quality in Orange County.
- C1.1.6 Orange County shall investigate and continue to promote, through incentives and education, the use of alternatives to open burning such as mulching, composting, leaving the existing vegetation where possible, air curtain incinerators, and best available control technology.
- C1.1.7 Orange County's standards for the placement of transit facilities shall continue to, at a minimum, address impacts to water quality; wildlife (flora and fauna) listed as threatened, endangered, or species of special concern; scenic rivers; rare upland vegetative communities; noise; air pollution; and waste disposal. (Added 12/00, Ord. 00-25, Policy 1.1.9)

OBJ C1.2 Orange County shall continue to identify important sources of surface water pollution in Orange County and coordinate the development and implementation of pollution abatement devices, methods and programs with local governments, State, and Federal agencies. (Added 12/00, Ord. 00-25)

- C1.2.1 Orange County shall maintain acceptable water quality standards for surface water bodies, ensuring an aquatic environment that meets or exceeds Orange County, State and Federal standards. (Added 12/00, Ord. 00-25)
- C1.2.2 Orange County shall continue to enforce water quality standards by identifying all point and significant non-point sources of water pollution, and expand programs to reduce the harmful impacts of these pollutants on the natural environment. Orange County shall implement projects to reduce pollutant loads as required by Basin Management Action Plans (BMAP) through the FDEP's TMDL program. (Amended 6/10, Ord. 10-07)
- C1.2.4 Orange County shall protect lakes and streams and continue to maintain a surface water monitoring program and follow the water quality guidelines of the Florida Department of Environmental Protection (FDEP) and Orange County Ordinances. (Added 12/00, Ord. 00-25, Policy 1.2.4; Amended 6/10, Ord. 10-07)
- C1.2.5 Orange County shall continue to protect shoreline vegetation by restricting the removal of desirable native vegetation through implementation of the Land Development Code and the Lakeshore Protection Ordinance requirements. (Added 12/00, Ord. 00-25, Policy 1.2.5-r; Amended 6/10, Ord. 10-07)
- C1.2.6 Orange County shall continue to improve design standards, monitoring, construction and maintenance requirements for stormwater retention/detention systems, and shall ensure compliance of these requirements to prevent degradation of the receiving surface water bodies. These requirements shall be included in the Land Development Code and shall apply to all new projects. (Added 12/00, Ord. 00-25, Policy 1.2.6-r)
- C1.2.7 Orange County shall continue to implement the approved Wekiva River Protection Ordinance, the Econlockhatchee River Protection Ordinance, and the requirements of the Wekiva Parkway and Protection Act by continuing to adopt regulations in the Land Development Code and through the acquisition of environmentally sensitive lands within these basins to protect these river resources and other Outstanding Florida Waters and Outstanding National Resource Waters. These regulations and acquisitions shall ensure protection and maintenance of water quality, water quantity, aesthetics, open space, historical/archaeological resources, rare upland habitat, wildlife habitat, and floodplains and recreational values. (Added 12/00, Ord. 00-25, Policy 1.2.7-r; Amended 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07)
- C1.2.8 Orange County shall continue to develop, prioritize, and implement feasible and specific criteria for water quality when applicable in accordance with the State's Class III water quality standards for all surface waters, lakes, and rivers. (Added 12/00, Ord. 00-25, Policy 1.2.8-r)
- C1.2.9 Orange County shall on an ongoing basis identify and prioritize lakes that are in need of restoration, through the analysis of specific water quality parameters and following the water quality guidelines of the Florida Department of Environmental Protection (FDEP) and Orange County Ordinances. (Added 12/00, Ord. 00-25, Policy 1.2.11-r)
- C1.2.10 Orange County, in conjunction with the Water Management Districts and other State agencies, shall on an ongoing basis, seek funding and implementation of lake

- management plans for those water bodies in greatest need of restoration. (Added 12/00, Ord. 00-25, Policy 1.2.12)
- C1.2.11 Orange County shall prohibit the direct or indirect discharge of hazardous, toxic, chemical, petroleum, nuclear waste, heated water discharges or liquid sludge pollutants into surface waters or wetlands systems. (Policy 1.2.14; Amended 6/10, Ord. 10-07)
- C1.2.12 Orange County shall prohibit the location of petroleum businesses where they will negatively affect the quality of surface waters, the surficial Aquifer or the Floridan Aquifers. (Added 6/95, Ord. 95-13, Policy 1.2.15-r; Amended 6/10, Ord. 10-07)
- C1.2.13 Where appropriate Orange County shall control non-native invasive aquatic plants in its waterways to promote good water quality and positive recreational benefits to its citizens and visitors. (Added 12/00, Ord. 00-25, Policy 1.2.16-r)
- C1.2.14 Orange County will reduce pollutants to the "maximum extent practicable" through implementation of pollution control measures, including compliance inspections of private and public facilities, for point and non-point discharges in accordance with County Code Chapter 15 Article II, Section 15-39; NPDES MS4 Permit FLS000011; FAC 62-624; 40 CFR 122.26; and Section 402(p)(3)(b) of the Federal Clean Water Act.
- C1.2.15 Orange County shall identify areas within the County that are susceptible to impacts associated with nutrient loadings from specific activities including lawn and turf fertilizer application and reclaimed water irrigation. These susceptible areas shall include but are not limited to: TMDL impaired waterbodies, Outstanding Florida Waters, Outstanding National Resource Waters, and waterbodies with declining water quality associated with nutrient loads and areas adjacent to surface water conveyance system that drains to a waterbody of special interest. The County will make efforts to reduce the potential impacts from these specific activities. The identified areas will also be used for planning and future use considerations. (Amended 6/10. Ord. 10-07)
- C1.2.16 Orange County shall develop a street sweeping plan that addresses the routine collection and disposal of nutrient laden leaf litter, sediment, trash and other debris within Orange County. When applicable the street sweeping plan shall take into account any Total Maximum Daily Load, Basin Management Action Plan (BMAP), or National Pollution Discharge Elimination System (NPDES) requirements. (Added 2/12, Amended 1/12, Ord 11-16).
- OBJ C1.3 Orange County shall protect the natural functions of floodplains and flood zone areas to maintain flood-carrying and flood-storage capacities, to protect life and property, and to continue to maintain its eligibility in the National Flood Insurance Program by implementing the following policies.

- C1.3.1 Orange County shall continue to improve and enforce the Orange County Floodplain Management Ordinance by requiring compensatory storage for encroachment in floodplains, restricting encroachment in floodways, and requiring habitable structures to be flood proofed. (Added 12/00, Ord. 00-25)
- C1.3.2 Orange County shall continue to identify and recommend, to the State and the Water Management Districts, floodplains that would warrant acquisition under the Conservation and Recreation Lands Program, Florida Forever Program and the Save Our Rivers Program. (Amended 6/10, Ord. 10-07)

- C1.3.3 Orange County shall strengthen floodplain protection requirements for riverine systems by adopting regulations prohibiting floodplain encroachment without compensating storage. (Added 12/00, Ord. 00-25)
- C1.3.4 Orange County shall, on an ongoing basis, in conjunction with other appropriate agencies such as the Water Management Districts, identify and prioritize problem floodplain areas in need of corrective measures. (Added 12/00, Ord. 00-25)

OBJ C1.4 Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats by implementing the following policies.

POLICIES

- C1.4.0 Environmentally Sensitive Lands, per 9J-5, Florida Administrative Code and Chapter 163, Florida Statutes, for the purposes of this Comprehensive Plan shall mean at a minimum Class I conservation areas as defined in Conservation Policy C1.4.1, and their adjacent uplands, rare upland habitat including but not limited to sandhill and scrub, and those wetland and upland systems that support any Threatened, Endangered Species, or Species of Special Concern. (Added 8/92, Ord. 92-24)
- C1.4.1 Orange County shall continue to adopt regulations that protect and conserve wetlands. Such regulations shall include criteria for identifying the significance of wetlands.

Class I conservation areas shall mean those wetland areas that meet at least one of the following criteria:

- A. Any wetland of any size that has a hydrological connection to natural surface water bodies or Floridan aquifer; or
- B. Any wetland of any size that is within a lake littoral zone; or
- C. Any large isolated uninterrupted wetlands forty (40) acres or larger; or
- D. Any wetland of any size that provides critical habitat for federal and/or state listed threatened or endangered species.

Class II conservation areas shall mean those wetland areas that meet any of the following criteria:

- A. Consist of isolated wetlands or formerly isolated wetlands that by way of man's activities have been directly connected to other surface water drainage; and are greater than or equal to five (5) acres; or
- B. Are less than 40 acres and do not otherwise qualify as a Class I conservation area.

Class III conservation areas shall mean those wetland areas that meet all of the following criteria:

A. Isolated wetlands less than five (5) acres; and do not otherwise qualify as a Class I or Class II conservation area. Stormwater ponds are not considered conservation areas.

The removal, alteration or encroachment within a Class I Conservation Area shall be allowed only in cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. The protection, preservation and continuing viability of Class I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas.

Removal, encroachment or alteration for Class II conservation areas should be presumed to be allowed unless removal, encroachment or alteration is contrary to the public

interest. Removal, encroachment or alteration may be allowed in Class III conservation areas.

When encroachment, alteration or removal of a conservation area is permitted, habitat compensation or mitigation as a condition of development approval shall be required. The basis for mitigation shall be determined by using UMAM as the sole basis for evaluation. In the case where a mitigation bank has not been awarded credits using UMAM, the mitigation shall be no less than the following:

Class I conservation areas: case by case basis, but not less stringent than the mitigation requirements for Class II conservation areas.

Class II conservation areas:

- A. Freshwater marshes and wet prairies -1.5:1.
- B. Cypress wetlands 2.0:1.
- C. Hydric hammocks, bayheads, and mixed hardwood swamps 2.5:1.

Class III conservation areas: 1:1.

For off-site, unlike, or other mitigation proposals, ratios shall be determined on a caseby-case basis. The regulation shall stipulate that the following types of mitigation shall be given priority:

- A. Restoration of non-functional wetlands;
- B. Off-site preservation of wetland and upland systems;
- C. Creation of type-for-type mitigation areas adjacent to preserved Class I Conservation Areas or that connect Class I, II and/or III conservation areas; and,
- D. Creation of type-for-type mitigation areas. (Added 8/92, Ord. 92-24; Amended 12/00 Ord. 00-25)
- C1.4.2 Orange County shall coordinate with the Army Corps of Engineers, the Florida
 Department of Environmental Protection and the St. Johns River and South Florida water
 management districts to identify and regulate wetland areas under their jurisdiction.
- C1.4.3 By 2011, Orange County shall establish regulations in the Land Development Code concerning upland buffer areas adjacent to wetlands, major riverine systems and Outstanding Florida Waters, and Outstanding National Resource Waters, in order to protect water quality, preserve natural wetland functions, and preserve wildlife and plant species listed as threatened, endangered, or species of special concern. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)
- C1.4.4 The future land use designation of Preservation shall be established to recognize publicly or privately owned lands of significant environmental importance for the purposes of environmental protection. Publicly owned lands designated Preservation shall be lands owned by federal, state, or local governments acquired for environmental preservation, rehabilitation, or management. Privately owned lands such as wetland mitigation banks, Regional Offsite Mitigation Areas and environmentally sensitive properties owned by the Florida Audubon Society, Nature Conservancy or similar types of non-profit entities, may be designated as Preservation so long as formal consent is provided.

Compatible very-low impact recreational or educational uses, such as hiking, non-motorized boating, bird watching, horseback riding, fishing, primitive camping, and nature study, that use natural amenities of the site for public benefit are allowable uses in the Preservation designation, so long as these uses avoid development encroachment into warranted, environmentally-sensitive areas. All other uses are prohibited. Furthermore, development within areas designated Preservation cannot exceed a 0.1

Floor Area Ratio. (Deleted 12/00, Ord. 00-25; Added 05/03, Ord. 03-03, Policy 1.4.4-r; Amended 6/10, Ord. 10-07)

- C1.4.5 The Conservation/Wetlands designation on the Future Land Use Map shall serve as a conceptual indicator of conservation and wetland areas. The precise delineation of these areas shall be determined through site specific studies and field determinations that assess the extent of wetland vegetation, consistent with Conservation Policy C1.4.1. If an area designated as Conservation/Wetlands on the Future Land Use Map is determined to be a developable area, the Future Land Use Map designation shall be as shown. (Added 12/00, Ord. 00-25)
- C1.4.6 All attempts should be made to mitigate wetland or surface water impacts within the County. Off-site mitigation or out of County mitigation for all Classes of wetlands (i.e. I, II, and III) will be considered only when, 1) the mitigation site deemed as appropriate (i.e. functional equal or like for like) mitigation to offset any direct or secondary impacts and, 2) is located within the same hydrologic basin as the impact or 3) the applicant can demonstrate that mitigation area will have spillover benefits to the basin where the impact is to occur. This includes Orange County Capital Improvement Projects. Orange County may approve out-of-County mitigation areas on a case-by-case basis; this includes mitigation banks, which benefit the County's wetland resources. (Added 6/95, Ord. 95-13; Amended 12/00, Ord. 00-25; Amended 10/10, Ord. 2010-13)
- C1.4.7 Orange County shall protect identified wetland areas and existing wildlife (flora or fauna) habitat through the control and maintenance of invasive non-native (exotic) plants and animal species on County owned environmentally sensitive lands. The Orange County Environmental Protection Division has adopted an internal Standard Operational Procedure for the identification and tracking of invasive/exotic Plant Species that is applicable for all Green PLACE properties. Maintenance and control of invasive/exotic plant and animal species is conducted by contractual and in-house resources. Orange County shall continue to identify funding sources and grants to assist in the maintenance and control activities. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)
- C1.4.8 Orange County shall continue to seek out innovative partnerships and opportunities to preserve and conserve its natural resources in a balanced approach that ensures multiple and compatible uses of those lands while providing just compensation to the landowner. (Added 12/00, Ord. 00-25)
- C1.4.9 An upland buffer of a minimum of 25 feet is recommended for all Class I, II, and III wetland systems unless scientific data dictate a larger or smaller buffer based on wetland function or local conditions. This shall be incorporated into Chapter 15 of the Orange County code by July 2011. (Amended 6/10, Ord. 10-07, Amended 10/10, Ord. 2010-13)
- OBJ C1.5 Orange County shall require proper soil management practices to avoid erosion as outlined in the County's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer (MS4) permit. This objective shall be made measurable by implementing the following policies.

- C1.5.1 Orange County shall continue to work with the Natural Resource Conservation Service to rate and classify Orange County's soils according to their development potential.
- C1.5.2 Orange County shall on an ongoing basis, assist the Natural Resource Conservation Service with those activities directed at minimizing soil erosion, including the adoption and enforcement of Best Management Practices for agriculture and urban development. (Added 12/00, Ord. 00-25; Amended 10/10, 2010-13)

C1.5.3 Orange County shall assist the Water Management Districts, Florida Department of Environmental Protection and other applicable agencies to improve soil management adjacent to Orange County surface water bodies. This assistance may include, but not be limited to, protection and planting of desirable native species of vegetation and erosion control measures. (Amended 6/10, Ord. 10-07) C1.5.4 Orange County shall incorporate regulations into the Land Development Code concerning soils and their suitability for future development. These regulations shall include restricting development in areas with hydric soils, preservation of groundwater recharge areas, and controlling the location of individual on-site sewage disposal systems. (Amended 6/10, Ord. 10-07) C1.5.5 Orange County shall continue to require and enforce State recommended Best Management Practices to protect soils during development activities. (Added 12/00, Ord. 00-25) C1.5.6 Orange County shall provide information regarding training opportunities that instruct private entities and County Staff on erosion control and best management practices. Training of inspectors is available through the Florida Stormwater, Erosion and Sediment Control Training and Certification Course. C1.5.7 Orange County shall require development in/on or near contaminated soils to properly address the contamination prior to any approvals allowing disturbance of the contaminated soils with land clearing, mass grading and/or construction. (Added 6/10, Ord. 10-07) C1.5.8 Development on any soils in which buried waste is found shall comply with the guidelines established in the most recent version of the "Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida," published by the Florida Department of Environmental Protection. (Added 6/10, Ord. 10-07) **OBJ C1.6** Orange County shall require that mining be regulated to prevent adverse impacts to air, groundwater, surface water, and other natural resources by implementing the following policies. (Added 12/00, Ord. 00-25) **POLICIES** C1.6.1 Orange County shall regulate any proposed mining activities to ensure such uses are compatible with their surroundings and are environmentally acceptable. C1.6.2 Orange County shall prohibit mining activities that adversely impact prime water recharge areas and/or lower groundwater potentiometric surface elevations. C1.6.3 By July 2011, Orange County shall develop landscape and grading standards for mine reclamation that provide for the restoration of previously mined land. Such standards shall be included in the Land Development Code. (Amended 10/10, Ord. 2010-13) C1.6.4 Orange County shall require that a reclamation plan and proof of financial responsibility has been provided by mining operators as a condition of permit approval. Such requirements shall be included in the Land Development Code. C1.6.5 Orange County shall require and enforce erosion control practices during mining activities and shall require State recommended Best Management Practices to protect: soils, receiving waters, and open drainage facilities as well as to prevent fugitive air emissions through site management, engineering controls and with dust control techniques. (Added 6/10, Ord. 10-07) **OBJ C1.7** Orange County shall manage and protect plant and wildlife species designated

programmatic and planning approaches for ecosystem analysis and through adoption of land development regulations. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)

- C1.7.1 Orange County shall assist in the application of, and compliance with, all State and Federal regulations that pertain to plants and wildlife listed as threatened, endangered, or species of special concern.
- C1.7.2 In addition to consulting with the appropriate State agencies, Orange County shall require management plans for land use permits that would result in harm to any wildlife or plants listed as threatened, endangered, or species of special concern found on site or determined to use the site. Such requirements shall be included in the Land Development Code and, at a minimum, shall require a habitat survey and management plan approved by or otherwise satisfactory to and in full compliance with the regulations promulgated by the Florida Fish and Wildlife Conservation Commission, the County, and any other state or federal agency with jurisdiction. (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25, Policy 1.7.2-r; Amended 6/10, Ord. 10-07)
- C1.7.3 Orange County must establish on an ongoing basis, an education and incentive program to encourage private landowners to use environmental management practices that protect habitat for plants and wildlife listed as threatened, endangered, or species of special concern. (Added 12/00, Ord. 00-25)
- C1.7.4 Land containing plants and wildlife listed as threatened, endangered, or species of special concern, or that is part of a riverine corridor system shall be given priority for environmentally sensitive land acquisition and protection.
- C1.7.5 Orange County shall, through conservation easement and fee simple land acquisition, discourage fragmentation and encourage the creation of wildlife/open space corridors that are to be identified in the Open Space Element as referenced in Open Space policies OS1.1.5 and OS1.1.6. A priority for wildlife/open space corridors shall be given to land located within the Wekiva Study Area to connect the Wekiva River area to the Ocala National Forest. Wherever possible, public and private open space areas shall be connected together to establish corridors for wildlife movement. (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25, Policy 1.7.5-r; Amended 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07, 10/10, Ord. 2010-13)
- C1.7.6 Orange County shall, through the County's Legislative Delegation's actions, continue to implement the provisions of the Florida Blue Belt amendment as a means for preserving rare uplands and recharge areas, recognizing that uplands in Orange County are rare ecosystems that contain both high recharge areas and habitat for endangered, threatened and species of special concern. The County will encourage citizens to take advantage of this new legislation through public education initiatives. (Added 12/00, Ord. 00-25)
- C1.7.7 Orange County shall amend the Orange County tree ordinance and associated land development regulations, in order to require preservation of valuable tree species that provide valuable habitat for animals, prohibit indiscriminate clearing, and require replacement and maintenance measures. These regulations shall be included in the Land Development Code. (Added 12/00, Ord. 00-25)
- C1.7.8 Orange County shall continue to protect land such as rare uplands that provide habitat for plants and wildlife listed as threatened, endangered, or species of special concern through land use planning requiring buffers, open space, management plans, and/or clustering. Orange County's process of development review ensures that rare upland

areas are inventoried for any possible endangered species that may necessitate habitat protection. Orange County shall also consider incentive programs such as density bonuses, acquisition or purchase of development rights as a means of preserving these areas. Critical upland habitats including Longleaf Pine-Turkey Oak vegetation communities ("sandhill"), Xeric Oak Scrub, Sand Pine Scrub, Pine Flatwoods and areas of Type A soils located within the Wekiva Study Area shall be considered high priority for protection efforts. All areas that are to be set aside as protected open space shall be identified as such on development plans. (Added 12/00, Ord. 00-25; Amended 12/07, Ord. 2007-20; 10/09, Ord. 2009-28)

- C1.7.9 Orange County shall, on a continuous basis, identify and recommend to the State and other appropriate agencies rare uplands that would warrant acquisition under appropriate land acquisition programs. Orange County shall pursue long-term revenue sources for purchases of rare upland habitat that warrants acquisition. (Added 12/00, Ord. 00-25)
- C1.7.10 Orange County shall use the Conservation Trust Fund, Florida Forever and other available funding sources to acquire rare upland and wetland vegetative communities and identified wildlife corridors. (Added 12/00, Ord. 00-25)
- C1.7.11 The Florida Natural Areas Inventory completed a natural habitat evaluation. The final results of the evaluation and other evaluations shall be used by Orange County to prioritize land for acquisition based on its ability to provide the following: habitat corridors, high ranking vegetative cover, species diversity, hydrologic function, ecological integrity and aquifer recharge potential. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07, Amended 10/10, Ord. 2010-13)
- C1.7.12 Orange County shall continue to seek long term revenue sources and partnerships for open-space acquisition and maintenance that will serve to balance habitat related goals with those for improved passive recreation areas and citizen education programs. (Added 12/00, Ord. 00-25)
- OBJ C1.9 Orange County shall require the protection of natural resources by minimizing adverse impacts from adjacent developments. This objective shall be made measurable by implementing the following policies.

- C1.9.1 Orange County shall cooperate with the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission and the Florida Division of Forestry to improve the management of Wekiva Springs State Park, Rock Springs Run State Reserve, Tosohatchee State Reserve, Seminole Ranch Wildlife Management Area, Neighborhood Lakes, Joshua Creek Conservation Area, Hal Scott Preserve and Split Oak Forest Preserve. (Amended 6/10, Ord. 10-07)
- C1.9.2 Orange County shall continue to require compatible land uses and enhanced protective mechanisms, such as, but not limited to, Notices of Proximity, buffers, vegetative buffers, setbacks, density restrictions, easements, physical barriers, pollution abatement swales, erosion control techniques, treatment of stormwater runoff, and fire management that will permit continued habitat management practices in areas adjacent to major managed natural resources. This is necessary in order to minimize adverse impacts from development and allow continuation of management activities for these areas. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)
- C1.9.3 Orange County shall continue to establish Interlocal Agreements with adjacent counties and municipalities to protect rare upland vegetative communities and all wetland vegetative communities that are located in more than one jurisdiction. (Added 12/00, Ord. 00-25)

OBJ C1.10 Orange County shall conserve energy resources for future generations. This objective shall be made measurable by implementing the following policies.

POLICIES

- C1.10.1 Orange County shall continue to implement an energy conservation program that requires new developments to incorporate energy efficient buildings and site design techniques to the extent practical and feasible. Preliminary Subdivision Plans and Development Plans and all commercial plans shall include a list of the energy efficient measures that will be incorporated into the buildings and used in the site design techniques. If the developer can show that a 15% higher energy performance will be achieved (on an annual basis) over the existing code required building practices then the comprehensive plan goal cited above, "to the extent practical and feasible," will be met. Refer to the Florida Green Commercial Building Standard and the Leadership in Energy and Environmental Design (LEED) Green Building Rating System standards for guidance. Another option to comply with this policy is to achieve an energy certification from one of the organizations listed above that is at least equivalent to the 15% goal stated above. (Added 12/00, Ord. 00-25-r)
- C1.10.2 Orange County shall continue to diversify the County fleet through the use of hybrid vehicles and alternative fuel vehicles as they become available on the market. The County shall continue to closely monitor vehicle manufacturers alternate fuel programs and consider such vehicles when purchasing new fleet vehicles. It is anticipated that plug-in electric hybrid cars will be made available on the market and they will be incorporated into the fleet as appropriate. The County will continue to participate with manufacturer testing of hydrogen powered buses and fueling facilities. The County will promote the use of all these vehicles by the general public by encouraging the construction of the necessary infrastructure. (Added 8/92, Ord. 92-24, Policy 1.10.2-r; Amended 6/10, Ord. 10-07)
- C1.10.3 Orange County shall investigate and implement alternative means of reducing the County's solid waste and dependency on fossil fuels.
- C1.10.4 Orange County shall investigate and implement ways of reducing Styrofoam consumption throughout Orange County including its own facilities, in the interest of reducing harmful chlorofluorocarbon (CFC) discharge to the atmosphere.
- C1.10.5 Orange County shall investigate and implement ways to reduce its new paper products consumption by such means as using recycled paper products.
- C1.10.6 Orange County, shall continue to implement ways of reducing fossil fuel consumption in new County facilities by such means as including solar panels, solar water heaters, double or triple pane windows, wide roof eaves to maximize exterior wall shading, passive solar design concepts, and higher insulation values. Orange County shall offer incentives to builders/developers who demonstrate energy conservation in building design to include options that supplement existing utilities. Such incentives shall be included in the energy conservation program referenced in Conservation Policy C1.10.1. (Added 12/00, Ord. 00-25)

OBJ C1.11 Orange County shall protect and conserve groundwater quantity and quality by implementing the following policies.

POLICIES

C1.11.1 Orange County's Environmental Protection Division shall continue to implement its monitoring program and procedures to mitigate adverse impacts, if detected, of private businesses in the unincorporated area that use, generate or produce any material

- characterized or listed on the Resource Conservation and Recovery Act's or the Environmental Protection Agency's hazardous waste lists as required in the Aquifer/Wellfield Protection regulations. (Added 12/00, Ord. 00-25)
- C1.11.2 Orange County shall coordinate and cooperate with the St. Johns River Water
 Management District and South Florida Water Management District in the enforcement of
 the provisions of their emergency water shortage plans, and in the implementation of the
 appropriate groundwater conservation and protection programs outlined in the Regional
 Water Supply Plans of the St. Johns River Water Management District and the South
 Florida Water Management District.
- C1.11.3 Orange County, a designated Primary Water Resource Caution Area, will draft and include incentives in the update of the Land Development Code to encourage water conservation measures and water wise landscaping principles, and the use of native vegetation or other drought resistant species, in order to reduce the irrigation demand for potable water in new developments or redevelopment. (Added 12/00, Ord. 00-25)
- C1.11.4 Orange County shall use the water quality and quantity protection, preservation, and conservation measures as designated in the objectives and policies of the *Potable Water, Wastewater and Reclaimed Water* and the *Aquifer Recharge* Elements, to protect groundwater quality and quantity.
- C1.11.5 Orange County shall develop regulations supporting the use of stormwater runoff for irrigation of agricultural areas, open space and landscaped areas to facilitate aquifer recharge and reduce potable water demands, in accordance with the SJRWMD's "District Water Supply 2020 Plan 2005." Such regulations shall be included in the Land Development Code. (Added 12/00, Ord. 00-25, Policy 1.11.5-r)
- C1.11.6 Aquifer recharge areas typically comprise Hydrologic Soil Group Type "A," as indicated on the Soil Survey Map for the County prepared by the Natural Resources USDA Soil Conservation Service. Regulations shall be adopted as part of the Land Development Code that require a detailed soils report prepared by a geotechnical engineer to be submitted to the County prior to site development plan approval if such soils exist onsite. If the site is determined to be within a high recharge area, retention of the total run-off generated by a 25-year frequency, 24-hour duration storm event from the developed site will be required. (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25, Policy 1.11.6-r)
- C1.11.7 Orange County shall identify and take action to combat sources of pollution that could threaten groundwater quality such as malfunctioning drainwells, improperly installed septic tanks, and improper disposal of hazardous waste areas. For areas inside the urban service area, with failing septic tanks Orange County shall investigate and prioritize the provision of Wastewater and Water utilities to these areas. This will be done through the MSTU (Municipal Services Taxing Unit) or MSBU (Municipal Service Benefit Unit) that can help provide the costs attributed to retrofitting those areas that require infrastructure improvements for wastewater and stormwater. (Added 12/00, Ord. 00-25, Policy 1.11.7)
- C1.11.8 Orange County will reduce pollutants to the maximum extent practicable through implementation of pollution control measures, and developing nonpoint source control plans, in accordance with Section 402(p)(3)(b) of the Clean Water Act, 40 CFR 122.26 and existing state regulations. (Added 12/00, Ord. 00-25, Policy 1.11.8)
- C1.11.9 The County shall protect the Wekiva Study Area through the establishment of three protection zones based upon the aquifer vulnerability data provided in the Florida Geological Survey Report of Investigation 104: Wekiva Aquifer Vulnerability Assessment (WAVA). The three Protection Zones as determined by the WAVA report are depicted in

Figure WSA-5. The Primary Protection Zone is comprised of those areas expected to most directly affect the water quality surfacing at the springs within the WSA [time of travel and reduced natural attenuation]. The Secondary Protection Zone still contributes water to the springs, but over a longer period of time and allowing for somewhat greater natural treatment and reduction of the nitrogen.

The Tertiary Protection Zone covers all other areas in the WSA, where the flow to the springs is minimal or nonexistent. As part of its analysis, the County shall determine whether certain land uses with the potential to contaminate or harm the aquifer shall be limited or prohibited within portions of the WSA. The evaluation will need to address monitoring mechanisms as well as the costs of implementation and enforcement of protection zones and land use limitations. By January 1, 2007, the Land Development Code will be revised to include protection zones and appropriate standards for development within them, including stormwater runoff. (Added 12/07, Ord. 07-20, Policy 1.11.9)

- C1.11.10 Orange County shall adopt a Water Supply Facilities Work Plan (Work Plan) which will assess existing and projected water sources and needs for at least a 10-year planning period considering the Regional Water Supply Plans of the St. Johns River Water Management District and South Florida Water Management District. The Work Plan will identify traditional and alternative water supply sources, including water conservation efforts, which the County may use to reduce or satisfy existing and projected water demands.
- C1.11.11 Orange County will continue to implement the water conservation efforts identified in the Work Plan. These efforts include:
 - Continued staffing of the County's water conservation program and extensive public education program;
 - Continued enforcement of ordinances and policies that limit irrigation days and hours, encourage Florida Friendly landscaping, require the use of ultra-low volume fixtures, and require rain sensor devices;
 - Continued water conservation practices, such as participation in Florida Friendly Landscape workshops, water use audits, toilet retrofit program, distribution system leak program, presentation and events, and participation in public awareness campaigns;
 - Continued use of a tiered inclined block water conservation rate structure, including rate increases;
 - Further assessment of existing water conservation program effectiveness and development of new program initiatives; and,
 - Periodic review and update of existing water conservation and landscaping ordinances to promote additional improvements in water conservation.
- OBJ C1.12 Orange County shall protect, preserve and enhance its vegetative resources, including, but not limited to, tree species, emergent and submerged aquatic vegetation. This shall be accomplished through the implementation of the following policies. (Added 12/00, Ord. 00-25)

POLICIES

C1.12.1 Orange County shall augment its protection of vegetated resources in urban areas, including but not limited to the tree protection ordinance. This action would ensure that high quality trees would receive greater protection in the development review process, require preservation of valuable tree species, prohibit indiscriminate clearing, require replacement and maintenance measures, and establish ratios for replacement if removal

is unavoidable. The County shall update the existing Tree Protection Ordinance by 2009. (Added 12/00, Ord. 00-25)

- C1.12.2 Orange County shall encourage the planting of native trees and vegetation along the roadways, through inclusion of landscaping and buffering requirements in the Land Development Code, Activity Center development guidelines, Arbor Day promotions, and expansion of the Urban Forestry Program, in order to reduce the level of carbon dioxide in the air, dilute air pollutants, and reduce noise impacts, to enhance the aesthetic quality, design and quality of life in Orange County. (Added 12/00, Ord. 00-25, Policy 1.12.2-r)
- C1.12.3 Orange County shall develop incentive programs for the conservation of existing, wetland and upland vegetative communities.
- C1.12.4 Orange County shall continue to implement invasive/exotic plant species control on Orange County Green PLACE properties, continue to conduct prescribed fire events, and restoration of degraded habitats with native vegetation. (Amended 6/10, Ord. 10-07)
- GOAL C2 Orange County's goal is to protect, enhance and maintain the unique and irreplaceable values, functions, diversity and benefit of the natural resources within the Econlockhatchee River Basin, Wekiva Protection Area and the Lake Apopka Drainage Basin. (Amend. 12/00, Ord. 00-25, Goal 2)
- OBJ C2.1 All new development within the Wekiva Protection Area shall be residential at very low densities, agricultural or low intensity recreational in character.

POLICIES

- C2.1.1 The Future Land Use Map shall establish the permitted land use, densities and intensities for the Wekiva River.
- C2.1.2 Within the Wekiva River Protection Area, development that is not residential, agricultural or low intensity recreational in character shall be prohibited. Amendments to the Future Land Use Map that would allow a residential density greater than 1 DU/5 Acres shall be denied.
- OBJ C2.2 The natural resources of the Wekiva River shall be protected. This objective shall be made measurable by implementing the following policies.

POLICIES

C2.2.1 A buffer zone is hereby established five hundred and fifty (550) feet from the landward limit of waters of the State (FAC § 62-340), or edge of the Wekiva River, or from the landward edge of the wetlands associated with the Wekiva River, whichever is the greater. In no case shall development activities be permitted closer than five hundred fifty (550) feet from the river's edge except for created forested or herbaceous wetlands, and passive recreation when it is clearly demonstrated by the applicant that the areas shall not adversely affect aquatic and wetland-dependent wildlife, water quality, groundwater table or surface water levels. An upland buffer a minimum of 25 feet and an average of 50 feet shall be required for all Class I, Class II or Class III wetland systems/conservation areas, that are not associated with the Wekiva River, that occur within the Wekiva Study Area. Larger buffers can be applied if scientific data on wetland function or local conditions dictates it. This shall be incorporated into Chapter 15 of the Orange County Code by 2012. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)

- C2.2.3 In order to preserve native vegetation to the maximum extent possible, clustering of development or submission as a Planned Development (PD) shall be encouraged within the Wekiva River Protection Area.
- C2.2.4 Where endangered, threatened plants and animals or species of special concern are known to be present, or are likely to be present, the developer of any subdivision, or planned development, shall be required as part of the development review process to liaise with the Florida Fish and Wildlife Conservation Commission in order to protect the above plants and animals within the Wekiva River Protection Area. This requirement shall be included in the Land Development Code.
- C2.2.5 Within the 100 Year Floodplain of the Wekiva River, developments shall be required to minimize the clearance of native vegetation. Prior to construction plan submittal, a vegetation clearing plan shall be submitted to the County for review and approval. Clearing of vegetation will only be permitted, where necessary, in order to complete the development. Such requirements shall be included in the Land Development Code. (Amended 6/10, Ord. 10-07)
- C2.2.6 The County shall continue to monitor surface water quality within the Study Area in order to identify potential pollutant sources and track long term trends in quality. The County shall follow the requirements of any Basin Management Action Plan (BMAP) developed under the Total Maximum Daily Load (TMDL) Program. (Added 12/00, Ord. 00-25)
- C2.2.7 Pre-development and post-development stormwater run-off rates shall be equal. (Added 12/00, Ord. 00-25)
- C2.2.8 Developments that have the potential to degrade groundwater quality shall be prohibited.
- C2.2.9 Within the 100 Year Floodplain of the Wekiva River, septic tank use shall be discouraged. Where public utilities are available, new development will be required to hook-up to these facilities. In order to obtain a Septic Tank Permit within the Floodplain, the applicant must demonstrate that there will be no detriment to water quality. Such requirements shall be included in the septic tank regulations of the Land Development Code.
- C2.2.10 In order to protect the water quality of the Wekiva River, and to protect the River's rural character, the density or intensity of development permitted on parcels adjacent to the River shall be concentrated/clustered on the portion of the parcel furthest from the River.
- C2.2.11 In order to protect the Wekiva River, parcels shall not be subdivided so as to interfere with the buffer zone established in Conservation Policy C2.2.1.
- C2.2.12 Orange County shall coordinate with the St. Johns River Water Management District to monitor and manage the quantity of groundwater withdrawals, in order to prevent saltwater contamination due to a decline in potentiometric surface.
- C2.2.13 Orange County shall coordinate with the City of Apopka concerning implementation of the required provisions of the Wekiva River Protection Act through meetings on an as needed basis.
- OBJ C2.3 Orange County shall protect and preserve the surface water quality and quantity, wildlife populations and habitat, aesthetics, open space, historical and archaeological resources, floodplains, wetland areas, native upland areas and recreation lands of the Econlockhatchee (Econ) River Basin by implementing the following policies.

- C2.3.1 The Land Development Code shall provide for the protection of the Econ River Basin through mechanisms such as upland buffers, specific restrictions within a 2,200 foot total width protection zone, requiring habitat and historical/archaeological resource assessments and protection, allowing for mitigation, open space or density credits, requiring landscaping to include use of native plant species, utilization of wetland areas as part of drainage facility systems, requiring State or Federal listed species protection, clustering of development, restricting floodplain encroachment, and limiting forested habitat fragmentation. (Added 12/00, Ord. 00-25)
- C2.3.2 Orange County shall coordinate, through provision of information and technical assistance, with the St. Johns River Water Management District and adjacent counties for the development of consistent regulations protecting the Econ River Basin.
- C2.3.3 Orange County shall support educational programs promoting the scenic and natural values of the Econ River Basin through provision of information and technical assistance, and attendance at appropriate meetings.
- C2.3.4 Orange County shall continue to monitor surface water quality in the Econ River Basin in order to identify potential pollutant sources and track long term trends in quality. The County shall follow the requirements of any Basin Management Action Plan (BMAP) developed under the Total Maximum Daily Load (TMDL) Program. (Amended 6/10, Ord. 10-07)
- OBJ C2.4 Orange County shall help restore, protect and preserve the surface populations and habitat, aesthetics, open space, historical and archaeological resources, floodplains, wetland areas, native upland areas and recreation lands of the Lake Apopka River Basin by implementing the following policies.

- C2.4.1 Orange County shall support, through the provision of information, technical assistance, planning, land acquisition land use designations, and intergovernmental coordination the restoration of Lake Apopka through the Lake Apopka SWIM Program, the Lake Apopka Planning Initiative and the efforts of the Lake Apopka Restoration Council. Orange County shall also support the South Florida Water Management District's Lake Butler SWIM Program. (Added 12/00, Ord. 00-25)
- C2.4.2 Orange County shall continue to monitor surface water quality in the Lake Apopka Basin in order to identify potential pollutant sources and track long term trends in quality. The County shall follow the requirements of any Basin Management Action Plan (BMAP) developed under the Total Maximum Daily Load (TMDL) Program. (Amended 6/10, Ord. 10-07)
- GOAL C3 Orange County's goal is to reduce the County's green house gases (GHG) emissions to prevent global warming and to set the pace for a livable sustainable community.
- OBJ C3.1 GHG emissions generated by County actions shall be reduced to prevent global warming. The reductions, based on 2005 GHG emissions, shall be as follow: 15% by the year 2010; 28% by the year 2015; 40% by the year 2020.

POLICIES

C3.1.1 By the year 2012, 60% of all County owned vehicles should be either hybrids or use alternative fuel, as vehicles are replaced. (Amended 6/10, Ord. 10-07, Amended 10/10, Ord. 2010-13)

The County shall reduce vehicle miles traveled by using mobile technology in vehicles C3.1.2 such as computer connections to office. C3.1.3 By the year 2010, the County shall reduce petroleum consumption by 20%, using the year 2005 as the base. C3.1.4 The County shall support mass transit and multimodal transportation centers. C3.1.5The County shall increase, as feasible, the number of miles of bicycle trails and roadside bicycle lanes. C3.1.6 The County shall make all possible efforts to participate in a pilot program for plug-in hybrid vehicles. C3.1.7 The County shall continue to support hydrogen projects as feasible. (Amended 10/10, Ord. 2010-13) C3.1.8 The County shall continue supporting the methane recovery at the Orange County Landfill and ensure that all new cells recover methane gas rather than flaring. C3.1.9 The County shall recover methane gas at County wastewater treatment plants or use other technologies to reduce GHG emissions. C3.1.10 The County shall identify jurisdictions on a regional and even worldwide basis to partner in formal agreements to reduce GHG emissions. Encourage local municipalities to develop local climate action plans to work together on this issue. Consider establishing a "sister" city in the United Kingdom to share ideas and plans. C3.1.11 The County shall partner with various agencies that have the ability to support the Orange County Climate Change Plan and can assist in reducing GHG emissions. Explore partnerships with Orlando Orange County Expressway Authority to encourage the use of alternative fuel vehicles and/or car pooling. **OBJ C3.2** Orange County shall set the pace to become a livable sustainable community. **POLICIES** C3.2.1 The County shall continue applying for grants and committing funds for projects like the solar photovoltaic (PV) panels at the Orange County Convention Center (OCCC). This, up to 1-megawatt, system will help the OCCC reduce their energy consumption from fossil fuel. C3.2.2 The County shall partner with electric utilities to develop green power programs, and also sell renewable energy credits (RECs) from the OCCC project to generate more alternative energy on County owned buildings. C3.2.3 The County shall retrofit County buildings with renewable energy systems. This supports hurricane mitigation efforts to have decentralized energy available. Efforts shall be made to have 15% of power supplied to all County owned buildings from alternative energy sources within 15 years. C3.2.4 The County shall develop a program to encourage Clean Tech or green businesses within the County. C3.2.5 The County shall support new technologies for generation of energy from solid waste, including garbage. Set up and encourage pilot programs when feasible. C3.2.6 All new County buildings shall at least meet the minimum points for Leadership in Energy and Environmental Design (LEED) recognition for certification. (Amended 6/10, Ord. 10-07)

- C3.2.7 The County shall create incentives to support green building and green development, for private sector such as reduced fees, and expedited permit review.
- C3.2.8 The County shall encourage all county sponsored or financially supported projects to build green.
- C3.2.9 The County shall support revision of the building code and/or energy code to support greater efficiencies. The County shall support state effort and consider adopting local ordinance as needed.
- C3.2.10 The County shall develop a program to reward water conservation. This could include creating water conservation credits when a new permit demonstrates less water will be used.
- C3.2.11 The County shall make efforts to establish an incentive program to increase solar hot water heaters and PV panels on residential homes and businesses within the County.
- C3.2.12 The County shall encourage redevelopment of properties thru the State Brownfield Program. Redevelopment of former landfills as defined by the State and "brownfield development" standards shall comply with County's Planned Development process, §38-1201, OCC. The proponent for redevelopment of a former landfill shall enter into a developer's agreement with the County delineating specific procedures and/or conditions to deal with any environmental issues before redevelopment. (Added 6/10, Ord. 10-07)

Recreation Element Goals, Objectives and Policies

- GOAL R1 Orange County shall strive to provide the residents of unincorporated Orange County with sufficient park land and recreation facilities to satisfy their health, safety and welfare needs. (Added 12/00, Ord. 00-25)
- OBJ R1.1 Orange County shall strive to achieve a level of service of 2.5 acres of publicly owned activity-based park land and trails per one thousand (1,000) residents of unincorporated Orange County by 2020, contingent upon adequate funding sources being in place. (Added 12/00, Ord. 00-25)

- R1.1.1 Orange County shall continue to maintain the adopted level of service of 1.5 acres of publicly owned activity-based parkland and trails per 1,000 residents of unincorporated Orange County. (Added 12/00, Ord. 00-25)
- R1.1.4 Public park or recreation areas operated or maintained by Orange County shall not be converted to other uses, except by determination of the Board of County Commissioners that such conversion is in the public interest. Orange County shall seek appropriate compensation or replacement land if such land is taken.
- R1.1.5 Orange County's priority for acquisition of future public activity-based recreation sites shall be in areas identified in the Parks and Recreation and Trails Master Plans as lacking in the provision of activity-based parks. Particular importance shall be placed on those areas within the Urban Service Area; however, this should not preclude opportunities for park acquisition in the Rural Service Area. (Added 12/00, Ord. 00-25; Amended 11/13; Ord. 2013-22)
- R1.1.6 Orange County shall continue to identify additional sites for public activity-based park acquisition and funding mechanisms to acquire these sites in conjunction with the adopted Parks and Recreation and Trails Master Plans. (Added 12/00, Ord. 00-25; Amended 11/13; Ord. 2013-22)
- R1.1.6.1 Orange County shall continue to update the Parks and Recreation and the Trails Master Plans every seven years to accommodate the needs of our diverse and changing population. (Added 12/00, Ord. 00-25; Amended 11/13; Ord. 2013-22)
- R1.1.7 The Orange County Parks and Recreation Division shall maintain an up-to-date inventory of all Orange County maintained activity-based park and recreation facilities. Orange County Planning Division shall maintain an inventory of other private facilities, which may count towards the County's Level of Service. (Added 12/00, Ord. 00-25)
- R1.1.8 The Parks and Recreation Division shall provide the Planning Division with an up-to-date inventory of activity-based parks to ensure the minimum level of service is met. This information will be provided to the Orange County Building Division to ensure that the minimum level of service is maintained. (Added 12/00, Ord. 00-25)
- R1.1.9 The Orange County Land Development Code shall clearly address the provisions of public and private activity-based recreation space in developments. The definition of activity-based recreation areas shall be consistent with activity-based park/recreation area definition contained in this element. (Added 12/00, Ord. 00-25)
- R1.1.10 Orange County shall adopt a needs map as part of the Parks and Recreation Master Plan that will depict future recreation needs for the planning horizon. (Added 12/00, Ord. 00-25; Amended 11/13; Ord. 2013-22)

- R1.1.11 Orange County shall amend the Comprehensive Plan as necessary to include all pertinent information from the Parks and Recreation and the Trails Master Plans and their updates subsequent to adoption of the master plans. (Added 12/00, Ord. 00-25; Amended 11/13; Ord. 2013-22)
- OBJ R1.2 Orange County shall ensure that resource-based park land is adequately and efficiently provided to meet the needs of the residents of unincorporated Orange County. (Added12/00, Ord. 00-25)

- R1.2.1 Orange County shall maintain the adopted level of service of 6.0 acres of publicly owned resource-based park land per 1,000 residents of unincorporated Orange County. This level of service shall not preclude opportunities to acquire resource-based parkland. (Added 12/00, Ord. 00-25)
- R1.2.2 Orange County shall continue to investigate the acquisition of wetland, rare upland vegetative communities, and lands for wildlife and riverine corridors for incorporation into the environmentally sensitive lands program as resource-based parks.
- R1.2.3 Orange County shall continue to investigate opportunities for the development of nature interpretive centers and programs to take advantage of unique natural resources and to provide educational experiences to residents. (Added 12/00, Ord. 00-25)
- R1.2.4 The Orange County Parks and Recreation Division shall maintain an up-to-date inventory of all Orange County maintained public resource-based park facilities that count towards Orange County's level of service. This information shall be provided to the Orange County Building Division to ensure that the minimum level of service is maintained. (Added 12/00, Ord. 00-25)
- R1.2.5 The Orange County Land Development Code shall clearly address the provision of public and private resource-based recreation space in developments. The definition of resource-based recreation shall be consistent with the definition contained in this element. (Added 12/00, Ord. 00-25)
- R1.2.6 Historic resources included within Orange County public parks shall be protected and maintained by using the guidelines of the Florida Department of State, Division of Historic and Archaeological Resources and local historic resource protection measures. (Added 12/00, Ord. 00-25)
- R1.2.7 Orange County shall use resource-based parks to create open spaces to assist in establishing the county's urban form. (Added 12/00, Ord. 00-25)
- OBJ R1.3 Orange County shall consider the feasibility of and then pursue all appropriate funding mechanisms for acquisition, development and maintenance of public park and recreation lands. (Added 12/00, Ord. 00-25)

- R1.3.1 Orange County shall continue to evaluate the feasibility of and need for the application of the Municipal Services Taxing Unit (MSTU) or Municipal Services Benefit Unit (MSBU) for acquisition, development and maintenance of publicly owned park and recreation lands. (Added 12/00, Ord. 00-25)
- R1.3.2 Orange County shall annually pursue all appropriate park and recreation grant programs to seek financial support for public parks and recreation lands.
- R1.3.3 Orange County shall encourage acquisition of public resource-based parkland through the Conservation Trust Fund (CTF) wherever possible. The use of the fund for activity-based

- parks is prohibited. (Added 12/00, Ord. 00-25)
- R1.3.4 Orange County shall continue to investigate other funding sources for public park land acquisition, facilities and maintenance.
- R1.3.5 Orange County shall preserve and maintain existing public parks and recreation facilities through the use of adequate operating budgets and proper management techniques.
- R1.3.6 Orange County shall assist any non-profit land trust that is established in Orange County for the purpose of receiving and managing public park and recreation lands through the provision of information and technical assistance.
- OBJ R1.4 Public access to existing and future Orange County parks shall be accomplished by year 2020 by developing programs consistent with the Parks and Recreation and Trails Master Plans and implementation of the Land Development Code. (Added 12/00, Ord. 00-25; Amended 11/13, Ord. 2013-22)

- R1.4.1 Orange County public parks shall be designed and constructed with access ways that are compatible with the natural features and character of the individual park area.
- R1.4.2 Orange County shall ensure that sidewalks and/or bikeways are provided to link residential areas to park sites where feasible.
- R1.4.3 Orange County shall continue to promote the development of all-purpose trails, including biking, hiking, and equestrian trails, and to provide non-motorized vehicular linkage between park sites, as illustrated in the Trails Master Plan. (Added 12/00, Ord. 00-25; Amended 11/13, Ord. 2013-22)
- R1.4.4 The Parks and Recreation Master Plan shall identify appropriate sites for development of boat ramps/launches on and adjacent to public waterways and lakes and shall contain programs to promote the development of these sites. As sites are recommended, Orange County shall consider incorporating them into this element over the course of the planning period. (Added 12/00, Ord. 00-25; Amended 11/13, Ord. 2013-22)
- R1.4.5 Orange County shall ensure the provision of parking areas and bicycle racks, where appropriate, at recreation sites.
- R1.4.6 Orange County shall ensure the provision of handicapped parking spaces and barrier-free access to activity-based parks and facilities, where appropriate.
- R1.4.7 Orange County shall continue to coordinate with local transit providers for the provision of mass transit routes to public activity-based parks and facilities. (Added 12/00, Ord. 00-25)
- R1.4.8 The Orange County Parks and Recreation Division shall continue to distribute information in an appropriate manner to inform and educate the residents of Orange County about the public park and recreation system.
- OBJ R1.5 To avoid duplication of services and promote efficient use of land and funding, Orange County shall continue to coordinate efforts with other local governments, agencies, and private development entities by implementing the following policies.

POLICIES

R1.5.1 Orange County shall continue to cooperate with St. Johns River Water Management District, the Florida Department of Environmental Protection, the Florida Fish and Wildlife

Conservation Commission, and the Florida Division of Forestry in their management of programs for the Wekiva Springs State Park, Rock Springs Run, Tosohatchee State Game Preserve, and the Seminole Ranch Wildlife Management Areas, as well as with other governmental agencies on their management of programs for those parks that extend into the Orange County service area. (Added 12/00, Ord. 00-25)

- R1.5.2 Orange County shall continue to pursue joint agency funding for purchase of public parks. (Added 12/00, Ord. 00-25)
- R1.5.3 Orange County shall continue to coordinate efforts with County and local utility agencies to identify sites for public recreation purposes, such as utilization of easements of power lines, drainage or gas lines for recreational trails or linear parks consistent with DEP's, FDOT's, and FHWA's guidelines for greenways and trails. (Added 12/00, Ord. 00-25; Amended 11/13, Ord. 2013-22)
- R1.5.3.1 (Policy deleted 11/13, Ord. 2013-22)
- R1.5.4 Orange County shall continue to coordinate with Orange County municipalities and adjacent counties for provision of public parks and recreation facilities through the use of interlocal agreements. In cases where the park acreage of another jurisdiction, whose service area extends into unincorporated Orange County area, that acreage shall be counted towards the level of service standard if an interlocal agreement exists. (Added 12/00, Ord. 00-25)
- R1.5.5 Orange Country shall pursue joint use agreements with the Orange County School Board for the use of school recreation areas as public park facilities. Orange County shall continue to enter into joint use agreements to allow park facilities to be used by the Orange County School Board during regular school hours. (Added 12/00, Ord. 00-25)
- R1.5.6 Orange County shall consider accepting the donation of combined park and education facility sites. If such donation is accepted, upon request of the School Board, Orange County may lease these donated educational facility sites to the Orange County School System for education facilities in accordance with Section 235.055, Florida Statutes.
- R1.5.7 The Orange County Parks and Recreation Division shall continue to plan for public/private ventures of recreation facilities. (Added 12/00, Ord. 00-25)
- R1.5.8 Orange County shall provide incentives in the Land Development Code to encourage private participation in providing public recreation sites, such as, but not limited to, density bonuses, tax reductions, impact fee waivers, joint funding, and public facilities priority. (Added 12/00, Ord. 00-25)
- R1.5.9 Orange County shall promote the development of private neighborhood parks by allowing density bonuses in appropriate zoning districts included in the Land Development Code. The promotion of private neighborhood parks does not require Orange County to own, operate or maintain these facilities.
- OBJ R1.6 By implementing the following policies, Orange County shall develop a public park and recreation system that includes a diversity of facilities and programs to serve effectively a population with varied characteristics, needs and interests.

POLICIES

R1.6.1 The Orange County Parks and Recreation Division shall conduct a citizen survey in coordination with the seven-year updates of the Parks and Recreation and Trails Master Plans. Data collected from these surveys shall be used to determine what types of facilities Orange County residents desire to have in their public parks in an attempt to satisfy the diverse needs of Orange County residents. (Added 12/00, Ord. 00-25;

Amended 11/13, Ord. 2013-22)

- R1.6.2 The Parks and Recreation and Trails Master Plans shall identify improvements needed to correct existing facility deficiencies in Orange County public parks, the cost associated with the needs, and a schedule of improvements. (Added 12/00, Ord. 00-25; Amended 11/13, Ord. 2013-22)
- OBJ R1.7 Orange County shall continue to pursue a Countywide multi-use trails system through implementation of the Trails Master Plan. (Added 12/00, Ord. 00-25; Amended 11/13, Ord. 2013-22)

- R1.7.1 Orange County shall continue to pursue the acquisition of abandoned railroad rights-of-way for use as recreational and wildlife corridors. (Added 12/00, Ord. 00-25)
- R1.7.2 Orange County shall coordinate efforts with County and local utility agencies to identify sites for public recreation purposes, such as utilization of easements of power lines, drainage, or gas lines and other lands for recreation trails or linear parks.

Open Space Element Goals, Objectives and Policies

- GOAL OS1 It is a goal of Orange County to protect and preserve valuable open space resources. (Goal 1)
- OBJ OS1.1 The Land Development Code shall include open space requirements for both public and private development to enhance the urban environment. (Added 12/00, Ord. 00-25, Objective 1.1)

- OS1.1.1 Open space shall be clearly defined and be internally consistent in the Land Development Code. However, in cases where environmentally sensitive land acreage is attributed to maintaining the resource-based recreation level of service, the functionality of open space shall be consistent with Rule 9J-5.003(88), Florida Administrative Code. (Added 12/00, Ord. 00-25, Policy 1.1.2)
- OS1.1.2 Future development in Orange County shall meet the minimum tree requirement pursuant to Land Development Code, Chapter 15, Article VIII, or any subsequent revisions. (Added 12/00, Ord. 00-25, Policy 1.1.4; Amended 6/10, Ord. 10-07)
- As it pertains to protection of vegetative communities and existing natural reservations specified in this element and the Recreation Element, tree protection shall be consistent with Rule 9J-5.013(2)(c)(3) and (7), FAC. Tree removal shall be authorized consistent with provisions of the Orange County Land Development Code, Chapter 15, Article VIII, or any subsequent revisions. (Added 12/00, Ord. 00-25, Policy 1.1.4.1; Amended 6/10, Ord. 10-07)
- OS1.1.4 Orange County shall continue to use the Land Development Code, Chapter 15, Article VIII, to require the following:
 - Hardwood tree protection and replacement;
 - Conservation and natural resource protection (plant and animal species);
 - Protection and enhancement of existing hardwood tree canopies;
 - Development of hardwood tree canopy roads and corridors;
 - Using trees to create sense of place and space;
 - Enhancement of community appearance and value. (Added 12/00, Ord. 00-25, Policy 1.1.4.2-r; Amended 6/10, Ord. 10-07)
- OS1.1.5 Orange County shall create a master plan for wildlife/open space corridors and incorporate applicable sections into the Conservation Element. (Added 12/00, Ord. 00-25, Policy 1.1.5-r)
- OS1.1.6 The County shall develop mechanisms and incentive programs to implement programs to implement the master plan for wildlife/open space corridors. (Added 12/00, Ord. 00-25, Policy 1.1.6-r)
- OS1.1.7 Orange County shall continue implementation of the Environmentally Sensitive Lands (ESL) Program to assist in maintaining the resource-based park level of service (LOS) of 6.0 acres per thousand residents of unincorporated Orange County. (Added 12/00, Ord. 00-25, Policy 1.1.7)
- OS1.1.8 Consistent with Urban Design Policy 1.1.4 and as a method to increase open space opportunities, Orange County shall attempt to establish interlocal agreements with the

- Orange County School Board to facilitate co-location of parks and open spaces with educational facilities. (Added 12/00, Ord. 00-25, Policy 1.1.8)
- OS1.1.9 Where environmentally sensitive open space areas contribute to public recreation, wetland function or wildlife habitat, exotic plants shall be controlled consistent with Conservation Policy C1.4.7. (Added 12/00, Ord. 00-25, Policy 1.1.9-r)
- OS1.1.10 Orange County shall assist in designing and creating urban form through passive land areas and resource-based parks. (Added 12/00, Ord. 00-25, Policy 1.1.10)
- OBJ OS1.2 Orange County shall maintain the Environmentally Sensitive Lands Program (ESL) as a funding mechanism for acquisition and maintenance of environmentally sensitive lands throughout the planning horizon. (Added 12/00, Ord. 00-25, Objective 1.2; Amended 6/10, Ord. 10-07)

- OS1.2.1 Orange County shall continually evaluate the feasibility of and need for the application of the Municipal Services Taxing Unit (MSTU) or Municipal Services Benefit Unit (MSBU) for the acquisition and maintenance of publicly owned lands. (Added 12/00, Ord. 00-25, Policy 1.2.1; Amended 6/10, Ord. 10-07)
- OS1.2.2 Orange County will seek financial support for public lands by annually pursuing grant programs. (Added 12/00, Ord. 00-25, Policy 1.2.3; Amended 6/10, Ord. 10-07)
- OS1.2.3 Orange County shall continually pursue public/private partnerships for funding land acquisition of environmentally sensitive lands and natural open spaces. (Added 12/00, Ord. 00-25, Policy 1.2.3.1)
- OS1.2.4 Orange County shall consider acquiring natural undeveloped land areas via public/private ventures to address development impacts on wetlands, protecting wetland buffers and uplands with rare or sensitive habitat. Land areas acquired for these purposes shall accommodate the development of greenways and wildlife corridors in the County. Such areas may also contribute to the resource-based park provision in the County. (Added 12/00, Ord. 00-25, Policy 1.2.3.2; (Amended 6/10, Ord. 10-07)
- OS1.2.5 Orange County shall provide technical assistance and information to non-profit land trusts established in the County. (Added 12/00, Ord. 00-25, Policy 1.2.4)
- OBJ OS1.3 Orange County shall protect the Wekiva Springshed and its natural resources by maximizing preserved open space within the Wekiva Study Area. (Added 12/07, Ord. 07-20, Objective 1.3)

- OS1.3.1 In addition to development or redevelopment of properties located within the Wekiva Study Area as specified in Future Land Use Element policies FLU6.6.8, FLU6.6.10 and FLU6.6.12, any proposed amendment to the Comprehensive Plan that proposes an increase in density or intensity of land use greater than that allowed for under the existing Future Land Use Map shall ensure protection of identified sensitive resources, including recharge areas, sensitive uplands, wetlands, Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub. (Added 12/07; Ord. 07-20, Policy 1.3.1)
- 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. (Added 12/07, Ord. 07-20, Policy 1.3.2; Amended 6/10, Ord. 10-07)

- OS1.3.3 The County shall incorporate land use strategies that will optimize open space and protect the health of the Wekiva River System, which may include but are not limited to:
 - Conservation design subdivisions;
 - Conservation easements and other less-than-fee acquisition strategies;
 - Coordinated greenway plans;
 - Land acquisition, including fee simple and less-than-fee;
 - Density incentives and density credits;
 - Transfers of development rights;
 - Clustering of developments; and
 - Low to very low density development. (Added 12/07, Ord. 07-20, Policy 1.3.3)

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. (Amended 6/10, Ord. 10-07)

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. (Amended 6/10, Ord. 10-07)

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. (Added 12/07, Ord. 07-20, Policy 1.3.5; Amended 6/10, Ord. 10-07)

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. (Amended 6/10, Ord. 10-07)

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. (Amended 6/10, Ord. 10-07).

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

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.

Residential land uses in the Rural Service Area.

Within all areas designated as Rural/Agricultural, the following standards shall apply:

i. Development with densities less than or equal to one unit per ten acres (1du/10ac) – open space shall be 50% or greater.

Residential land uses in existing Rural Settlements.

Within all areas in the Wekiva Study Area designated as Rural Settlement, minimum lot size shall be determined by the availability of water and sewer services. Within any such development, any sensitive resource elements shall be permanently protected. The following standards shall apply:

i. development with densities less than or equal to one unit per acre (1du/ac) –

- open space shall equal 50% or greater;
- ii. 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;
- iii. 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.

Residential land uses in Rural Settlements expansions.

For any Rural Settlement expansions in the Wekiva Study Area, minimum lot size shall be determined by the availability of water and sewer services. Within any such development, any sensitive resource elements shall be permanently protected. The following standards shall apply:

- i. development with densities 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 equal 60% or greater;
- ii. development with densities 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 70% or greater;
- iii. development with densities greater than one unit per acre (1du/ac) in a development with an overall size less than or equal to 100 acres open space shall be 70% 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 80% or greater.

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. (Amended 6/10, Ord. 10-07)

Residential land uses in the Urban Service Area (not in a Rural Settlement).

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

- i. development with an overall size less than or equal to 100 acres open space shall be 35% or greater;
- ii. development with an overall size greater than 100 acres open space shall be 50% or greater.

Vertical mixed-use in the Urban Service Area and Growth Center.

Vertical mixed-use (non-residential and residential land uses) within the Urban Service Area and Growth Centers in the Wekiva Study Area shall provide a minimum of 25% permanently protected open space. To minimize impervious surfaces, shared parking shall be required to the greatest extent practicable between adjacent non-residential uses. (Added 6/10, Ord. 10-07)

Non-residential land uses in the Rural Service Area.

New non-residential uses permitted in the Wekiva Study Area within the Rural Service Area generally shall be limited to neighborhood and community commercial uses including small offices, institutional uses, agricultural uses, public parks and public conservation lands. Land uses existing prior to adoption of this policy shall be recognized and allowed to develop according to the appropriate Land Development Code in place at the time of development permitting. Comprehensive plan map amendments may allow neighborhood or community commercial uses only at intersections of collector or arterial roadways, and such uses shall be restricted to neighborhood and low-intensity community commercial uses. Such commercial uses shall not be considered to be an impetus for increased residential densities in proximity to those commercial uses. Non-residential land uses within the Wekiva Study Area shall provide a minimum of 25% permanently protected open space. To minimize impervious surfaces, shared parking shall be required to the greatest extent practicable between adjacent non-residential uses. (Amended 6/10, Ord. 10-07)

Non-residential land uses in the Urban Service Area.

New non-residential uses permitted in the Wekiva Study Area within the Urban Service Area shall be consistent with Goals, Objectives and Policies of the Comprehensive Plan and specifically with the Policies FLU1.4.3 through FLU1.4.25. (Added 6/10, Ord. 10-07)

Non-residential sites too small to accommodate the above requirements – generally existing lots of record – may apply for a waiver from some or all of these open space requirements, provided that competent and sufficient evidence is provided documenting that fulfilling these requirements either is not physically possible or would constitute an undue hardship rendering the property unusable under the land use designation in effect on July 1, 2006. (Added 12/07, Ord. 07-20, Policy 1.3.6-r; Amended 10-09, Ord. 2009-28)

Potable Water, Wastewater and Reclaimed Water Element Goals, Objectives and Policies

POTABLE WATER

- GOAL PW1 It is Orange County's goal to provide an efficient and adequate level of water service and facilities in a cost effective manner to accommodate existing and future development.
- OBJ PW1.1 Orange County shall continue to provide for the correction of its existing water system deficiencies. This objective shall be made measurable by implementing the following policies. (Added 12/00, Ord. 00-25)

POLICIES

- PW1.1.1 Orange County shall review the Master Plan every five years and shall review and update the Water Supply Facilities Work Plan (Work Plan) within 18 months of the update to the Regional Water Supply Plans, which are required to be updated at least every five years, to identify system deficiencies and, if necessary, implement a plan for correction. The Work Plan (*Orange County Water Supply Facilities Work Plan*, 2008) is herein adopted, by reference, as data, analysis and supporting documentation for the element. (Added 12/00, Ord. 00-25)
- PW1.1.2 A Capital Improvements Program, consistent with the Master Plan and Work Plan, shall be prepared annually in order to provide improvements and expansion to the existing water system to meet or exceed the adopted level of service. (Added 12/00, Ord. 00-25)
- OBJ PW1.2 Orange County shall plan for the extension and increase in capacity of central water facilities to meet future needs within the Orange County Utilities Service Area, as required in the Orange County Comprehensive Plan. The term "facilities" shall include wells, intakes, water storage tanks, treatment facilities, pumping facilities and distribution mains. (Added 12/00, Ord. 00-25)

- PW1.2.1 The Master Plan and Work Plan shall be used to prioritize and coordinate the expansion and upgrade of facilities to meet future needs.
- PW1.2.2 Expansion of central water facilities shall be based on the demands of projected development in accordance with the adopted level of service standards, the future land use projected in the Comprehensive Plan, and changes in State, Federal and local regulations. (Added 12/00, Ord. 00-25)
- PW1.2.3 Orange County shall establish and maintain a current five-year Water Facilities Capital Improvements Program for the extension or increase in capacity of water facilities.
- PW1.2.4 The priority of water service provision shall be as follows:
 - A. Service to existing areas that present an immediate threat to public health or safety;
 - B. Maintenance or upgrading of the existing water system to meet or exceed the adopted level of service standards and to implement changes in State, Federal and local regulations;
 - C. Service to areas that are scheduled to be developed in the near future, as defined in the Water Capital Improvements
 - D. Extension of water service to undeveloped areas in the Urban Service Area where other major urban services have been or are being developed simultaneously; and,
 - E. Expansion into other areas of the Urban Service Area. (Added 12/00, Ord. 00-25)

- PW1.2.5 When central water service from Orange County Utilities is required for development, the level of service standard shall be 275 gallons per day (average daily flow) per Equivalent Residential Unit. Flow demands for commercial, industrial or other special developments differing from the flow values established by the serving utility shall be established from existing records or by estimated projections, using the best available data. These levels of service shall also be applied for planning purposes only to review Developments of Regional Impact (DRI) and Comprehensive Plan Future Land Use Map Amendments. (Amended 5/13, Ord. 2013-11)
 - A. Timing of Future Treatment Facility Expansion. Orange County Utilities shall ensure that sufficient water treatment facility capacity is maintained. Once the maximum daily flow (MDF) equals or exceeds 75% of a system's permitted capacity or once the sum of current MDF plus future commercial MDF equals or exceeds 90% of permitted capacity, a report shall be presented to the Florida Department of Environmental Protection (FDEP) on the need to increase capacity and, if capacity needs to be increased, the method of increase, estimated cost and timing. The capacity report shall identify recommended improvements, improvement costs and the timing of such improvements. Facilities scheduled for design and construction, as identified by the capacity report, shall be considered for inclusion into Orange County's Five Year and Ten Year Capital Improvement Program. Facilities approaching build out shall be exempt from this requirement. Facilities approaching build out are defined to be built to the ultimate capacity required to accommodate all projected growth within the system's service area. (Added 12/00, Ord. 00-25, Policy 1.2.5-r)
- PW1.2.6 Connections to the potable water system shall be allowed only where capacity is available. Capacity shall include minimum fire flow requirements pursuant to Orange County Code. (Added 12/00, Ord. 00-25)
- PW1.2.7 Extension of water transmission facilities from the existing central system to a development shall be provided at the developer's cost.
- PW1.2.8 If an interim water system is approved, the following requirements shall be met.
 - A. A plan for connection to the nearest central system and financing of the tie-in must be approved by Orange County. (Added 12/00, Ord. 00-25)
- PW1.2.9 The water capacity demand charges for a connection shall be based on equivalent residential units. (Added 12/00, Ord. 00-25)
- PW1.2.10 Public or approved private water systems in Orange County shall be self-supporting and shall not use ad valorem taxation.
- PW1.2.11 When central water service from private utilities or municipalities is required for development in unincorporated Orange County, the level of service standard shall be as listed below. (Added 12/00, Ord. 00-25)

| UTILITY NAME | LOS | |
|---------------------|---|--|
| City of Apopka | | |
| Residential | 227 gallons per day (gpd)/capita | |
| Nonresidential | 200 per 1,000 square feet | |
| City of Casselberry | 140 gpd/capita | |
| City of Eatonville | 63 gpd/capita | |
| City of Kissimmee | 114.4 gpd/capita | |
| City of Maitland | 350 gpd/equivalent residential connection (erc) | |
| City of Mount Dora | 135 gpd/capita | |
| Town of Oakland | 300 gpd/equivalent residential unit (eru) | |

| UTILITY NAME | LOS | |
|---|----------------|----------------|
| City of Ocoee | 300 gpd/eru | |
| Winter Park Utilities | 215 gpd/capita | |
| City of Winter Garden | 350 gpd/eru | |
| Orlando Utilities Commission | | |
| Land Use | Unit | Gallons/Day |
| Single Family Residential | dwelling | 360 |
| Multifamily Residential | dwelling | 259 |
| Office | square foot | 0.15 |
| Commercial | square foot | 0.13 |
| Hotel | rooms | 187 |
| Industrial | square foot | 0.22 |
| Government | square foot | 0.15 |
| Hospital | square foot | 0.22 |
| Reedy Creek Utilities | | · |
| Land Use | Unit | Gallons/Day |
| Residential | dwelling | 350 |
| Hotel (general) | rooms | 200 |
| Luxury/Deluxe | rooms | 250 |
| First Class | rooms | 200 |
| Moderate/Economy | rooms | 150 |
| Other Resort | Unit | 300 |
| Support/Office | square foot | 0.25 |
| Retail/Commercial | square foot | 0.3 |
| Restaurant | seat | 25 |
| Theme Parks (general) | guest | 80 |
| Theme Parks (water) | guest | 170 |
| | | |
| Central Florida Research Park | | Not available |
| East Central Florida Services Inc. ¹ | | Not available |
| Florida Water Service | | Not available |
| Lake Ola Homeowners | | Not available |
| Park Manor Utilities | | 300 gpd/eru |
| Southern States Utilities | | 200 gpd/eru |
| Taft Water Association | | 140 gpd/capita |
| Utilities Inc. of Florida (Wedgefield Utilities Inc.) | | 615 gpd/eru |
| Zellwood Water Users | | Not available |

¹ This system serves the Deseret Ranch's pasture and citrus grove irrigation system and homes on ranch property.

PW1.2.12 Orange County shall continue to participate in the regional water supply planning efforts of the St. Johns River Water Management District and the South Florida Water Management District' to establish and implement efficient and cost-effective public water supply plans for the region, without creating significant adverse impacts to natural systems. (Added 12/00, Ord. 00-25)

OBJ PW1.3 Orange County shall maximize the use of existing potable water facilities and available capacity through the implementation of appropriate technology and

NOTE: Orange County Planning Division has distributed surveys to all private and public providers throughout the County in order for the above information to be updated.

management strategies for enhancing water supply and reducing demand, including traditional and alternative water supply options, conservation and reuse. (Added 12/00, Ord. 00-25)

POLICIES

- PW1.3.1 The shift to new technologies and operational procedures, including expanded conservation programs, water rate increases, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur as they become technically and economically feasible.
- PW1.3.2 The County shall actively participate in the development of innovative water programs which protect and conserve the County's water resources.

OBJ PW1.4 Water facility plans and programs shall be designed to be consistent with the Future Land Use Element and to avoid urban sprawl.

POLICIES

- PW1.4.1 Water facility plans and programs shall be designed and coordinated in a manner which will support the Urban Service Area growth management concept. Future growth at urban densities or intensities shall be located in areas which have existing or planned potable water capacity. (Added 12/00, Ord. 00-25)
- PW1.4.2 Potable water service shall not be extended to areas outside the Urban Service Area except in the following circumstances:
 - A. The facilities to be extended will serve a Growth Center or other exception areas as provided in the Comprehensive Plan (CP);
 - B. The Board of County Commissioners has made an affirmative finding that a public health hazard exists for existing development. Such facilities shall not serve as the basis for additional new development:
 - C. The facilities are to be extended to provide adequate fire flows to existing developments which are located within one-half (1/2) mile of an existing water transmission main;
 - D. For approved sector plans as provided for in the CP; and
 - E. The circumstances described under Policy PW1.5.2 and Policy PW1.5.3.

This policy is not intended to preclude the use of conservation or rural areas for withdrawal or treatment facilities. (Added 12/00, Ord. 00-25)

- PW1.4.3 When it has been determined the extension of potable water facilities into the Rural Service Area is necessary, such existence or planned extension of potable water mains facilities shall not be construed as adequate justification for development at urban intensities in the Rural Service Area. Transmission mains that will service such rural areas shall be sized to provide domestic flow to satisfy existing land use including the provision of adequate fire flow.
- PW1.4.4 Development approvals should be granted by the Orange County Board of County Commissioners only when fire flows meet or exceed the requirements of County Subdivision Regulations, Commercial Site Plan Regulations and amendments thereto. Minimum fire flows and pressure requirements must be available to the development site prior to issuance of Certificates of Occupancy.
- OBJ PW1.5 In the interest of maintaining adequate potable water quality for Rural Settlements, the new construction or extension of central water systems serving Rural Settlements shall be approved by the Board of County

Commissioners on a case by case basis consistent with the CP. (Added 12/00, Ord. 00-25)

POLICIES

- PW1.5.1 Existing potable water facilities serving Rural Settlements shall not be used as a reason to increase allowable densities in the Rural Settlements. (Added 12/00, Ord. 00-25)
- PW1.5.2 When the provision of central water facilities for a Rural Settlement(s) is proposed, the Board of County Commissioners shall approve such a proposal(s) only when the Board makes two findings. First, the Board shall make a finding of need of central water facilities for the particular Rural Settlement. Second, the Board shall make a finding of consistency with the Comprehensive Plan, including the policies of the Potable Water and Future Land Use Elements. (Added 12/00, Ord. 00-25)
- PW1.5.3 The Board of County Commissioners has made an affirmative finding that the extension of potable water facilities is required to remediate health and safety concerns in the Bithlo Rural Settlement. In order to address the concern for public health in this area, the following conditions apply to the potable water system expansion to the Bithlo Rural Settlement:
 - A. The extended utility lines shall be used only by vested development within the Bithlo Rural Settlement.
 - B. The extended utility lines shall not be a justification or basis for approving new development.
 - C. The utility lines shall not be used for any new non-vested development beyond one unit per acre in the Bithlo Rural Settlement.
 - D. Non-vested development shall not be allowed to connect to the extended utility lines until a sector plan is approved. (Added 12/00, Ord. 00-25)
- OBJ PW1.6 Orange County shall continue to coordinate with municipal and private water agencies to assist in preventing fragmentation, duplication of effort, overlapping jurisdictions and excessive costs by implementing the following policies. (Added 12/00, Ord. 00-25)

POLICIES

PW1.6.1 Orange County shall continue to enter into territorial agreements with adjacent municipalities, counties and other utilities regulated by the Public Service Commission in order to encourage cost effective service to avoid unnecessary duplication in the provision of water services, to describe the location of each utility's service area, and to coordinate and confirm the associated service provision commitments. (Added 12/00, Ord. 00-25)

OBJ PW1.7 The County shall continue to implement its program to eliminate the amount of unaccounted-for water. (Added 12/00, Ord. 00-25)

- PW1.7.1 User fees shall be evaluated to ensure funds are available to fund programs to reduce unaccounted water loss. (Added 12/00, Ord. 00-25)
- PW1.7.2 Orange County shall continue requiring potable water consumption to be metered for residential and non-residential uses to ensure accountability of water. (Added 12/00, Ord. 00-25)
- PW1.7.2.1 Orange County shall continue to conduct water audits for its system's potable water transmission and distribution lines to determine pipe quality. The results of the audits

shall be considered by the Utilities Department when prioritizing projects for incorporation into the Capital Improvements Program (CIP). (Added 12/00, Ord. 00-25)

OBJ PW1.8 Orange County shall provide an adequate level of potable water services and facilities to development within the unincorporated area in a cost effective manner. (Added 12/00, Ord. 00-25)

POLICIES

- PW1.8.1 Connection fees shall supplement the total cost of all necessary public potable water system expansions. (Added 12/00, Ord. 00-25)
- PW1.8.2 User fees shall cover the full cost of operating and maintaining the potable water system, including debt service. (Added 12/00, Ord. 00-25)
- GOAL PW2 It is Orange County's goal to provide water service and facilities which are environmentally sound, promote water conservation and reclaimed water reuse, and protect the quality of the water supply.
- OBJ PW2.1 Orange County well regulations and policies shall be enforced, and if necessary amended, to mitigate adverse environmental impacts and eliminate health hazards. (Added 12/00, Ord. 0025)

- PW2.1.1 The Health and Rehabilitative Service Orange County Public Health Unit shall not permit wells for future development that are inconsistent with the Comprehensive Plan.
- PW2.1.2 As stipulated in the Land Development Code, Orange County shall allow the use of private wells for potable water use for development only in areas where central water service is not available.
- PW2.1.3 As stipulated in the Land Development Code, new development in the Urban Service Area shall be connected to a central water system. The waiver of this requirement to permit the use of wells should only be considered pursuant to Potable Water Policy PW2.1.2. Such wells shall be approved on an interim basis only. (Added 12/00, Ord. 00-25)
- PW2.1.4 Developments with interim wells, approved by the Board of County Commissioners pursuant to Potable Water Policy PW2.1.3, shall be required to connect to central water systems at the property owner's expense within one year from the date of notification by the County that such central water facilities are available within the stipulated distances approved by the Board of County Commissioners at the time the interim wells were permitted. This stipulation is included in the Land Development Code. (Added 12/00, Ord. 00-25)
- PW2.1.5 Orange County has developed and shall continue to maintain cross connection control and wellhead protection programs in accordance with State, Federal and local guidelines. (Added 12/00, Ord. 00-25)
- PW2.1.6 Orange County shall continue to monitor the drawdown of wellfields of Orange County Utilities in order to prevent adverse impacts to adjacent natural resources. (Added 12/00, Ord. 00-25)
- PW2.1.7 In the interest of protecting potable water wellfields, Orange County shall continue to implement its Small Quantity Generator Notification Program pursuant to Chapter 403, FS, Rule Chapter 62-730 FAC, Rule Chapter 62-731, FAC. The County shall also continue to comply with the State's Wellhead Protection regulations in Chapter 62-521, FAC.

(Added 12/00, Ord. 00-25)

- PW2.1.8 Orange County shall maintain Geographic Information Systems (GIS) maps reflecting the location of drainage wells that could have an adverse impact on groundwater. (Added 12/00, Ord. 00-25)
- PW2.1.9 A zone of protection area of 500 feet in radius from each public potable water well in the unincorporated area shall be considered the wellfield protection zone. The first 200 foot radius closest to the well shall be a zone of exclusion, where no regulated businesses listed on the County's Environmental Protection Division's List of Regulated Businesses by SIC Code will be permitted except that related with water supply provision. Within the remainder of the zone of protection, land uses shall be regulated to prohibit the following:
 - A. Landfills;
 - B. Activities that require the storage, use or transportation of restricted substances on the Resource Conservation and Recovery Act's or the Environmental Protection Agency hazardous wastes lists;
 - C. Feedlots or other commercial animal facilities;
 - D. Wastewater treatment plants and their ancillary facilities;
 - E. Mines; and,
 - F. Excavation of waterways, borrow pits or drainage facilities that intersect the water table. (Added 12/00, Ord. 00-25)
- OBJ PW2.2 Orange County shall support the use of innovative water conservation techniques and strategies, and will conserve water resources through coordination with the St. Johns River Water Management District and South Florida Water Management District and implementation of County and other agency programs.

- PW2.2.1 Orange County shall continue to support and assist the Water Management Districts in implementing the development of a County-wide consumptive use study program utilizing water use projections and ground water modeling to monitor the effects of withdrawals from the Floridan Aquifer. (Added 12/00, Ord. 00-25)
- PW2.2.2 Orange County shall continue to implement its Water Conservation Program and require the installation of products that minimize the demand for water in all new developments as stipulated in the County's Plumbing Code. (Added 12/00, Ord. 00-25)
- PW2.2.3 The County shall coordinate with Water Management Districts to monitor the drilling of new wells, enforce the capping of abandoned wells, and require the placement of valves on existing free flowing wells so water will be used only as required. It is not the intent of this policy to affect agricultural production or agricultural processing.
- PW2.2.4 Orange County shall coordinate with the Water Management Districts to monitor the amount of groundwater pumped from the aquifer underlying the County that is distributed for use outside the County; and, if necessary, assist in the emergency conservation of groundwater.
- PW2.2.5 Orange County shall encourage municipalities, counties, and private entities, which export water, underlying Orange County to use other sources of potable water and/or use water conservation measures. Such encouragement shall be by providing technical assistance and participating in studies conducted by the Water Management Districts.
- PW2.2.6 The County shall continue to implement its educational programs to promote a safe

- maximum withdrawal rate from the aquifer The educational programs include conservation techniques that can be used by homeowners and information regarding leak detection. (Added 12/00, Ord. 00-25)
- PW2.2.7 Orange County shall provide potable water in compliance with Environmental Protection Agency and Department of Environmental Protection's safe drinking water standards. (Added 12/00, Ord. 00-25)
- PW2.2.8 Orange County shall continue to investigate all feasible techniques for the use of reclaimed water. The County shall seek out opportunities to use reclaimed water for uses such as irrigation, groundwater recharge, industrial purposes and agricultural purposes. (Added 12/00, Ord. 00-25)
- PW2.2.9 As stipulated in the Reclaimed Water Ordinance, all development containing irrigated open space, shall be required to accept reclaimed water for irrigation when such reclaimed water is available. (Added 12/00, Ord. 00-25)
- PW2.2.10 Orange County shall participate in voluntary and mandatory water restrictions established by the Water Management Districts. This shall include limiting the irrigation of landscaping on public property to the hours specified in the restrictions. (Added 12/00, Ord. 00-25)
- PW2.2.11 Orange County shall continue to provide incentives and enforce regulations requiring water efficient Florida friendly landscaping techniques, to reduce the irrigation demand for potable water in new developments. (Added 12/00, Ord. 00-25)
- PW2.2.12 Pursuant to the Orange County Water and Wastewater Code, the County shall continue to-implement its water conservation and shortage regulations. In addition, the Code requires that during such times as either the St. Johns River Water Management District or the South Florida Water Management District declares a water shortage, the specific restrictions imposed by the applicable water management district that are more restrictive than the regulations of the County's Water Conservation Rules in the Water and Wastewater Code shall apply.
- PW2.2.13 Orange County shall continue to implement the Water Conservation Act (Section 553.14, FS) through provisions in the Building and Land Development Codes. (Added 8/93, Ord. 93-19; Amended 12/00, Ord. 00-25)
- PW2.2.14 Pursuant to Chapter 373.609, FS, Orange County shall, upon request, assist the Water Management Districts in the enforcement of Water Management District guidelines during declared water shortages.
- OBJ PW3.1 Orange County shall develop and maintain a Water Supply Facilities Work Plan (Work Plan) for at least a 10-year planning period addressing traditional and alternative water supply sources, facilities, and issues necessary to serve existing and future development within the jurisdiction of Orange County.

The Work Plan is developed based on a long term strategy that incorporates the following components:

- Continue to implement and expand effective water conservation measures
- Increase rates for potable and non-potable water used for irrigation to encourage greater conservation
- Optimize the efficient use of fresh groundwater from the Floridian aquifer
- Interconnect systems to create regional flexibilities and efficiencies
- Maximize the beneficial use of reclaimed water
- Continue aquifer recharge projects in areas of greatest benefit

- Expand reuse distribution facilities for irrigation and other beneficial uses
- Develop additional alternative water supply sources such as surface water for potable supply and non-potable augmentation
- Investigate additional management and supply options such as aquifer storage and recovery, reservoir storage, and stormwater reuse

- PW3.1.1 The Work Plan shall be consistent with the potable water level-of-service (LOS) standards established in Policies PW1.2.5, PW1.2.5.1 and PW1.2.11.
- PW3.1.2 The Work Plan identifies traditional and alternative water supply sources, including water conservation, water rate increases, system interconnections and reuse that the County will use to meet existing and projected water demands. The alternative water supply projects delineated in the Work Plan have been selected from the Regional Water Supply Plans adopted or approved by the St. Johns River Water Management District and/or South Florida Water Management District, or otherwise proposed by the County.
- PW3.1.3 The Work Plan shall be updated at least every 5 years, but no later than 18 months following adoption of the applicable Water Management Districts' Regional Water Supply Plan updates.
- PW3.1.4 The Work Plan, together with the County's Water Master Plan, shall be used to prioritize and coordinate the expansion and improvement of facilities used to withdraw, transmit, treat, store and distribute potable water to meet current and future needs within the County's service areas.
- PW3.1.5 Orange County shall establish and maintain, at a minimum, a current 5-year schedule of capital improvements for the improvement, extension and/or increase in capacity of traditional and alternative water supply facilities and system components, both capacity and non-capacity related. The schedule of capital improvements for water supply facilities shall be updated annually consistent with the Work Plan.
- PW3.1.6 Orange County's capacity related strategy and capital improvement projects for traditional water supply facilities are summarized below consistent with the Work Plan. These projects and project components, including estimated costs and funding sources, are adopted in the Capital Improvements Element as part of the 5-year schedule of capital improvements. Project numbers are listed as appropriate for cross reference to Index by Financial Unit in the capital improvements schedule.
 - Western Regional WSF/Wellfield Phase III (treatment plant expansion and new Lower Floridan aguifer wells) (CIS 1532).
 - Horizon West WSF/Wellfield (new treatment plant and wells) (CIS 1506).
 - Malcolm Road WSF/Wellfield (new treatment plant and wells) (CIS 1506).
 - Southern Regional WSF/Wellfield, Phase I (new plant and wells) (CIS 1498).
 - Eastern Regional WSF, Phases IIB and III (plant and wellfield expansions) (CIS 1497).
 - East Service Area Potable Water Storage and Repump Facility (CIS 1498).
 - East Service Area-South Service Area Water Transmission Main Interconnection (CIS 1450 and 1508).
- PW3.1.7 Development of Orange County's reclaimed water system is a critical component of the County's water supply strategy. Orange County's capacity-related strategy and capital improvements projects for water reclamation and reuse facilities are summarized below consistent with the Work Plan. These projects and project components, including

estimated costs and funding sources, are adopted in the County's Capital Improvements Element as part of the 5-year schedule of capital improvements. Project numbers are listed as appropriate for cross reference to Index by Financial Unit in the capital improvements schedule.

- Northwest WRF Phase III Expansion (treatment capacity increase) (CIS 1435).
- Northwest WRF RIB System Expansion (CIS 1496).
- Northwest WRF Reclaimed Water Project (reclaimed water storage, pumping, distribution and capacity for reuse) (CIS 1496).
- Southwest WRF, Phases I and II (new treatment plant, outside 5 year schedule) (CIS 1507)
- Southwest Service Area Reclaimed Water Reuse System (reuse distribution system) (CIS 1542).
- South WRF, Phase V Expansion (treatment capacity expansion) (CIS 1555).
- South Service Area Reclaimed Water and Reuse System Expansion (CIS 1411).
- Eastern WRF, Phases IVC, V, and Re-Rating (treatment capacity expansions) (CIS 1538).
- Eastern Regional Reclaimed Water Distribution System (joint project with the City of Orlando).
- East Service Area (a.k.a. Southeastern, Eastern WRF) Reclaimed Water Reuse System (expansion of reclaimed water pumping, storage, and distribution system facilities) (CIS 1483).
- PW3.1.8 Development of alternative water supply projects is a critical component of the County's water supply strategy and necessary to meet future water demands. Orange County's alternative water supply projects including surface water capital improvement projects are summarized below consistent with the Work Plan. These projects and project components, including estimated costs and funding sources are adopted in the County's Capital Improvements Element as part of the 5-year schedule of capital improvements. Project numbers are listed as appropriate for cross reference to Index by Financial Unit in the capital improvements schedule.
 - St. Johns River/Taylor Creek Reservoir Water Supply Project (new regional, cooperative surface water supply) (CIS 1550). Funding for this alternative water supply project will be shared by Orange County, the other five project utility partners, the SJRWMD, and the SFWMD.
 - Kissimmee River Basin Lake Tohopekaliga Potable Water Supply Project (new regional, cooperative surface water supply at the conceptual phase; outside 5 year schedule of capital improvements). Funding for this alternative water supply project will be shared with other central Florida potable water utility partners, with additional cooperative funding from the state (CIS 1550).
 - St. Johns River at SR 46 Water Supply Project (conceptual surface water supply project, outside Work Plan planning horizon).
 - Aquifer Storage and Recovery (ASR) Pilot Well Project, a cooperative study with the SJRWMD (CIS 1550).
- OBJ PW3.2 Orange County shall identify, investigate and use any technically, environmentally and economically feasible traditional or alternative sources of water that may be used to meet existing and future water demands when updating or maintaining the Work Plan.

- PW3.2.1 In conjunction or coordination with the St. Johns River Water Management District, the South Florida Water Management District, and other local governments or private utilities, Orange County shall seek the development of water sources that will satisfy existing and future demands, without causing adverse impacts to water quality, wetlands, aquatic systems or the environment. These sources may include, but are not limited to, fresh groundwater, reclaimed water, stormwater, brackish groundwater, surface water and seawater. In addition, the County will proactively investigate the application of new water resource development technologies to meet existing and future water demand.
- PW3.2.2 Orange County will maximize the efficient use of existing potable water facilities through the implementation of management techniques that can enhance a source of supply, sustain water resources and related natural systems, and optimize water supply yield. Available techniques may include, but are not limited to, water conservation, potable water rate increases, non-potable water reuse, system interconnects, and storage.
- PW3.2.3 Orange County shall coordinate, cooperate and participate with utility providers in the region and the water management districts in the development and update of local and regional water supply plans and assessments. In addition, Orange County will continue to collaborate and jointly develop interconnected sources and facilities to consolidate water services and to improve efficiencies that will support and enable Orange County to perform and implement an effective water supply program.
- PW3.2.4 The County will coordinate with the City of Orlando to evaluate improvements and expansion of the Water Conserv II system to support the Master Plan recommendations and other City of Orlando plans.

OBJ PW3.3 Orange County shall promote and sustain compatibility between the built and natural systems.

- PW3.3.1 Orange County shall coordinate with the St. Johns River Water Management District, the South Florida Water Management District, and other entities to assist with implementation of goals and provisions of the Regional Water Supply Plans and other local/municipal water resource management and restoration programs, to evaluate the long-term needs of the natural and built environments, to restrict activities that may result in the degradation or over-utilization of potable water resources, and to assure adequate water supply for the competing needs of native ecosystems, agriculture, and domestic and industrial users.
- PW3.3.2 Orange County shall work with the Water Management Districts, during updates to their Regional Water Supply Plans, to identify potentially feasible alternative water supply projects.
- PW3.3.3 Orange County will integrate growth management, land use and water resource planning to ensure the availability of water for Orange County and regional water management purposes.

Potable Water, Wastewater and Reclaimed Water Element Goals, Objectives and Policies

WASTEWATER AND RECLAIMED WATER

- GOAL WW1 It is Orange County's goal to provide an efficient and adequate level of wastewater service in a cost effective manner to accommodate existing and future development.
- OBJ WW1.1 Orange County shall consistently monitor for wastewater facility deficiencies. In the event system deficiencies are identified, Orange County shall provide for the correction of these wastewater system deficiencies, rehabilitation and improvements by implementing the following policies.

POLICIES

- WW1.1.1 The Master Plan shall identify and provide for the correction of wastewater system deficiencies, rehabilitation and improvements. The Master Plan (PBS&J/CH2M Joint Venture, 2002 Water, Wastewater, and Reclaimed Water Master Plan, September 2006) and the Water Supply Facilities Work Plan (Orange County Water Supply Facilities Work Plan, 2008) are herein adopted by reference, as the data, analysis and supporting documentation for the element.
- WW1.1.2 High priority shall be given in the Capital Improvements Program to the maintenance and improvement of the existing wastewater system to meet or exceed the adopted level of service as defined in Policies WW1.2.5 and WW1.2.5.1. (Policy 1.1.2-r)
- WW1.1.2.1 Orange County shall review the Master Plan every five years and shall review and update the Work Plan within 18 months of the update to the Regional Water Supply Plans, which are required to be updated at least every five years to identify system deficiencies and, if necessary, implement a plan for correction.
- WW1.1.3 Owners of existing package treatment facilities, not regulated by the Public Service Commission, are required to adopt a financial plan providing for connection to an area-wide wastewater system within five years after the date on which the system is available within one-quarter (1/4) mile. (Added 12/00, Ord. 00-25)
- WW1.1.4 The County shall continue to implement the sewer assessment system, which monitors the quality of the gravity and pump functions of the County wastewater system. (Added 12/00, Ord. 00-25)
- WW1.1.5 Wastewater treatment package plants not regulated by the Public Service Commission shall not be expanded to accommodate new or expanded development. This policy shall not preclude the usage of interim wastewater systems constructed for new development approved in accordance with wastewater policy WW1.2.9. (Added 12/00, Ord. 00-25)
- OBJ WW1.2 Orange County shall plan for the extension and increase in capacity of central wastewater facilities to meet future needs within the Orange County Utilities Service Area, as required in the Orange County Comprehensive Plan by implementing the following policies. (Added 12/00, Ord. 00-25)

POLICIES

WW1.2.1 The Wastewater Master Plan shall be used to prioritize and coordinate the expansion and upgrade of facilities to meet future needs.

- WW1.2.2 Expansion of central wastewater facilities shall be based on the demands of projected development in accordance with the adopted level of service standards, the future land use projected in the Comprehensive Plan, and changes in State, Federal and local regulations. (Added 12/00, Ord. 00-25)
- WW1.2.3 Orange County shall establish and maintain a current five-year Wastewater Facilities Capital Improvements Program for the extension and increase in capacity of wastewater facilities.
- WW1.2.4 The priority of wastewater service provision shall be as follows:
 - A. Service to existing areas that present either an immediate threat to public health or safety, or produce serious pollution problems;
 - B. Maintenance or upgrading of the existing wastewater system to meet or exceed the adopted level of service standards and to implement changes in State, Federal and local regulations;
 - C. Service to areas that are scheduled to be developed in the near future as defined in the Wastewater Facilities Capital Improvements Program;
 - D. Extension of wastewater service to undeveloped areas in the Urban Service Area where other major urban services have been or are being developed simultaneously; and,
 - E. Expansion into other areas of the Urban Service Area. (Added 12/00, Ord. 00-25)
- WW1.2.5 When central wastewater service from Orange County Utilities is required for development, the level of service standard shall be 225 gallons of wastewater per day (average daily flow) per Equivalent Residential Unit. Interim wastewater systems (permanent package treatment plans are no longer allowed in Orange County) shall also have a level of service standard of 225 gallons of wastewater per day (average daily flow) per Equivalent Residential Unit. Follow demands for commercial, industrial or other special developments differing from the flow values established by the serving utility shall be established from existing records or by estimated projections, using the best available data. These levels of service shall also be applied for planning purposes only to review Development of Regional Impact (DRI) and Future Land Use Map Amendments to the Comprehensive Plan. Orange County Utilities shall ensure that sufficient wastewater treatment facility capacity is maintained. Once the three month average daily flow equals or exceeds 50% of a system's permitted capacity or once the sum of current three months average daily flow plus future committed average daily flow equals or exceeds 90% of permitted capacity, a report shall be presented to the Florida Department of Environmental Protection on the need to increase capacity and, if capacity needs to be increased, the method of increase estimated cost and timing. The capacity report shall identify recommended improvements, improvement costs and the timing of such improvements. Facilities scheduled for design and construction, as identified by the capacity report, shall be considered for inclusion into Orange County's Five Year and Ten Year Capital Improvement Program. Facilities approaching build out shall be exempt from this requirement. Facilities approaching build out are defined to be built to the ultimate capacity required to accommodate all projected growth within the system's service area. (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25, Policy 1.2.5-r; Amended 5/13, Ord. 2013-11)
- WW1.2.6 When central sewer service from private utilities or municipalities is required for development in unincorporated Orange County, the level of service standard shall be as listed below. (Added 12/00, Ord. 00-25)

| UTILITY NAME | LOS | |
|--|--|--|
| City of Apopka | 103 gallons per capita per day | |
| City of Ocoee | 270 gallons per day per equivalent residential unit | |
| City of Mt Dora | 130 gallons per capita per day | |
| Park Manor Utilities | 230 gallons per equivalent residential unit | |
| Winter Park Utilities | 333 gallons per equivalent residential unit | |
| Seminole County Utilities | 1 million gallons per day (UCF campus and Central Florida Research Park) | |
| Florida Water Services | 125 gallons per day per capita | |
| Utilities Inc. of Florida (Wedgefield) | 300 gallons per day per equivalent residential connection | |
| Orlando Utilities Commission | | |
| Land Use | LOS | |
| Single Family Residential | 284 g/du/d | |
| Multifamily Residential | 223 g/du/d | |
| Office | 0.1 g/square feet/d | |
| Commercial | 0.25 g/square feet/d | |
| Industrial | 0.15 g/square feet/d | |
| Lodging | 150 g/room/d | |
| Government | 0.1 g/square feet/d | |
| Hospital | 0.25 g/square feet/d | |

- WW1.2.7 Connections to the wastewater systems shall be allowed only where capacity is available. (Added 12/00, Ord. 00-25)
- WW1.2.8 Extension of wastewater transmission facilities from the existing central system to a development shall be provided at the developer's cost.
- WW1.2.9 If an interim wastewater system is approved, the following requirements must be met:
 - A. A plan for connection to the nearest central system and financing of the tie-in must be approved by Orange County; and,
 - B. Normal connection fees associated with the connection to the County's wastewater system must be paid in accordance with County resolutions and ordinances, and prior to construction plan approval for the development the interim system is proposed to serve.
 - C. Construction of dry lines may be required. (Added 12/00, Ord. 00-25)
- WW1.2.10 Connection fees shall supplement the total cost of the needed wastewater system expansion. (Added 12/00, Ord. 00-25)
- WW1.2.11 Public or approved private wastewater systems in Orange County shall be self-supporting and shall not use ad valorem taxation for maintenance and operation.

OBJ WW1.3 Orange County shall maximize the use of existing wastewater facilities and available capacity through the implementation of appropriate technology. (Added 12/00, Ord. 00-25)

- WW1.3.1 The shift to new technologies and operational procedures shall occur as they become feasible. The Utilities Department shall monitor and maintain the current Supervisory Control and Data Acquisition (SCADA) system utilizing the newest technologies available to the County. (Added 12/00, Ord. 00-25)
- WW1.3.2 The County shall actively participate in the development of innovative wastewater programs which protect and conserve the County's water resources.

- WW1.3.3 User fees shall cover the full cost of operating and maintaining the system, including debt service.
- WW1.3.4 Orange County shall continue to monitor and reduce the influence, collection, and treatment of unwanted water entering the wastewater system from infiltration and inflow, combined sewer overflow, stormwater and unaccounted wastewater and remediate system deficiencies.
- WW1.3.5 The Orange County Utilities Department shall implement and maintain a system of metering for its reclaimed water customer connections, and shall continue to require individual metering of reclaimed water connections to single-family residential customers on public streets.
- OBJ WW1.4 Wastewater facility plans and programs shall be designed to be consistent with the Future Land Use Element and to avoid urban sprawl as implemented by the following policies. Wastewater service shall not be extended to areas outside the Urban Service Area except as provided in Wastewater Policy WW1.4.3. (Added 12/00, Ord. 00-25)

- WW1.4.1 Wastewater facility plans and programs shall be designed and coordinated in a manner which will support the Urban Service Area growth management concept.
- WW1.4.2 Future growth at urban densities or intensities shall locate in areas which have existing or planned wastewater capacity.
- WW1.4.3 Central wastewater facilities, consisting of wastewater treatment facilities, pump stations, force and gravity mains shall not be extended beyond the boundary of the Urban Service Area except in the following circumstances:
 - A. The facilities to be extended will serve a Growth Center or other exception areas within Specific Area Plan (SAP) boundaries as provided for in the Comprehensive Plan (CP);
 - B. The Board of County Commissioners has made an affirmative finding that a public health hazard exists for existing development. Such extended facilities shall no serve as a basis for additional new development;
 - C. For approved sector plans as provided for in the CP;
 - D. Those circumstances described under Policy WW1.5.2 herein.

This policy is not intended to preclude the use of conservation or rural areas for wastewater treatment facilities or the interconnecting of the overall system. (Added 12/00, Ord. 00-25)

OBJ WW1.5 In the interest of preserving the rural character and sense of place in Rural Settlements, the construction or extension of central wastewater systems serving Rural Settlements shall be limited. (Added 12/00, Ord. 00-25)

- WW1.5.1 Existing wastewater facilities serving Rural Settlements shall not be used as a basis to increase allowable densities in the Rural Settlements. This policy is not intended to preclude the use of conservation or rural areas for treatment facilities. (Added 12/00, Ord. 00-25)
- WW1.5.2 New central wastewater facilities shall not be constructed and existing facilities shall not be expanded to serve Rural Settlements except under the following circumstances:

- A. The Board of County Commissioners has made an affirmative finding that the facilities are necessary to support existing future land use designations on the adopted Future Land Use (FLU) map consistent with the Future Land Use Objective FLU2.1. The future land use designations referenced in this policy are those reflected on the adopted FLU map as of the date of adoption of this policy. Facility expansion under this policy must be incorporated into the County's five-year Capital Improvements Program (CIP); or
- B. The Rural Settlement has experienced a State documented economic decline as a result of the loss of a major area employer. The central wastewater facilities may be expanded for the purpose of revitalizing the area by attracting new commercial and industrial businesses and offering incentives to existing businesses to remain in the area. This policy shall apply only to the Zellwood Rural Settlement, consistent with the Future Land Use Element.
- C. The Board of County Commissioners has made an affirmative finding that the facilities are necessary and available to remedy or prevent contamination of ground or surface water within the Wekiva Study Area. (Added 12/00, Ord. 00-25; Amended 12/07, Ord. 07-20)
- WW1.5.3 The existence or new construction of wastewater facilities within the boundary of a Rural Settlement for the purpose of interconnecting (looping) to the wastewater system outside the boundary of a Rural Settlement shall not be the sole basis for existing development in a Rural Settlement to connect to the wastewater system. (Added 12/00, Ord. 00-25)
- OBJ WW1.6 Orange County shall continue to coordinate with municipal and private wastewater agencies to assist in preventing fragmentation, duplication of effort, overlapping jurisdictions, and excessive costs by implementing the following policies. (Added 12/00, Ord. 00-25)

- WW1.6.1 Orange County shall continue to establish territorial/joint planning agreements with adjacent municipalities and other utilities regulated by the Public Service Commission to encourage cost effective service and avoid unnecessary duplication in the provision of wastewater services. Priorities for the extension of services by these other providers are referenced in the territorial/joint planning area agreements. (Added 12/00, Ord. 00-25)
- WW1.6.2 Orange County shall continue to pursue alternative funding sources and participate with other localities in order to plan and construct wastewater systems. (Added 12/00, Ord. 00-25)
- WW1.6.3 Orange County shall cooperate with other wastewater service providers to jointly address ground and surface water nutrient loading issues within the Wekiva Study Area. Such efforts shall address water quality throughout the entire basin comprehensively, not only on a site specific basis, and shall aim to leverage limited resources and take advantage of economies of scale. These efforts are contained in the Wekiva Protection Act Facilities Plan, which is hereby adopted by reference and incorporated in the Comprehensive Plan. The objective of the plan includes:
 - Delineation of area within the utility service area that are to be served by central facilities within 5 years;
 - Delineation of areas where central wastewater systems are not readily available;
 - A financially feasible schedule of improvements;
 - An infrastructure work plan to build the facilities needed to implement the facilities

- plan, including those needed to meet enhanced treatment standards adopted by FDEP;
- A phase-out of onsite septic tank systems where central facilities are available;
- A long-range component addressing service of the joint planning area utility service area;
- Monitoring of existing central systems.
- GOAL WW2 It is Orange County's goal to provide wastewater services and facilities which are environmentally sound, promote water conservation and reclaimed water reuse, and protect the quality of the water supply.
- OBJ WW2.1 All County septic tank regulations and policies shall be enforced, and if necessary amended, to prevent adverse environmental impacts and eliminate health hazards.

- WW2.1.1 The Health and Rehabilitative Services Orange County Public Health Unit shall not issue permits for septic tanks, which are inconsistent with the criteria established in the Comprehensive Plan.
- WW2.1.2 The County shall continue to implement its Septic Tank Monitoring Program to ensure the effectiveness of operation, and to reduce the potential for health hazards. The County requires repair permits be obtained from the Health Department prior to any repairs to failed septic tank systems. (Added 12/00, Ord. 00-25)
- WW2.1.3 Land Development Code regulations limit the use of elevated septic tanks and drainfield systems to lots of a 1/2 acre minimum in order to provide a more balanced ecological and aesthetic approach to new development. (Added 12/00, Ord. 00-25)
- WW2.1.4 The County shall continue to implement septic tank requirements as required in the governing criteria in the Onsite Sewage Disposal System Section of the Land Development Code. (Added 12/00, Ord. 00-25)
- WW2.1.5 Orange County, as referenced in the Land Development Code, allows the use of septic tanks for development only in areas of suitable soils and when central wastewater services are not available. Where there are moderate soils, the County may allow the use of septic tanks based on detailed soil and site analysis so that ground or surface waters will not be polluted. Specific septic tank criteria shall be governed by the Orange County Subdivision Regulations or supplemental guidelines adopted under the proposed Land Development Code, as well as the requirements established in Chapter 10D-6 of the Florida Administrative Code. (Added 12/00, Ord. 00-25)
- WW2.1.6 When it has been determined by the Board of County Commissioners that the application of Wastewater Policy WW2.1.5 will result in substantial environmental impact to the subject or abutting property, the Board may limit the density of the development. Substantial environmental impact shall be determined by one or more of the following:
 - A. Total clearing of on-site vegetation or placement of fill material which results in the substantial destruction of the natural vegetation;
 - B. Inability to meet stormwater management criteria set forth in the Orange County Subdivision Regulations or commercial site plans regulations; and,
 - C. Contamination of surface water bodies, groundwater under the influence of surface water and groundwater. (Added 8/93, Ord.93-19)

- WW2.1.7 As stipulated in the Land Development Code, new development in the Urban Service Area shall be connected to central wastewater systems. The waiver of this requirement to permit the use of septic tanks should only be considered pursuant to Wastewater Policy WW2.1.5. (Added 12/00, Ord. 00-25)
- As stipulated in the Land Development Code, interim septic tank system(s) approved by the Board of County Commissioners following Wastewater Policy WW2.1.7 are required to connect to central sewer systems at the property owner's expense within one (1) year from the date of notification that such central sewer facilities are available within the stipulated distances approved by the Board of County Commissioners at the time the interim septic tank system(s) was permitted. (Added 12/00, Ord. 00-25)
- OBJ WW2.2 All County wastewater treatment facilities shall be designed and monitored to prevent adverse environmental impacts and eliminate health hazards. This objective shall be measurable through the implementation of the following policy. (Added 12/00, Ord. 00-25)

- WW2.2.1 Orange County shall continue to meet or exceed all Federal and State wastewater facility regulations, which provide for the protection of the environment.
- OBJWW 2.3 All County regulations for reclaimed water shall be enforced to prevent adverse environmental impacts and promote the conservation of natural resources. (Added 12/00, Ord. 00-25)

- WW2.3.1 Orange County shall continue to investigate, coordinate and promote all feasible techniques and applications for the beneficial use of reclaimed water. (Added 12/00, Ord. 00-25)
- As stipulated by the Land Development Code, all development containing irrigated open space greater than twenty acres, including golf courses, shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the development's boundary. Connection shall be made at the developer's cost. (Added 12/00, Ord. 00-25)
- WW2.3.3 In accordance with the Reclaimed Water Ordinance, reclaimed water use shall be a condition of all development approvals granted provided that service is available as set forth in Section 37-657 of the Orange County Code. (Added 12/00, Ord. 00-25)
- WW2.3.4 Orange County shall investigate the feasibility of using a water-conserving rate structure for reclaimed water customers.
- GOAL WW3
 Orange County's goal is to develop and maintain a Water Supply Facilities
 Work Plan and to coordinate with the St. Johns River Water Management
 District, the South Florida Water Management District, and other local,
 regional, state, and federal agencies in the implementation of effective
 traditional and alternative water supply programs, including utilization of
 reclaimed water sources, and in the implementation of effective linkages
 between water resource management and growth management in the County.
- OBJ WW3.1 Orange County shall develop and maintain a Water Supply Facilities Work Plan (Work Plan) for at least a 10-year planning period addressing traditional and

alternative water supply sources, facilities, and issues necessary to serve existing and future development within the jurisdiction of Orange County.

POLICIES

- WW3.1.1 The Work Plan shall be consistent with the wastewater level-of-service (LOS) standards established in Policies WW1.2.5, WW1.2.5.1 and WW1.2.6.
- WW3.1.2 The Work Plan shall identify feasible traditional and alternative water supply sources, including reclaimed water and reuse, which the County may use to meet existing and projected water demands.
- WW3.1.3 The Work Plan shall be updated at least every 5 years, but no later than 18 months following adoption of the applicable Water Management Districts' Regional Water Supply Plan updates.
- WW3.1.4 Orange County shall establish and maintain, at a minimum, a current 5-year schedule of capital improvements for the improvement, extension and/or increase in capacity of wastewater and reclaimed water facilities and system components, both capacity and non-capacity related. The schedule of capital improvements for wastewater and reclaimed water facilities shall be updated annually consistent with the Work Plan.
- OBJ WW3.2 Orange County shall identify, investigate, and use any technically, environmentally and economically feasible sources of water and wastewater that may be used to satisfy existing and future water demands when updating or maintaining the Work Plan.

POLICIES

- WW3.2.1 In coordination with the St. Johns River Water Management District, the South Florida Water Management District, and other local governments or private utilities, Orange County shall seek the development of efficient, cost-effective, and technically feasible water sources that will satisfy and supplement future demands, without causing adverse impacts to water quality, wetlands, aquatic systems, or the environment. These sources may include treated wastewater and reclaimed water.
- WW3.2.2 Orange County will maximize the use of existing reclaimed water facilities through the implementation of management techniques that can enhance a source of supply, sustain water resources and related natural systems, and optimize water supply yield. Available techniques may include, but are not limited to conservation, reclaimed water reuse and storage, reclaimed water rate increases, system interconnects, and aquifer recharge.
- WW3.2.3 Orange County shall coordinate with the St. Johns River Water Management District and the South Florida Water Management District, during updates to their Regional Water Supply Plans, to identify potentially feasible alternative water supply projects involving wastewater or reclaimed water sources within the County.
- OBJ WW3.3 Orange County shall promote and sustain compatibility between the built and natural systems.

POLICIES

WW3.3.1 Orange County shall coordinate with the St. Johns River Water Management District, the South Florida Water Management District, and other entities to assist with implementation of goals and provisions of the applicable Regional Water Supply Plans, and other local/municipal water resource management and restoration programs, to evaluate the long-term needs of the natural and built environments; to restrict activities that may result in the degradation or over-utilization of potable water and wastewater

- resources; and to assure adequate water supply for native ecosystems, agriculture, and domestic and industrial users.
- WW3.3.2 Orange County will integrate growth management, land use and water resources planning to ensure the availability of water for Orange County residents and regional water management purposes.
- GOAL WW4 It is Orange County's goal to protect ground and surface water quality within the Wekiva Study Area by using the necessary wastewater treatment processes to help ensure water quality within the Wekiwa Springs system.

 (Goal 3)
- OBJ WW 4.1 The County shall minimize nitrates and other pollutants that originate from wastewater effluent within the Wekiva River and its tributaries and the springs and spring run creeks in the Wekiva Study Area. (Objective 3.1)

WW4.1.1 In order to help remove nutrients from the Wekiva Springshed, the County will require the central sewering of existing developed areas through connection to a central system where central sewer is available consistent with the definition in Section 381.0065(a)a, Florida Statutes. (Policy 3.1.1)

Aquifer Recharge Element Goals, Objectives and Policies

- GOAL AR1 The Floridan Aquifer, Intermediate Aquifer and surficial aquifer shall be protected and conserved to ensure that Orange County and other Central Florida residents and businesses have an adequate supply of potable water now and in the future. (Goal 1-r)
- OBJ AR1.1 Orange County shall continue to implement, on an ongoing basis, existing programs such as the CONSERV II program, the Rapid Infiltration Basins, the septic tank monitoring program, the County Landfill monitoring program, and the review of the United States Geological Survey's potentiometric monitoring program and-continue to participate in the interlocal agreement that pertains to the Drainwell Modification Study. Additional programs to protect the water quality and quantity in the aquifers and enhance aquifer recharge, shall be pursued and established on an ongoing basis, including development criteria in the Land Development Code. (Added 12/00, Ord. 00-25, Objective 1.1-r)

- AR1.1.1 In order to monitor the quantity of groundwater in the Floridan Aquifer, Orange County shall continue to annually review the findings of the United States Geological Survey's potentiometric contour monitoring program. (Added 12/00, Ord. 00-25, Policy 1.1.1)
- AR1.1.2 Orange County, with the help of other governmental entities, shall continue the drainage well monitoring program, which shall include sampling drainage water. At a minimum, the program shall entail the following: Orange County will continue to work with the St. Johns Water Management District in regards to the Lake Sherwood project, which is part of the drainage well monitoring program, in order to minimize flooding of the lake and increase recharge to the aquifer. (Added 12/00, Ord. 00-25, Policy 1.1.2)
- AR1.1.3 The Land Development Code shall contain a definition and a map of areas of aquifer vulnerability in Orange County. As provided in Policy FLU1.11.9, the County shall update the Land Development Regulations to limit with appropriate standards or prohibit land uses with the potential to contaminate or harm the aquifer. (Added 12/00, Ord. 00-25, Policy 1.1.3-r)
- AR1.1.4 Orange County shall, by 2012 update and refine WAVA to improve accuracy and apply county-wide. Upon adoption, the WAVA shall replace the existing data sets for determinations of aquifer vulnerability and similar assessments may be required in the Comprehensive Plan and Land Development Regulations.
- AR1.1.5 Orange County, with the cooperation of the Water Management Districts, has developed a recharge amp of the areas of no recharge, very low recharge, very low to moderate recharge and high to very high aquifer recharge. Best management practices (BMPs) as identified in Policy AR1.1.14 shall be required to maximize and maintain recharge volumes. (Added 12/00, Ord. 00-25, Policy 1.1.4-r)
- AR1.1.6 Orange County shall assist as requested the water management districts with preparation of a report detailing the impacts of industrial, commercial, office, residential and agricultural land uses on recharge areas and land surrounding Outstanding Florida Waters, which may be based on the conclusions of available studies completed by other agencies. The County's Land Development Code criteria regulating and/or prohibiting land uses in these areas shall be revised at the conclusion of this study. (Added 12/00, Ord. 00-25, Policy 1.1.5)

- AR1.1.7 The Land Development Code shall include regulations/criteria for determining the aquifer recharge potential of a site during the development review stage. (Policy 1.1.6)
- AR1.1.8 The Land Development Code shall require the total on-site retention of the 25-year, 24-hour storm event in identified recharge areas. (Policy 1.1.7)
- AR1.1.9 Aquifer recharge areas typically comprise Hydrologic Soil Group Type "A," as indicated on the Soil Survey Map for the County prepared by the USDA Soil Conservation Service. Regulations shall be adopted as part of the Land Development Code require a detailed soils report prepared by a geotechnical engineer to be submitted to the County prior to site development plan approval if such soils exist on-site. If the site is determined to be within a high recharge area, retention of the total runoff generated by a 25-year frequency, 24-hour duration storm event from the developed site will be required. (Added 8/92, Ord. 92-24, Added 12/00, Ord. 00-25, Policy 1.1.7.1-r)
- AR1.1.10 The aquifer recharge protection regulations in the Land Development Code shall address the need for clustering units in order to provide maximum recharge. This shall be accomplished through such mechanisms as, but not limited to, a special zoning district or open space and impervious surface requirements. (Policy 1.1.8)
- AR1.1.11 Orange County shall provide technical assistance to the Water Management Districts and United States Geological Survey for the purposes of researching the impacts of impervious surface ratios and land development on the natural rate of aquifer recharge, and preparing Groundwater Basin Resource Availability Inventories. The Land Development Code criteria regulating land uses in these areas shall be reassessed at the conclusion of these studies. (Policy 1.1.9)
- AR1.1.12 Orange County will continue to implement the artificial recharge program of CONSERV II using rapid infiltration basins (RIBS) and irrigation of citrus groves, golf courses and open space in high recharge areas [approximately 44 million gallons per day (MGD) in prime recharge areas of West Orange County]. In addition, the County will continue to expand artificial recharge through RIBs and lake augmentation in the Orange County Utilities (OCU) Northwest Service Area (approximately 5 MGD) which includes the construction of a new RIB (Old Winter Garden Road aquifer recharge project) and additional recharge projects in OCU West Service Area. (Added 8/92, Ord. 92-24, Policy 1.1.9.1-r)
- AR1.1.13 Orange County shall continue to research the feasibility of expanding its CONSERV II Program to include additional agricultural lands, parks, golf courses, cemeteries, and other potential water intensive uses. These expansions shall be focused on lands along the CONSERV II transmission main corridor and along the CONSERV II distribution system in west Orange County. (Added 12/00, Ord. 00-25, Policy 1.1.10)
- AR1.1.14 Orange County shall use best management practices and performance standards to maximize open space, limit impervious surfaces, promote protection of natural vegetation, buffer karst sensitive areas, maximize recharge volumes, and treat recharge stormwater to protect groundwater quality. Such practices and standards shall be included in the Land Development Code by January 1, 2007. (Added 12/07, Ord. 07-20, Policy 1.1.11)
- OBJ AR1.2 Orange County shall coordinate with other governmental entities regarding groundwater pollution and supply through the establishment or continuation of programs and technical assistance, as identified in the following policies. (Objective 1.2)

AR1.2.1 Orange County shall provide technical assistance as requested the St. Johns River and South Florida water management districts for the preparation and completion of Needs

- and Sources Inventories. (Added 12/00, Ord. 00-25, Policy 1.2.1)
- AR1.2.2 Orange County shall continue to coordinate with other local and State governmental entities to monitor septic tanks in industrial zoned developments. This program shall provide for the investigation of suspected or reported improperly installed or malfunctioning septic tanks that could contaminate surface water or groundwater. program to eliminate any identified adverse effects of contamination. (Policy 1.2.2)
- AR1.2.3 Orange County shall cooperate with and provide technical assistance to all governmental entities regulating development within water recharge areas in Orange County. The County shall strive for establishment of a County-wide, uniform set of guidelines and criteria. (Policy 1.2.3)
- AR1.2.4 Local Joint Planning Area Agreements shall provide for protection of high or very high aquifer recharge areas. The protection of high or very high aquifer recharge areas shall be assumed by the local jurisdiction upon annexation. (Added 12/00, Ord. 00-25, Policy 1.2.4-r)
- AR1.2.5 Orange County shall continue to accomplish:
 - A. A drainage well inventory by location;
 - B. Identification of surrounding land use and proximity to potable water supply wells of the inventoried drainage wells;
 - C. Identification of potential adverse impacts resulting from drainage wells;
 - D. Prioritization, with dates of completion, of the needed improvements to correct mitigate the potential for adverse impacts; and,
 - E. Recommended changes to the Land Development Code. (Added 12/00, Ord. 00-25, Policy 1.2.5)
- AR1.2.6 Orange County shall review and amend the Land Development Code criteria regulating land uses in areas where drainage wells are present, as necessary. (Added 12/00, Ord. 00-25, Policy 1.2.6)
- AR1.2.7 Orange County has developed educational materials to serve as a Water Conservation Awareness Program that explains the following:
 - A. The importance of preserving and protecting groundwater resources;
 - B. The average water demand for everyday uses;
 - C. How particular conservation programs and practices, including agricultural irrigation, can reduce the demand for groundwater; and,
 - D. How Florida friendly techniques in landscaping plans can reduce the demand for groundwater. (Added 12/00, Ord. 00-25, Policy 1.2.7-r)
- AR1.2.8 To prevent groundwater contamination to the maximum extent possible, Orange County shall continue to cooperate with all State and Federal authorities in the regulation, collection and disposal of hazardous wastes as defined in the Solid Waste Element by implementing programs that include, but are not limited to, the Small Quantity Generator Notification Program and the Local Hazardous Waste Program. (Policy 1.2.8)
- GOAL AR2 Orange County shall prevent the contamination of the Floridan Aquifer and surficial aquifer. Contamination shall be defined as any violation of State, regional or local water quality standards. (Goal 2)
- OBJ AR2.1 Orange County shall continue to monitor and implement programs to protect groundwater quality and eliminate potential sources of contamination. This

objective shall be made measurable by implementing the following policies. (Objective 2.1)

- AR2.1.1 Orange County shall continue its monitoring program at the County Landfill to ensure groundwater contamination outside the permitted zone of discharge does not occur. This program shall include monthly samplings of groundwater. (Policy 2.1.1)
- AR2.1.2 Groundwater monitoring wells shall be required at all new or expanded landfills. (Added 12/00, Ord. 00-25, Policy 2.1.2)
- AR2.1.3 When monitoring programs determine contamination has occurred, immediate actions will be taken to eliminate the contamination. (Policy 2.1.3)
- AR2.1.4 Orange County's Environmental Protection Division shall continue to implement its monitoring program and procedures to mitigate adverse impacts, if detected, of private businesses in the unincorporated area that use, generate or produce any material characterized or listed on the Resource Conservation and Recovery Act's or the Environmental Protection Agency's hazardous waste lists, as required in the Aquifer/Wellfield Protection regulations. The monitoring program will include uses restricted in wellhead protection areas, as defined in Rule 62-521.400, F.A.C., and uses identified as potential sources of groundwater contamination through the Source Water Assessment Program. The County will coordinate with DEP and ensure adequate testing, monitoring and remediation within delineated areas of groundwater contamination. (Added 12/00, Ord. 00-25, Policy 2.1.5-r)
- AR2.1.6 Orange County shall maintain Geographic Information System (GIS) maps reflecting the location of drainage wells that could have an adverse impact on groundwater. (Added 12/00, Ord. 00-25, Policy 2.1.6)
- AR2.1.7 A zone of protection area of 500 feet in radius from each non-community system, 1,000 feet in radius from each community public potable water well, 5-year travel time for municipal and regional wells in the unincorporated area shall be considered the wellfield protection zone. The first 500 foot radius closest to the well shall be a zone of exclusion, where no regulated uses listed in Rule 62-521, F.A.C. will be permitted. Within the secondary zone, the County will restrict new uses that are potential sources of groundwater contamination including: domestic wastewater facilities (septic systems and wastewater treatment facilities), dry cleaning facilities, uses that generate hazardous wastes, industrial wastewater, underground injection wells, petroleum storage tanks, landfills and mining areas. (Added 12/00, Ord. 00-25, Policy 2.1.7-r)
- AR2.1.8 Orange County shall continue to monitor the draw down of wellfields of Orange County Utilities in order to prevent adverse impacts to adjacent natural resources. (Added 12/00, Ord. 00-25, Policy 2.1.8)
- AR2.1.9 In the interest of protecting potable water wellfields, Orange County shall continue to implement its Small Quantity Generator Notification Program pursuant to Chapter 403, FS, Rule Chapter 62-730 FAC, Rule Chapter 62-731, FAC. The County also shall continue to comply with the State's Wellhead Protection laws in Chapter 62-521, FAC. (Added 12/00, Ord. 00-25, Policy 2.1.9-r)
- AR 2.1.10 By 2009, the County's Water Wells Ordinance will be amended consistent with the State's Wellhead Protection and Delineation Area laws and to assist with implementation of the Source Water Assessment and Protection Program (SWAPP).

- GOAL AR3
 Orange County's goal is to develop and maintain a Water Supply Facilities
 Work Plan (Work Plan) and to coordinate with the St. Johns River Water
 Management District, the South Florida Water Management District, and other
 local, regional, state and federal agencies in the implementation of effective
 traditional and alternative water supply programs, including aquifer recharge
 projects, and in the implementation of effective linkages between water
 resource management and growth management in the County. (Goal 3)
- OBJ AR3.1 Orange County shall develop and maintain a Work Plan for at least a 10-year planning period addressing traditional and alternative water supply sources, facilities, and issues necessary to serve existing and future development within the Orange County Utilities service areas. (Objective 3.1)

- AR3.1.1 The Work Plan shall identify traditional and alternative water supply sources, including aquifer recharge projects, which the County may use to meet existing and projected water demands. These alternative aquifer recharge projects will be selected from the applicable Water Management Districts' Regional Water Supply Plans or otherwise proposed by the County. (Policy 3.1.1)
- AR3.1.2 The Work Plan shall be updated at least every 5 years, but no later than 18 months following adoption of the applicable Water Management Districts' Regional Water Supply Plan updates. (Policy 3.1.2)
- OBJ AR3.2 Orange County shall identify, investigate and use any technically, environmentally and economically feasible sources of water and treated wastewater that may be used to recharge the aquifers to help offset the effects of existing and future water demands when updating or maintaining the Work Plan. (Objective 3.2)

- AR3.2.1 In coordination with the St. Johns River Water Management District, the South Florida Water Management District, and other local governments or private utilities, Orange County shall seek the development of efficient, cost-effective, and technically feasible water sources that will satisfy and supplement future demands, without causing adverse impacts to water quality, wetlands, aquatic systems or the environment. These sources may include augmentation of groundwater supplies via additional recharge. (Policy 3.2.1)
- AR3.2.2 Orange County will seek to maximize the use of existing water and reclaimed water facilities through the implementation of management techniques that can enhance a source of supply, sustain water resources and related natural systems, and optimize water supply yield. Available techniques may include, but are not limited to, conservation, rate increases, reclaimed water reuse, system interconnections, storage and aguifer recharge. (Policy 3.2.2)
- AR3.2.3 Orange County shall work with the St. Johns River Water Management District, and South Florida Water Management District, during updates to their Regional Water Supply Plans, to identify potentially feasible alternative water supply projects involving aquifer recharge. (Policy 3.2.3)

Stormwater Management Element Goals, Objectives and Policies

- GOAL SM1 Orange County shall manage stormwater to prevent flood damage and protect water quality.
- OBJ SM1.1 Orange County shall minimize the occurrence of flooding that is a threat to human health or property. This objective shall be made measurable by implementing the following policies.

- SM1.1.1 Orange County shall not approve for construction any road, street, or facility proposed to be constructed within a designated flood hazard area, unless mitigation measures as identified in the applicable regulations have been installed by the developer to overcome an identified flood hazard. All measures installed by the developer must be certified acceptable by the County prior to project completion. This policy shall be included in the floodplain regulations of the Land Development Code.
- SM1.1.2 Orange County shall require stormwater management systems within all development to be designed and installed to provide adequate flood protection for all primary structures and to protect the structural integrity of all roadways. (Added 12/00, Ord. 00-25)
- SM1.1.3 Orange County shall require that all new stormwater management systems provide for the safe handling of all stormwater runoff that flows into, across, and is discharged from the site without creating any additional flooding to adjacent property owners. (Added 12/00, Ord. 00-25)
- SM1.1.4 Orange County shall have the authority to require the design of stormwater management systems to be compatible with those natural terrain or landscape barriers that protect the site against flooding. (Added 12/00, Ord. 00-25)
- SM1.1.5 Orange County shall require that retention/detention areas be designed and located so as to not adversely reduce the existing flood storage of the floodplain. (Added 12/00, Ord. 00-25)
- SM1.1.6 Orange County has established the flood elevations for all land-locked lakes within the basins for which stormwater master plans have been completed. Orange County shall continue to make progress in establishing flood elevations for the remaining area lakes through FEMA, localized studies and the remaining basin studies. Based upon new information, the County shall revise, as necessary, the minimum building pad elevations and modify existing land development regulations in the Land Development Code. (Added 12/00, Ord. 00-25)
- SM1.1.7 Orange County shall investigate reports of flooding in a timely manner. Response times, frequencies, durations and locations shall be noted and reported annually to the Board of County Commissioners.
- SM1.1.8 Orange County shall acquire, through easements or acquisition, access to major outfall areas for maintenance and inspection. (Added 12/00, Ord. 00-25)
- SM1.1.9 Orange County shall continue to participate in the Community Rating System and strive to attain maximum discounts for the citizens of Orange County. (Added 12/00, Ord. 00-25)
- SM1.1.10 Orange County shall require that all new and retrofit County flood control projects incorporate a water quality treatment component as required by the National Pollutant

Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit. (Added 6/10, Ord. 10-07)

OBJ SM1.2 Orange County shall improve its ability to manage stormwater so as to minimize the degradation of surface and ground water. This objective shall be made measurable by implementing the following policies. (Amended 12/07, Ord. 2007-20)

- SM1.2.1 Orange County shall maintain and, where needed, improve the design standards, construction, and maintenance requirements of all stormwater retention/detention systems, and ensure compliance with these requirements to prevent degradation of receiving surface water bodies and meet the objectives of the applicable Total Maximum Daily Load (TMDL) Basin Management Action Plan (BMAP). (Amended 6/10, Ord. 10-07)
- SM1.2.2 Orange County shall continue to identify and prioritize the need for designated riverine management plans for systems such as the Wekiva River and Econlockhatchee River systems on an ongoing basis. These should be conducted through interlocal agreements with neighboring counties and collaboration with the appropriate departments and the St. Johns River Water Management District. Related land use planning and programmatic approaches shall be adopted after the management plans are completed. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)
- SM1.2.3 Orange County shall require Best Management Practices to minimize contributions of poor quality stormwater run-off to both groundwater and surface water bodies as part of both construction and operational phases of a project. All projects should be in compliance with both the water management district (WMD) permit as well as NPDES Construction Generic Permit and related Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP). (Amended 6/10, Ord. 10-07)
- SM1.2.4 Orange County shall continue to require that plans for expansion, modification, or replacement of existing development provide some effective form of stormwater treatment, where such stormwater treatment is currently inadequate. As needed, the project shall be in compliance with the TMDL BMAP. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)
- Orange County shall continue to implement a program that monitors the effectiveness of County-maintained stormwater treatment systems to allow identification of possible system deficiencies. At a minimum, this program shall include sampling developed in accordance with FDEP protocol. As part of this program, the possibility of including privately maintained facilities shall be evaluated. If there are deficiencies, Orange County shall develop a plan to improve its enforcement and maintenance procedures. This information shall be noted and included when the Division reports annually to the Board of County Commissioners, as referenced in Stormwater Management Policy SM1.4.9. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)
- Orange County shall continue to require that Stormwater Pollution Prevention Plans (SWPPP) and the associated Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities (NOI) be submitted and approved prior to a pre-construction conference as regulated through the Land Development Code. These plans shall be developed in accordance with the FDEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities (Construction Generic Permit, FDEP Document No. 62-621.300(4)(a) (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)
- SM1.2.7 Orange County shall continue to actively participate with other involved agencies and

municipalities to develop and implement BMAPs for those water bodies determined to be in greatest need through the TMDL process as implemented by FDEP. If stormwater is determined to be a major water quality problem for a lake, planning and design shall be undertaken for corrective measures as part of the master stormwater planning process. The FDEP TMDL BMAPs set the pollution reduction allocations to be accomplished by local, regional and state entities. (Drainage wells are currently regulated by FDEP and any changes or modifications must comply with their strict regulations.) Amended 6/10, Ord. 10-07)

- SM1.2.8 Specific care shall be given to follow the FDEP TMDL program. This shall include an intra divisional review of the ongoing FDEP activities for listing water bodies. Those listed water bodies shall be targeted for retrofit projects and special stormwater quality enhancement projects. The watersheds of listed water bodies shall receive special stormwater and groundwater protection and enhancement consideration for all development and redevelopment. This shall include strict adherence to existing, environmentally sound land use requirements, as well as an implementation of alternative, proven, and more protective land use requirements, as they become available.
- SM1.2.9 Within the Wekiva Study Area, new development and substantial redevelopment shall use best management practices (BMPs). At a minimum, use of these BMPs shall maintain surface and groundwater flow rates and volumes at pre-development levels, as defined in the updated FDEP Stormwater Rule to be implemented in 2010. Water quality treatment shall reduce nutrients and other contaminants in discharges to historical background levels. Post-development peak rate of discharge must not exceed the predevelopment peak rate of discharge. The natural forms and functions of wetlands, surface water features, floodplains and other conveyance systems, as well as groundwater recharge areas shall be maintained. (Added 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07)
- OBJ SM1.4 Orange County shall identify and correct existing stormwater/drainage facility deficiencies on a priority basis. Public health and safety shall be the foremost priority. This objective shall comply with FDEP TMDL BMAPs as developed and implemented, as well as the County NPDES Permit (#FLS000011), and shall be made measurable by implementing the following policies. (Amended 6/10, Ord. 10-07)

- SM1.4.1 Orange County shall continue to complete a formal listing that indicates the priority of drainage basin studies within the County, and coordinate any actions that are necessary to facilitate master stormwater plan completion by other entities. (Added 12/00, Ord. 00-25)
- SM1.4.2 Orange County shall adopt a stormwater utility ordinance and shall identify other alternative funding sources for drainage improvements and master stormwater planning to enhance current funding levels on an ongoing basis. These new funding sources shall be used to meet additional drainage demands such as implementing master drainage planning or mitigating threatening drainage wells. (Added 12/00, Ord. 00-25)
- SM1.4.3 Orange County shall complete primary and secondary drainage facility inventories for basins within the County and continue the completion of more detailed inventories through the development of drainage basin stormwater master plans. All data shall be incorporated into the ongoing County-wide GIS stormwater infrastructure mapping project. (Amended 6/10, Ord. 10-07)
- SM1.4.5 Orange County shall update all of the stormwater master plans on an as-needed basis, as

identified in Stormwater Management Policy SM1.4.1. These master stormwater plans shall include, at a minimum, all data and analysis requirements of Chapter 9J-5.011(1)(a) through (f), Florida Administrative Code. To make these planning efforts more efficient, the level of detail for a specific basin can be targeted toward the prioritized needs referenced in Stormwater Management Policy SM1.4.7. (Added 12/00, Ord. 00-25)

- SM1.4.6 Orange County shall correct or mitigate the facility deficiencies identified as impacting the public's health and safety. These existing facility deficiencies shall be upgraded based upon adopted levels of service standards appropriate for each basin. Deficiencies shall include flooding, non-compliance with TMDL BMAPs or general degradation of surface and groundwater quality. (Amended 6/10, Ord. 10-07)
- SM1.4.7 Orange County shall prioritize and correct the deficiencies identified in the master stormwater plans through the subsequent stormwater sections of the Capital Improvements Program, with consideration given to the following criteria.
 - A. The first priority should be given to those deficiencies that threaten health, safety and welfare. This policy shall be interpreted to include drainwells identified to be a public threat to the aquifer or public drinking well water supply.
 - B. The second priority should be given to those deficiencies that are identified or required improvement from regulatory requirements such as the TMDL program. (Amended 6/10, Ord. 10-07)
 - C. The third priority should be given to those improvements that represent opportunities to participate on "joint projects" (with other public or private entities), such as Lake Apopka Restoration, that will result in more efficient construction or replacement of stormwater improvements over time. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)
- SM1.4.8 Orange County Stormwater Management Division shall cooperate and consult with the City of Orlando, the NPDES Co-permitees, other municipalities, and adjoining governments for the completion and updates of the identified master stormwater plans and the subsequent improvements to these systems. This cooperation shall include provision of information and technical assistance, participation on joint technical committees, and attendance at appropriate meetings (Amended 6/10, Ord. 10-07)
- SM1.4.9 Orange County's Stormwater Management Division shall, as part of the budget process, continue to report annually to the Board of County Commissioners on prioritizing drainage and water quality concerns. (Amended 6/10, Ord. 10-07)
- SM1.4.10 Orange County shall amend the comprehensive policy plan, including the stormwater management level of service, to incorporate the pertinent findings, data and analysis, and recommendations of all master drainage studies as they are completed.
- SM1.4.11 Orange County shall cooperate and consult with the St. Johns River Water Management District, the Florida Department of Environmental Protection and adjoining local governments and municipalities for the development and implementation of the Wekiva Study Area regional master stormwater management plan. This may include establishment of a regional stormwater environmental utility to fund needed improvements and projects. The Wekiva Parkway and Protection Act Master Stormwater Management Plan Support Final Report, November 2005, is herein adopted by reference. This master stormwater management plan identifies areas of stormwater management deficiency and contains prioritized projects to correct deficiencies and implement strategies to accommodate long-term needs within the Wekiva Study Area. (Added 12/07, Ord. 2007-20)

OBJ SM1.5 Orange County shall manage and coordinate its stormwater review and

implementation process to meet future needs and protect the functions of natural drainage features. This objective shall be made measurable by implementing the following policies.

- SM1.5.1 Orange County shall require that nonstructural drainage improvements be used to solve existing drainage problems where it is economically and/or physically possible. Where structural approaches must be used, the County shall ensure that environmental damage is minimized.
- SM1.5.2 Orange County shall continue to ensure that the stormwater management regulations contained in the County Land Development Code protect natural drainage features by requiring compensatory storage, restoration/mitigation of wetlands, nonstructural techniques when feasible, erosion and sediment control, maintenance of natural hydroperiods, and maximization of on-site detention/retention. (Added 12/00, Ord. 00-25)
- SM1.5.3 As part of the development review process, an impact assessment will be required that addresses the effects of new development on existing stormwater management systems. This review process, as defined in the Land Development Code, considers how the stormwater management system will operate at build-out. (Added 12/00, Ord. 00-25)
- SM1.5.4 Orange County shall continue to evaluate the effectiveness of current surface water management criteria in the Land Development Code, including the applicability and effectiveness of swales, open channels, and culverts.
- SM1.5.5 Orange County shall monitor and update the regulations in the Land Development Code to ensure the following criteria are met:
 - A. Where economically feasible and physically possible, a nonstructural approach shall be used to meet the County's surface water quantity and quality needs;
 - B. In new developments, Orange County shall require a retention/detention system that limits peak discharge of a developed site to the peak discharge from the site in an undeveloped condition for a specified design storm;
 - Stormwater collected in any development must be disposed of in a manner that will not cause personal or property damage to upstream and/or downstream property owners;
 - D. Any segment of a drainage system that is to be dedicated and made a part of the County's drainage system shall be designed to accommodate upstream flows through the system; and,
 - E. Each phase of any development shall exist as an independent unit capable of having its surface water management needs met by the drainage system design.
- SM1.5.6 Orange County shall continue the acquisition of drainage rights-of-way necessary for the operation and maintenance of the County's drainage system.
- SM1.5.7 Orange County shall require that all stormwater management devices constructed and dedicated to the County shall be designed so that they can be maintained at a minimal cost to the taxpayer.
- SM1.5.8 Orange County shall maintain a level of service standard for new and existing development, based on the following stormwater quantity and quality criteria:
 - A. Design storm based on 24 hour minimum.

| FACILITY | DESIGN STORM |
|----------|--------------|
| Bridges | 50 Year |

| Canals, ditches or culverts for drainage external to the development | 25 Year |
|--|----------|
| Crossdrains, storm sewers | 10 Year |
| Roadside swales for drainage internal to the development | 10 Year |
| Detention basins | 25 Year |
| Retention basins (no positive outfall) | 100 Year |

- B. Pollution abatement shall be accomplished by requiring stormwater management systems to retain or detain with filtration, the first one-half inch of run-off from developed sites, or the run-off generated from the first inch of rainfall on developed sites, whichever is greater.
- C. Orange County shall require a retention/ detention system that limits peak discharge of a developed site to the discharge from the site in an undeveloped condition during a 25 year/24 hour frequency storm event.
- D. Orange County shall require, prior to development approval that projects receive appropriate permits from State agencies to comply with the rules and regulations for stormwater facility design, performance and discharge.
- E. Discharged stormwater run-off shall not degrade receiving surface water bodies below the minimum conditions as established by State water quality standards (62-302 and 62-40.432, Florida Administrative Code) or the requirements of an approved TMDL BMAP, whichever is more stringent. (Amended 6/10, Ord. 10-07)
- SM1.5.9 Orange County shall provide adequate primary and secondary drainage services to maintain the adopted level of service standards based upon, but not limited to, the following considerations:
 - A. Protection and maintenance of the lives and safety of County residents;
 - B. Protection and maintenance of the property of County residents;
 - C. Protection of existing public investment;
 - D. Consideration of pollution abatement and/or compliance with a TMDL BMAP and County NPDES permit;
 - E. Reduction of operating and maintenance costs; and
 - F. Achievement and satisfaction of regional, State, and Federal regulations. (Amended 6/10, Ord. 10-07)
- SM1.5.10 Orange County shall seek, from Federal and State sources, additional opportunities for funding and joint projects to facilitate County-wide surface water management programs.
- SM1.5.11 Orange County shall continue to establish and strengthen interlocal agreements with other government agencies that are involved in stormwater management practices that affect Orange County or where the parties are jointly involved in a TMDL BMAP. Data sharing and exchange of drainage information shall continue to be emphasized in the interlocal agreements. As part of this process, Orange County shall encourage municipalities to enact surface water management criteria that are technically consistent with and meet State, regional, and County requirements for new development. Actions by municipalities that affect the Orange County drainage system should likewise be communicated to the County. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)
- SM1.5.12 Within the Wekiva Study Area, no stormwater structure or facility shall be located within the specific distances of a karst feature shown below unless it is determined by a certified professional geologist or professional engineer experienced in geohydrology that the area is safe and that there is no subsurface connection that may cause contamination or damage to the groundwater. No stormwater runoff shall be allowed to drain directly through any sinkhole or other karst feature. All runoff recharging the Floridan Aquifer shall be pre-treated to remove nutrients and other contaminants so that post-

development water quality equals predevelopment recharge water quality to the greatest extent feasible, or as required in a TMDL BMAP. The Land Development Code will be amended by July 1, 2007 to include setbacks and specific performance standards for development within areas of sinkholes, karst features, drainwells, and any other feature with a direct connection to the Floridan Aquifer. (Added 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07)

| Karst Feature Type | Minimum Buffer in Feet |
|--|---|
| Springs | 300 |
| Spring Runs | 150 |
| Sinkholes with direct connection to the aquifer | 200, as measured from the drainage divide |
| Other sinkholes | 100, as measured from the drainage divide |
| Caves | ½ mile, as measured on the surface from the centerline of the cave system |
| Other karst features with a direct connection to the aquifer (swallet or stream to sink) | 200, as measured from the drainage divide |

- SM1.5.13 Within the Wekiva Study Area, all stormwater management and drainage systems proposed to be constructed in karst sensitive areas, areas with known sinkholes, and areas with shallow depth to limestone bedrock, shall be evaluated for the presence of sinkholes through appropriate geotechnical testing. All proposed Drainage Retention Areas (DRAs) shall be tested for the presence of cavities and voids beneath them. No DRAs or other stormwater facilities, excluding conveyance facilities, shall be located over unfilled voids. The Land Development Code will be amended by July 1, 2007 to include specific performance standards for stormwater facilities within areas of sinkholes, karst features, drainwells, and any other feature with a direct connection to the Floridan Aquifer. Geotechnical testing requirements for the presence and extent of karst features shall be incorporated into subdivision and site development standards. (Added 12/07, Ord. 2007-20)
- SM1.5.14 If there is an existing sinkhole within or adjacent to a development site, or likelihood that a sinkhole may develop in the future, then a detailed geological/geotechnical investigation shall be required. This investigation must be conducted by a professional geologist or engineer experienced in geohydrology and a report submitted to the County for consideration. The geologic investigation shall be comprehensive enough that recommendations for site planning, engineering design and construction techniques may be made. The County shall approve, approve with conditions, or deny development proposals based upon the scale of the development and the hazards revealed within the investigation. (Added 12/07, Ord. 2007-20)
- SM1.5.15 The County shall cooperate with the Water Management District and will adopt in the Land Development Code, by July 1, 2007, appropriate, specific requirements for stormwater structures or facilities located within karst sensitive areas. Such requirements may include evaluations by professional geologists or engineers experienced in geohydrology that the area is safe and that there is no subsurface connection that may cause contamination or damage to the groundwater. (Added 12/07, Ord. 2007-20)

OBJ SM1.6 Orange County shall maximize the use of existing stormwater management facilities and available capacity through the implementation of appropriate technology.

POLICIES

SM1.6.1 The shift to new technologies and operational procedures shall occur as they become feasible.

- SM1.6.2 Orange County shall actively participate in the development of innovative stormwater management programs that protect and conserve the County's water resources. This shall include, but not be limited to, the use of Low Impact Design (LID) technology such as swales and porous pavement in parking lots to increase infiltration and minimize the sizing of stormwater ponds or decrease the pollutant load associated with the project to comply with a TMDL BMAP. (Amended 6/10, Ord. 10-07)
- SM1.6.3 Orange County shall continue to investigate alternative management systems for providing efficient stormwater management service.
- SM1.6.4 Orange County shall investigate innovative measures to reuse stormwater and for stormwater retention and detention. (Added 12/00, Ord. 00-25)
- SM1.6.5 The County will require Best Management Practices (BMPs) for all stormwater management systems located in the Wekiva Study Area. Systems in areas of high recharge, in Primary and Secondary WAVA Zones (Wekiva Aquifers Vulnerability Assessment), and karst sensitive areas shall be designed to address maintenance of water quality. Such BMPs may include lining of stormwater ponds, use of biological treatment trains for nutrient and contaminant removal, incorporation of stormwater management systems into landscaping and irrigation, and minimizing directly connected impervious surface areas. (Added 12/07, Ord. 2007-20)
- SM1.6.6 Orange County will continue to seek ways to expand its efforts in reusing stormwater for irrigation, aquifer recharge, and other non-potable uses. The County will evaluate and establish, as appropriate, a threshold wherein a project that generates sufficient quantities of runoff shall be required to reuse that stormwater. Such thresholds shall be included in the Land Development Code by July 1, 2007, as needed. The County will require all new development and redevelopment to use stormwater for irrigation where feasible. Use of stormwater for irrigation shall be credited towards a project's potable water concurrency requirements. (Added 12/07, Ord. 2007-20)
- SM1.6.7 Orange County shall complete an inventory of the primary and secondary drainage systems, and all other components of the County MS4 that are under their jurisdiction and store the information in the County's GIS system. A database will be developed to track maintenance related issues. The database also will be linked to a hydrologic/hydraulic computer model of the area in order to determine floodplain elevations and discharges. (Added 5/09, Ord. 2009-15; Amended 6/10, Ord. 10-07)
- OBJ SM1.7 Orange County shall adopt Land Development Regulations that require stormwater management systems to be designed, constructed and maintained in an aesthetically pleasing manner and with greater efficiency, giving importance to the aesthetic characteristics of each pond, structure and other features of the system visible to the public. (Added 5/96, Ord. 96-11)

- SM1.7.1 Orange County shall continue to develop design guidelines for construction of stormwater ponds that are visually pleasing and safe. The design guidelines should consider items including, but not limited to, fencing, slope, construction materials, location within a tract, landscaping, and passive park uses. (Added 5/96, Ord. 96-11)
- SM1.7.2 Orange County shall consider including incentives as part of the LDRs for developers who design their stormwater ponds in an aesthetically pleasing manner. Incentives should consider, but not be limited to, density and open space credits. (Added 5/96, Ord. 96-11)
- SM1.7.3 Orange County shall work towards implementing a stormwater beautification program to integrate existing stormwater ponds with surrounding land uses in order to be more visually pleasing. (Added 5/96, Ord. 96-11)

SM1.7.4 Orange County shall continue to implement guidelines to encourage master stormwater planning and the reliance on fewer larger ponds rather than a system of many smaller ponds. The overall master planning concept shall consider the impact to local aquifer recharge and potential for groundwater contamination clean-up. (Added 5/96, Ord. 96-11)

Solid Waste Element Goals, Objectives and Policies

- GOAL SW1 Orange County shall provide efficient and environmentally sound solid waste service to accommodate existing and future demand.
- OBJ SW1.1 Orange County shall provide adequate solid waste disposal facilities and capacity to accommodate existing and future demands by implementing the following policies.

- SW1.1.1 Improvements to solid waste facilities shall be identified and prioritized for review with each Solid Waste Division's Capital Improvements Program and each five year Capital Improvements Program. (Added 12/00, Ord. 00-25)
- SW1.1.2 The additional acreage for landfill operations shall be designed to maximize the expected life for this facility and meet solid waste regulations for landfill disposal and the necessary environmental standards.
- SW1.1.3 Solid waste disposal and transfer station areas shall be acquired at the earliest determination of need to avoid increasing land cost.
- SW1.1.4 Future solid waste transfer stations and disposal sites shall be located so they can provide efficient and cost-effective management of waste in accordance with Local, State and Federal regulations.
- SW1.1.5 A standard of 6.0 pounds/day/person for development shall be the level of service standard used to determine the availability of facility capacity for solid waste services for development in unincorporated Orange County. (Added 12/00, Ord. 00-25)
- SW1.1.6 The operation of the Countywide Integrated Solid Waste Management System shall be funded by means of user fees, program oriented State funds and available Federal grants. (Added 12/00, Ord. 00-25)
- SW1.1.7 Orange County shall maintain a rate structure that is fair to both consumers and collectors, and that covers the cost of operating, constructing, and maintaining capacity of the Integrated Solid Waste Management system. (Added 12/00, Ord. 00-25)
- SW1.1.8 Orange County shall monitor the system for residential and commercial solid waste collection to ensure that the most efficient and cost-effective service is being provided to its customer. (Added 12/00, Ord. 00-25)
- SW1.1.9 Orange County shall maintain full service refuse pick-up throughout unincorporated Orange County, in accordance with Chapter 32 of the Orange County Code. (Added 12/00, Ord. 00-25)
- SW1.1.10 Orange County shall continue to prohibit jurisdictions located outside of the Orange County's geographic boundary from utilizing the Orange County Landfill (Per Resolution 90-SW-01) in order to preserve capacity for Orange County and avoid higher rates for Orange County residents. Exceptions for extra jurisdictional users must be approved by the Board of County Commissioners and implemented pursuant to interlocal agreement specifying the quantity and duration of such disposal. Municipalities located within the geographic boundaries of Orange County shall retain access to the Orange County Landfill by entering into interlocal agreements with the County. (Added 12/00, Ord. 00-25)

- SW1.1.11 In order to maximize the use of the Orange County Landfill in a fiscally sound and efficient manner, Orange County shall implement the findings of the Solid Waste Division's Business Plan by 2004. (Added 12/00, Ord. 00-25)
- SW1.1.12 Orange County shall continue to monitor and evaluate the available capacity at the Orange County Landfill for the purpose of meeting our concurrency system management requirements. In order to plan for and to insure adequate capacity for existing and new developments in Orange County, municipalities within Orange County utilizing the Orange County Landfill for the purposes of concurrency and solid waste facility capacity and availability per Chapter 163, Florida Statutes, must enter into interlocal agreements committing appropriate quantities of solid waste to the Orange County Landfill. (Added 12/00, Ord. 00-25)
- SW1.1.13 The County shall encourage and support the permitting of Class III or Construction and Demolition landfills over a wide geographic area to best serve the public and support the efforts of the waste management industry to provide waste management services in a timely, economically efficient manner and to preserve capacity at the Orange County Landfill. (Added 12/00, Ord. 00-25)

OBJ SW1.2 Orange County shall continue to implement alternate means of solid waste management to reduce landfill disposal. (Added 12/00, Ord. 00-25)

- SW1.2.1 Orange County shall continue to monitor the financial and environmental feasibility of operating a solid waste management system. The system shall be adjusted from time to time in the interest of maintaining the most efficient, cost-effective operation possible. (Added 12/00, Ord. 00-25)
- SW1.2.2 Orange County shall continue to promote private sector participation in resource recovery systems to the extent feasible. (Added 12/00, Ord. 00-25)
- SW1.2.3 Orange County shall continue to implement solid waste recycling programs for items such as paper, newspapers, plastics, aluminum and metal cans and glass goods. Privately operated landfills shall be required to continue to participate in this effort. (Added 12/00, Ord. 00-25)
- SW1.2.4 Orange County shall encourage and assist local governments that dispose of waste in the County landfill, to implement recycling programs.
- SW1.2.5 Orange County shall continue to implement and enhance its public awareness and education program to increase and maintain public participation in the County's Resource Recovery Programs. (Added 12/00, Ord. 00-25)
- SW1.2.6 Orange County shall seek to establish interlocal agreements with the local governments in the County to promote coordinated recycling efforts. (Added 12/00, Ord. 00-25)
- SW1.2.7 Orange County shall support the establishment of a wallboard recycling facility and discourage the land filling of wallboard from private and public disposal facilities. (Added 12/00, Ord. 00-25)
- OBJ SW1.3 Orange County shall improve its intergovernmental coordination efforts for establishing fees, locating transfer stations, and controlling he movement of waste within the County. This objective shall be made measurable by the following policies.

- SW1.3.1 Orange County shall continue to encourage municipalities to operate their solid waste collection programs within their incorporated boundaries.
- SW1.3.2 Orange County shall continue to monitor and modify, if necessary, franchise areas to make the County's collection system efficient. (Added 12/00, Ord. 00-25)
- SW1.3.3 Orange County shall enter into interlocal agreements for solid waste disposal with other municipalities in order to maximize the long term capacity and economic efficiency of the Orange County Landfill. The County shall encourage specific commitments to be incorporated in to the interlocal agreements, examples of commitments include but are not limited to tipping rights at the transfer station, guaranteed access to the County's recycling processing facilities and long-term predictable disposal capacity and pricing. (Added 12/00, Ord. 00-25)
- SW1.3.4 The County shall require commercial waste haulers to submit reports of disposal deliveries by tonnage and location source to the Solid Waste Division in a timely manner. (Added 12/00, Ord. 00-25)
- OBJ SW1.4 Orange County shall require that landfill activities be operated in an environmentally sound manner for existing and future landfills that are operated and maintained by Orange County. This objective shall be made measurable by the following policies. (Added 12/00, Ord. 00-25)

POLICIES

- SW1.4.1 Orange County shall line all future solid waste disposal cells at the existing and future Class I landfill sites to reduce the potential of leachate seepage pursuant to Chapter 62-701, Florida Administrative Code. (Added 12/00, Ord. 00-25)
- SW1.4.2 Groundwater monitoring wells shall be added to the landfill as expansion of the site occurs. All future Class I and Class III landfills shall have groundwater monitoring wells as required by the Solid Waste Management Ordinance. (Added 12/00, Ord. 00-25)
- SW1.4.3 Orange County shall continue to operate a leachate collection and disposal system at the Orange County Landfill that is designed to prevent groundwater and surface water contamination consistent with local, State and Federal laws and regulations. All future Class I landfills shall be subject to this policy.
- SW1.4.4 In the interest of protecting the environment and economic efficiency, the County shall continue to pursue the expansion of its landfill gas-to-energy system. (Added 12/00, Ord. 00-25)
- OBJ SW1.5 Orange County shall continue to require that all existing and future privately owned solid waste management activities be operated in an environmentally sound manner. This objective shall be made measurable by the following policies. (Added 12/00, Ord. 00-25)

- SW1.5.1 Orange County shall continue to regulate private solid waste management facilities through the Solid Waste Management Ordinance, as amended, and the Zoning Code, as amended. (Added 12/00, Ord. 00-25)
- SW1.5.2 As stipulated in the Solid Waste Management Ordinance, Orange County shall continue to require applicants to submit a proposed final use plan for the site. (Added 12/00, Ord. 00-25)

- SW1.5.3 The County shall encourage the use of former privately owned landfill sites to uses that provide benefit to the public whenever possible. Landfill owners shall include the proposed use in the post-closure plan. This policy shall not be construed to mean that the County accepts ownership, management or liability of the landfill site. (Added 12/00, Ord. 00-25)
- SW1.5.4 The County shall review the need to update the processing fee schedule for private solid waste management facilities. If necessary, the fee schedule shall be adjusted as appropriate. (Added 12/00, Ord. 00-25)
- OBJ SW1.6 Orange County shall continue to implement alternate means of solid waste management to ban the disposal of yard trash in the Orange County Landfill and any other existing or future lined landfills maintained by Orange County. (Added 12/00, Ord. 00-25)

- SW1.6.1 The County shall require all municipalities that use the Orange County Landfill for solid waste disposal to separately collect and dispose of their yard trash. (Added 12/00, Ord. 00-25)
- SW1.6.2 The County shall continue to implement a separate disposal and/or composting program for yard trash at approved sites. (Added 12/00, Ord. 00-25)
- SW1.6.3 The County shall require its existing franchise and commercial haulers to separate and deliver yard trash to approved sites. (Added 12/00, Ord. 00-25)
- SW1.6.4 The County shall continue its educational program to increase awareness of the benefits of backyard composting of yard trash. (Added 12/00, Ord. 00-25)
- SW1.6.5 The County's educational program shall continue to use, but is not limited to, public service announcements, mail outs and demonstration projects. (Added 12/00, Ord. 00-25)
- OBJ SW1.7 Orange County shall ensure compatibility of land uses when considering approvals of new or expanding existing landfills. This objective shall be made measurable by the following policies. (Added 12/00, Ord. 00-25)

- SW1.7.1 All new landfills shall be allowed only in areas with Future Land Use designations of Rural/Agricultural and Industrial. This policy is not intended to restrict landfills from locating on parcels within the Urban Service Area boundary. (Added 12/00, Ord. 00-25)
- SW1.7.2 The County shall review its technical standards of solid waste management facilities contained in the Land Development Code from time to time and amend the standards as necessary. (Added 12/00, Ord. 00-25)
- SW1.7.3 New landfills shall be subject to the Solid Waste Management Ordinance, as amended, pertaining to site requirements that are designed to promote compatible uses near landfills. The County shall not support the siting of landfills near existing or proposed residential areas that would be adversely impacted by landfill activities. (Added 12/00, Ord. 00-25)
- SW1.7.4 New developments of urban residential densities shall be subject to the Zoning Code, as amended, and the Solid Waste Management Ordinance, as amended pertaining to site requirements that are designed to promote compatible uses near landfills. The County shall not support the siting of developments at urban residential densities that would be adversely impacted by existing solid waste management activities. (Added 12/00, Ord. 00-25)

- GOAL SW2 Orange County shall protect the health, safety, and welfare of the public from the harmful effects of hazardous waste. (Added 12/00, Ord. 00-25)
- OBJ SW2.1 Orange County shall ensure the proper management of hazardous wastes. This objective shall be made measurable by the following policies.

- SW2.1.1 Orange County shall cooperate with all State and Federal authorities in the regulation and disposal of hazardous wastes by establishing or expanding programs at the local level.
- SW2.1.2 Orange County shall continue to implement the Small Quantity Generator Notification Program and the Local Hazardous Waste Program as required by the State for the monitoring and disposal of hazardous wastes generated by local businesses or other sources.
- SW2.1.3 Orange County shall continue to operate a collection and temporary storage facility for household and "conditionally exempt" generated hazardous waste.
- SW2.1.4 Orange County shall support the Department of Environmental Protection's efforts to identify and improve the handling of hazardous waste from households by these household hazardous wastes and temporarily storing them prior to disposal/recycling at the designated temporary hazardous waste site at the County Landfill and distributing educational material on the subject.
- SW2.1.5 The County will evaluate the hazards posed by new solid waste facilities and expansions or extension requests of existing facilities within the Wekiva Study Area (WSA). The County will study appropriate siting criteria and other issues for solid waste transfer stations, hazardous and toxic materials treatment and disposal sites, and landfills. The County shall adopt regulations, as needed, to limit or exclude such facilities within portions of the WSA by December 31, 2008. (Added 12/07, Ord. 2007-20)

Fire Rescue Element Goals, Objectives and Policies

This document sets out the recommended standards, goals and objectives deemed to be necessary for the effective and efficient operation of the Orange County Fire Rescue Department. It must be recognized, however, that in isolated cases, there may be deviations, or standards may be waived due to significant operational, financial, policy or other considerations.

- GOAL FR1 System Evaluation Emergency Response. To provide effective fire rescue emergency services within a comprehensive program that is responsive to the needs of residents, visitors and those in communities that we assist.
- OBJ FR1.1 Resource Evaluation Emergency Response. Orange County Fire Rescue shall maintain quality assurance standards and resource evaluation measures for its emergency resources and systems that serve the needs of the community.

POLICIES

- FR1.1.1 Orange County Fire Rescue shall ensure that the County is served by trained emergency personnel and shall periodically evaluate personnel and program performance in serving the needs of the community in line with strategic planning and customer service goals as outlined in the Standard of Response Coverage and self assessment document approved for accreditation through the Center for Public Safety Excellence.
- FR1.1.2 Orange County Fire Rescue shall periodically review and update station location, staffing needs and equipment deployment plans to ensure efficiency and effectiveness of resources. It shall evaluate resource and deployment strategies based on:
 - Periodic review of reflex times
 - Quarterly trend analysis and station response patterns
 - Periodic evaluation of alarm activity to assess staffing and equipment allocations
 - Quarterly review of data as part of the annual budgetary process
 - Review of potential and actual growth in alarm activity
 - Review and tracking of citizen complaints
- OBJ FR1.2 Service Standard Fire Rescue Emergency Response. Orange County Fire Rescue shall maintain service standards set by the Department and deemed to be necessary for effective emergency response, including the adoption of a formal document that outlines performance criteria for emergency response, called the Standard of Cover. This document is required as a part of agency accreditation by the Center for Public Safety Excellence.

POLICIES

FR1.2.1 Orange County Fire Rescue shall maintain an initial emergency Fire Rescue response capability within the County's Municipal Special Taxing Unit (MSTU) area with a targeted reflex time of eight minutes for 80% of calls in the Urban Response Area, and a targeted reflex time of nine minutes and thirty seconds 75% of the time in the Rural Response Area.

Orange County Fire Rescue shall adopt internal performance standards that will track other aspects of emergency response performance. Those standards are evaluated periodically and are included in adopted Standard of Cover document.

FR1.2.2 The determination of where to construct new Fire Rescue facilities will be based on, but

- not limited to, the following:
- adherence to established reflex time standards as determined by a Geographic Information System (GIS) data, and projected reflex times from the projected new station location
- adherence to the fire station master plan document and the need to achieve a five mile separation between stations
- minimal county response overlap to ensure workload equalization
- minimal response overlaps between County and various city stations
- consideration of current and future impact(s) of Joint Planning Agreements (JPA)
- consideration of city annexation and general growth patterns
- availability of suitable land/property in area
- projected alarm activity (number of alarms) generated in a geographic area
- opportunities for joint stations
- FR1.2.3 The determination of when to construct new Fire Rescue facilities will be based on, but not limited to, all or any combination of the following:
 - when a major development is in construction phase and a fire station is planned
 - When an analysis of reflex data indicates that the area cannot meet the department's reliability model for the predicted availability of the first due unit
 - when stations in adjoining response areas show escalation of alarms and response time and when adding a second response unit to an existing station will not meet the service response need
 - when annexation of the area appears unlikely
- FR1.2.4 The determination of when to decommission and close Fire Rescue facilities will be based on, but not limited to, all or any combination of the following:
 - Reduction of service area due to annexation or other causes
 - ability to contract with another service provider for adequate service delivery (or)
 - Reduction in the number of calls and ability to serve the location from other existing OCFRD facilities
- FR1.2.5 Orange County Fire Rescue shall provide an initial emergency response to Basic and Advanced Life Support medical calls in the Municipal Special Taxing Unit (MSTU) area.
- OBJ FR1.3 Interlocal and Mutual Aid Agreements. Orange County Fire Rescue shall develop and maintain service agreements to ensure orderly interaction with neighboring agencies and jurisdictions when assistance is required.

- FR1.3.1 Orange County Fire Rescue shall coordinate with adjacent counties and municipalities to create or maintain inter-local agreements for reciprocating service with Fire Rescue agencies and Departments to provide a reduction/avoidance of overlapping service areas, a fire response agreement and a compatible communications system.
- FR1.3.2 In the absence of inter-local agreements, Orange County Fire Rescue shall periodically review the issue with neighboring jurisdictions, and, if necessary, take steps to establish or revise fee structures for services that may be provided to or received from jurisdictions or agencies that do not maintain agreements with the County.
- OBJ FR1.4 Fire Communications. Orange County Fire Rescue shall maintain standards for emergency dispatch in accordance with appropriate national, state, county

and departmental requirements.

POLICIES

- FR1.4.1 Orange County Fire Rescue shall maintain communication equipment and technology determined to be adequate to ensure efficient handling of incoming emergency calls for assistance.
- FR1.4.2 Orange County Fire Rescue shall ensure that the County is served 24 hours a day, seven days a week, by emergency dispatch personnel trained and certified in Emergency Medical Dispatch, including the ability to provide life saving medical instruction by telephone prior to rescue unit arrival.
- FR1.4.3 Orange County Fire Rescue shall maintain the State of Florida Emergency 911 Telephone Number Plan, Appendix 5.0, A 5-2, which requires a sufficient number of personnel to answer 90% of all incoming emergency 911 calls within ten seconds.
- FR1.4.4 Orange County Fire Rescue shall maintain the State of Florida Emergency Medical Services Communications Plan, Section 3.5 requirement for *one* radio operator, or a sufficient number of personnel in the operations room to monitor statewide and regional medical communication channels, and to provide countywide hospital status coordination.
- FR1.4.5 Orange County Fire Rescue shall maintain the National Fire Protection Association's (NFPA) requirements (NFPA 1221 [2-1.8.1.1]) for:
 - One additional operator, or a sufficient number of personnel in the operations room, to transmit alarms to responding units within 60 seconds of completed receipt, and,
 - One Supervisor in the Communications Center on each shift.
- FR1.4.6 Orange County Fire Rescue shall maintain the departmental standard for one tactical radio operator for every 20,000 calls for service that are processed annually.
- GOAL FR2 System Evaluation Non-Emergency Services. To provide non-emergency review and enforcement services through programs aimed at ensuring that the community complies with fire safety requirements and emergency prevention efforts.
- OBJ FR2.1 Resource Evaluation Non-Emergency Services. Orange County Fire Rescue shall maintain quality assurance standards and resource evaluation measures for its non-emergency resources and systems that serve the needs of the community.

POLICY

- FR2.1.1 Orange County Fire Rescue shall periodically evaluate personnel and programs that provide non-emergency services to meet community needs in line with strategic planning and customer service goals. It shall evaluate these resources and programs based on:
 - Monthly monitoring of performance measures
 - Customer surveys
 - Benchmarking
 - Quarterly review of data
 - Review and tracking of citizen complaints
- OBJ FR2.2 Service Standard Non-Emergency Services. Orange County Fire Rescue shall maintain standards set by the Department and deemed to be necessary for

effective non-emergency functions.

POLICIES

- FR2.2.1 Orange County Fire Rescue shall ensure that its Office of the Fire Marshal Bureau (OFM) conducts mandatory inspections annually and according to standards set by the Department as required, of day care centers, assisted living facilities, group homes for the developmentally disabled, residential treatment facilities, hospitals and nursing homes.
- FR2.2.2 Orange County Fire Rescue shall ensure that its Office of the Fire Marshal Bureau (OFM) conducts inspections as follows:

Priority 1 Occupancies – annually, or according to departmental standards. (Properties with potential for high loss of life and/or property value including. Public Schools, Charter Schools, Public School Alternative Educational Facilities, Community Colleges, Private Schools, State of Florida Licensed Assisted Living Facilities, Correctional Facilities, Hospitals, State of Florida Licensed Nursing Homes, State of Florida Licensed Day Cares, Residential Child Care Facilities, Adult Family Care Homes, Unlicensed (Exempt) Day Cares, Residential Board and Care, State of Florida Licensed Drug Treatment Centers, State of Florida Licensed Facilities for the Developmentally Disabled,

Priority II, III, IV, V, and VI Occupancies – Specific inspections of these facilities are conducted due to complaints or other specific reasons. Inspections of these occupancies are conducted by the Office of the Fire Marshal according to standards set by the Department.

- FR2.2.3 Orange County Fire Rescue Department shall ensure that submittals for fire plan reviews are completed in a timely manner.
- FR2.2.4 Orange County Fire Rescue Department shall implement and maintain all federal, state and departmental standards and plans intended to mitigate the impact of wildfire disasters in Orange County.
- FR2.2.5 Orange County Fire Rescue Department shall hire, offer in service training, and take steps to maintain the staffing, reserves and efficiency levels needed to provide assistance to citizens affected by fire rescue related emergency situations.
- OBJ FR2.3 Vehicle/Apparatus Replacement Plan. Orange County Fire Rescue Department shall maintain a departmental vehicle/apparatus replacement plan that includes a criteria-based method of replacement to ensure that only safe and dependable emergency response vehicles are kept in service.

- FR2.3.1 Orange County Fire Rescue shall maintain a departmental vehicle/apparatus replacement plan that includes a criteria-based method of replacement to ensure that only safe and dependable emergency response vehicles are kept in service.
- GOAL FR3 PUBLIC EDUCATION AND AWARENESS. To promote fire safety and basic health awareness in the community.
- OBJ FR3.1 Public Education Safety Issues. Orange County Fire Rescue shall maintain and promote fire safety education and awareness programs within the community.

- FR3.1.1 Orange County Fire Rescue shall develop and promote appropriate and timely fire safety related programs through schools, public facilities and other means aimed at reaching the County's school age and adult population.
- OBJ FR3.2 Public Education and Assistance Basic Health Issues. Orange County Fire Rescue shall maintain and promote basic health awareness programs within the community.
- FR3.2.1 Orange County Fire Rescue shall develop and promote basic health safety related programs through schools, public facilities and other means aimed at reaching the County's school age and adult population and specific at-risk groups.
- FR3.2.2 Orange County Fire Rescue shall foster alliances and joint efforts with community agencies and groups that share the same vision of a safe, healthy community.
- GOAL FR4 Disaster Preparedness and Coordination. To provide comprehensive emergency management, preparedness and mitigation services to County residents, visitors and those in other communities that we assist.
- OBJ FR4.1 Emergency Management. Orange County Fire Rescue's Office of Emergency Management shall maintain all mandatory federal, state and departmental emergency management service standards and plans intended to prepare for, respond to, recover from, and mitigate the impacts of disasters that could adversely affect the health, safety and/or general welfare of the citizens of and visitors to Orange County.

- FR4.1.1 The Office of Emergency Management shall take steps to reduce the vulnerability of people and communities of this County to damage, injury, and loss of life and property resulting from natural, technological or manmade emergencies, catastrophes, or hostile military or paramilitary action.
- FR4.1.2 The Office of Emergency Management shall prepare for prompt and efficient response and recovery to protect lives and property affected by emergencies.
- FR4.1.3 The Office of Emergency Management shall respond to emergencies using all systems, plans and resources necessary to preserve the health, safety and welfare of the citizens of and visitors to Orange County.
- FR4.1.4 The Office of Emergency Management shall coordinate recovery from emergencies by providing for the rapid and orderly start of restoration and rehabilitation of persons and property affected by emergencies.
- FR4.1.5 The Office of Emergency Management shall provide an emergency management system embodying all aspects of pre-emergency preparedness and post emergency response, recovery and mitigation.
- FR4.1.6 The Office of Emergency Management shall take steps to minimize damage to property, material shortages, and service system disruptions that would have an adverse impact on the residents, the economy, and the well being of the County.
- FR4.1.7 The Office of Emergency Management shall manage emergency operations within the

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Public Schools Facilities Element Goals, Objectives and Policies

| GOAL PS1 | Provide a community of support for the positive development and growth of all children. (Added 10/97, Ord. 97-18) |
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| OBJ PS1.1 | Strengthen family and children's services. |
| POLICIES | |
| PS1.1.1 | Support and encourage the involvement of communities, community agencies, businesses and families in an effective range of programs and activities which support families and children in conjunction with School Board facilities and programs. |
| PS1.1.2 | Support and encourage community and business partnerships for educational support services, to include, but not be limited to, magnet programs, work training and job placement. |
| PS1.1.3 | Support and encourage volunteer services to provide children and student services. |
| PS1.1.4 | Continue to coordinate County sponsored family and children services at school facilities. |
| GOAL PS2 | Make schools the cornerstones of community planning and design. |
| OBJ PS2.1 | Enhance community/neighborhood design through the joint use of educational facilities. |
| POLICIES | |
| PS2.1.1 | Encourage the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites. |
| PS2.1.2 | Where feasible, Orange County Public Schools (OCPS) and Orange County shall work jointly to co-locate public facilities such as parks, libraries, and community centers with public schools. Where such co-location occurs, both entities shall establish an ongoing management relationship via written agreement that permits the school's use of the public facilities and the public's use of school facilities for community meetings and sports activities. (Added 06/08, Ord. 8/11) |
| PS2.1.3 | Upon notice from the School Board that it is considering contracting for a school site, promptly notify the School Board of the County's interest, if any, in joint acquisition for other public facilities. |
| PS2.1.4 | Coordinate with the School Board to jointly fund and design new school facilities for joint-use such as community meeting sites and community-based recreational activities. |
| PS2.1.5 | Encourage the business community and other private organizations to coordinate with the County and the School Board to jointly fund and design community-based services and facilities (i.e. recreational facilities) in conjunction with existing and proposed school sites. |
| PS2.1.6 | Link schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks. |
| PS2.1.7 | Support and encourage community based programs for children's athletics, performing arts and after-school enrichment in conjunction with school facilities. |
| OBJ PS2.2 | Enhance community/neighborhood design through effective school facility design and siting standards. |

| POLICIES | |
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| PS2.2.1 | Work with the School Board and charter school sponsors to identify new school sites that would be in location to provide logical focal points for community activities and serve as the cornerstone for innovative urban design standards. |
| PS2.2.2 | Provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns. |
| PS2.2.3 | Support and encourage the location of new elementary and middle schools, unless otherwise required, internal to residential neighborhoods. |
| PS2.2.4 | Coordinate with the School Board to identify the locations for new high schools on the periphery of residential neighborhoods, where access to major roads is available. |
| PS2.2.5 | Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance of the dwelling units served by the school. |
| PS2.2.6 | Include language in the Land Development Code stipulating that the School Board shall not acquire school sites in residential subdivisions that create remnant parcels not suitable in size, shape and location for the uses depicted on the Future Land Use Map and permitted by the existing zoning district designation. |
| PS2.2.7 | Support the School Board in locating appropriate school services, such as administrative offices, night classes and adult education, in alternative locations, such as but not limited to commercial plazas, shopping malls and community centers. |
| PS2.2.8 | In an effort to enhance local communities and neighborhoods, Orange County will participate with OCPS in the school siting, design and development process so that the school serves as a focal point for the community and is compatible with the Future Land Use Map and with land uses surrounding proposed school sites. (Added 06/08, Ord. 08-11) |
| GOAL PS3 | Provide safe and secure schools in healthy, well designed neighborhoods. |
| OBJ PS3.1 | Ensure security and safety of children. |
| POLICIES | |
| PS3.1.1 | Continue to utilize the Land Development Code to ensure the compatibility of land uses adjacent to existing schools and reserved school sites, including uses serving an at-risk clientele. (Added 6/02, Ord. 02-06) |
| PS3.1.2 | Coordinate with the School Board to ensure that both existing educational facilities and proposed school sites are accessible from and integrated into a planned system of sidewalks, trails, and bikeways. |
| PS3.1.3 | Provide an annual program of improvements to ensure safe pedestrian/ bicycle access to schools through the Student Pedestrian Safety Committee. |
| PS3.1.4 | Provide interconnected pedestrian access between neighborhoods to allow direct access to school sites and bus drop-off locations. |
| PS3.1.5 | Provide assistance in developing traffic circulation plans to serve schools and the surrounding neighborhood. |
| PS3.1.6 | In cooperation with the School Board develop and adopt design standards for school bus stops and turnarounds in new developments. |

PS3.1.7

Turn lanes and signalization shall be provided at school entrances and at other locations near schools, where warranted, to provide safe access to students and the public.

Responsibility for construction of school-related signalization and road construction at school entrances shall be the responsibility of OCPS. (Added 6/08, Ord. 08-11) PS3.1.8 Program community development improvements in older or distressed neighborhoods near schools. PS3.1.9 In accordance with Section 1006.23, Florida Statutes, and as funding permits, Orange County shall provide construction of sidewalks along roadways and trails connecting neighborhoods that are within two miles of schools to the school facility. OCPS shall be responsible for the construction of sidewalks and trails on school property and shall provide connections to existing and future sidewalks and trails identified by the County. (Added 6/08, Ord. 08/11) PS3.1.10 OCPS shall coordinate with Orange County in the construction of new public school facilities and in rehabilitation of existing public school facilities to serve as emergency shelters as required by Section 1013.372, Florida Statutes. (Added 6/08, Ord. 08/11) OBJ PS3.2 Coordinate juvenile justice services with educational needs. **POLICIES** PS3.2.1 Regularly identify and share information with school officials about juvenile offenders and potential risks to students. PS3.2.2 Coordinate with the School Board and appropriate youth service agencies to provide ongoing educational opportunities for juvenile offenders. PS3.2.3 Coordinate with school officials to provide effective programs for at-risk students, such as but not limited to, D.A.R.E. Support School Board efforts to ensure that adequate capital facilities and **GOAL PS4** technology resources are available to support the educational mission of public schools. **OBJ PS4.1** Support School Board programs to effectively and efficiently manage existing capital funds and resources. **POLICIES** PS4.1.1 Support School Board efforts to ensure sufficient capacity for current and future school enrollment by identifying capital needs for each campus, identifying available funding sources for school capital requirements and establishing a financially feasible capital improvements program for schools. PS4.1.2 Support the School Board in encouraging the State to allow flexibility in state, local and private sector participation in capital funding of public school facilities. PS4.1.3 Consider development incentives (i.e. density bonus, expedited development review, etc.) for residential properties that are located within ½ mile of an existing elementary school that has a school enrollment below 100% of the permanent core capacity, excluding portables, and the residential property is located in the subject school attendance zone. No development incentives shall be granted that would result in the school enrollment over 100% of the permanent capacity. PS4.1.4 Orange County in consultation with OCPS and Orange County Municipalities (Municipalities) shall review and update the school impact fee study at least once every four (4) years. (Added 6/02, Ord. 02-06; Amended 6/08, Ord. 08-11) PS4.1.5 With the School Board, review and recommend amendments, as necessary, to the school impact fee ordinance, consistent with current applicable law.

| ОВЈ РЅ4.2 | Support supplemental and alternative sources for school capital funding. |
|-----------------|---|
| POLICIES | |
| PS4.2.1 | Research and support alternative funding for school capital needs, including, but not limited to, obtaining additional revenue from commercial and industrial development that creates employment and attracts residential growth. |
| PS4.2.2 | Encourage the private sector to identify and implement creative solutions in developing adequate school facilities in residential developments. |
| PS4.2.3 | The County will give priority in scheduling its programs and capital improvements which are consistent with and which meet the capital needs identified in the School Board campus planning program(s). |
| PS4.2.4 | Support the School Board by giving priority consideration to developments or property owners who provide incentives including, but not limited to, donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and providing transportation alternatives. |
| PS4.2.5 | Support legislation to require that ad valorem assessments begin at the time certificate of occupancy is issued. |
| PS4.2.6 | Orange County will coordinate with the School Board to evaluate alternative funding sources such as, but not limited to analysis and reform of state and local assessment benefit districts, community development districts, additional sales tax, bonds, special service fees, documentary stamps, transfer taxes, and lease-purchase of facilities to fund school capital needs and consider support for changes to state legislation to provide for these options as needed. Additional school capital funding mechanisms shall be considered on a countywide basis, including all municipalities. (Added 6/08, Ord. 08-11) |
| PS4.2.7 | Support the School Board efforts to allow local governments or the private sector to construct school facilities and/or lease land or facilities to the School Board. |
| PS4.2.8 | Orange County supports Orange County School Board's evaluation of the use of Public Private Partnerships to finance school construction including but not limited to Real Estate Investment Trusts (REIT). (Added 6/08, Ord. 08-11) |
| PS4.2.9 | Orange County will support efforts by OCPS to formally request additional funding from the State of Florida to meet class size reduction obligations. (Added 6/08, Ord. 08-11) |
| GOAL PS5 | Promote and optimize intergovernmental cooperation for effective operation of the public school system in a multi-jurisdictional environment. |
| OBJ PS5.1 | Maximize opportunities to share information. |
| POLICIES | |
| PS5.1.1 | With the support of the School Board, encourage countywide consistency of local school elements and, as requested, assist municipalities in developing a local school element. |
| PS5.1.2 | Cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues. |
| PS5.1.3 | The Board of County Commissioners and the Orange County School Board shall meet annually and publicly to review and discuss the Public School Facilities Element and other issues of mutual concern. |
| PS5.1.4 | Invite a School Board representative to serve as an ex-officio member on the Orange County Development Review Committee. |

- PS5.1.5 Assign a County representative to serve as an ex-officio member on the School Board Facilities Review Committee.
- PS5.1.6 For purposes of coordinating planning efforts, Orange County shall annually initiate the compilation and provision to the school board of the data and reports identified below.
 - a. A summary and maps of projected build-out populations for all approved development in Orange County in a format reasonably suitable for assisting in development of school population projections and development of long range capital programs for schools and ancillary facilities.
 - b. A listing and maps showing all major capital improvements programmed for parks, recreation, pedestrian and bike trails, libraries, children's services and related improvements impacting schools or suitable for joint planning and design of improvements.
 - c. A bikeway/pedestrian plan for student access for each school in the County showing all improvements needed to serve students within two miles of all existing and proposed school sites and a schedule for construction of such projects.
 - d. For each school facility in the County, a schedule for all public construction impacting the campus. (Added 6/08, Ord. 08-11)
- PS5.1.7 School Board comments shall be sought and considered on comprehensive plan amendments and other land use decisions as provided for in Ch. 235.193(2), FS.
- PS5.1.8 Enter into an agreement with the Orange County School Board for the School Board to annually provide to Orange County a general educational facilities report containing the following information:
 - a. School Board facilities and leases.
 - b. Sites owned by the School Board, sites under option, lease or reservation and sites for which preliminary negotiations have been undertaken.
 - c. The School Board's approved program for capital improvements.
 - d. A summary of all five-year joint use programs conducted on school campuses or jointly on schools and adjacent property controlled by other governmental agencies.
 - e. An identification of educational facility needs and areas in the County which the School Board has identified as potentially suitable for site acquisition to meet those needs.
 - f. A listing of school properties declared surplus and of school facilities scheduled for replacement or demolition. (Added 6/08, Ord. 08-11)
- PS5.1.9 Coordinate neighborhood planning and community development activities with school based faculty, school advisory committees and neighborhood groups.
- PS5.1.10 Pursuant to the adopted *Amended Interlocal Agreement for Public School Facility Planning and School Concurrency* (Interlocal Agreement), a Technical Advisory Committee comprised of representatives from the County, Municipalities, OCPS and the Regional Planning Council shall be established to discuss issues of mutual concern. OCPS shall be responsible for making meeting arrangements, providing notification and maintaining a written summary of meeting actions. (Added 6/08, Ord. 08-11)
- PS5.1.11 The Technical Advisory Committee shall meet quarterly, or as needed, to discuss issues and formulate recommendations regarding coordination of land use and school facilities. Specific areas addressed by the committee shall include:
 - a. Short and long-range planning, population and student projections, and future development trends:
 - b. Co-location and joint-use opportunities, and ancillary infrastructure improvements needed to support the school facilities and ensure safe student access to schools;

- c. Planning for needed supporting infrastructure for schools such as utilities, roads, sidewalks, etc.;
- d. The need for new schools to meet the adopted LOS within the adopted CSAs and the coordination of annual revisions to the ten (10) year District Capital Outlay Plan (DCOP); and
- e. Update of the DCOP for inclusion in Orange County's Comprehensive Plan. (Added 6/08, Ord. 08/11)
- PS5.1.12 Pursuant to the Interlocal Agreement, Orange County shall provide an update of approved developments, phases of development and estimated build out by phase to the OCPS Planning Department on an annual basis. (Added 6/08, Ord. 08/11)
- PS5.1.13 Orange County shall review OCPS-generated future enrollment and growth projections on an annual basis and provide input to the OCPS Planning Department. (Added 6/08, Ord. 08/11)

OBJ PS5.2 Clearly identify in the Future Land Use Element and in the Land Development Code the land use categories in which schools shall be an allowable use.

- PS5.2.1 Public elementary schools shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, High Density Residential, Institutional, and Activity Center Residential. Public middle schools and free-standing ninth-grade centers shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Medium Density Residential, High Density Residential, Institutional, and Activity Center Residential. Public middle schools and free-standing ninthgrade centers shall be allowed as special exceptions in the following land use categories located in the Urban Service Area: Low Density Residential and Low-Medium Density Residential. Public elementary schools, middle schools, and free-standing ninth-grand centers shall be allowed as special exceptions in the following land use categories located in the Rural Settlement Areas: 1/1, 1/2, 1/5, Low Density Residential, Low-Medium Density Residential, and Institutional. In addition to the locations identified above, public elementary schools, middle schools, and free-standing ninth-grand centers shall be allowed as a permitted use in all future land use categories if identified in a Planned Development Land Use Plan approved by the Board of County Commissioners.
- Public high schools and ninth-grade centers developed in conjunction with high schools shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Commercial, Industrial, Institutional, and Activity Center Mixed Use. Public high schools and ninth-grade centers developed in conjunction with high schools shall be allowed as special exceptions in the following land use categories located in the Urban Service Area: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, High Density Residential, Office, and Activity Center Residential. Public high schools and ninth-grade centers developed in conjunction with high schools shall be allowed as a special exception in the following land use categories located in the Rural Settlement Areas: 1/1, 1/2, 1/5, Low Density Residential, Low-Medium Density Residential, Office, Commercial, Industrial, and Institutional. In addition to the locations identified above, public high schools and ninth-grand centers developed in conjunction with high schools shall be allowed as a permitted use in all future land use categories if identified in a Planned Development Land Use Plan approved by the Board of County Commissioners.
- PS5.2.3 In the event that the School Board determines a public school facility is required in an area designated Rural/Agricultural on the Future Land Use Map, an amendment to the Future

- Land Use Map shall be required. The School Board may request an amendment to the Future Land Use Map for a proposed school site at no cost.
- PS5.2.4 All new school locations shall be subject to the terms and limitations established in the school siting ordinance developed jointly by Orange County and the School Board.
- PS5.2.5 Orange County shall amend the Land Development Regulations to allow schools as permitted uses and special exceptions in appropriate categories, consistent with Future Land Use Policies FLU3.2.21, FLU3.2.21.1, and FLU3.2.21.2.
- PS5.2.6 Orange County shall protect existing schools from the intrusion of incompatible land uses through the development review process. [163.3177(12)(g)4, FS] and [9J-5.025(3)(b)5, FAC]. (Added 6/08, Ord. 08-11)
- PS5.2.7 Orange County and OCPS shall, throughout the planning period, coordinate the siting of new public schools to ensure to the extent possible public school facilities are located to address the needs of future residential development, are coordinated with necessary services and infrastructure development, provide for safe learning environments, are consistent with the County's adopted Future Land Use Map and with other provisions of the Comprehensive Plan. (Added 6/08, Ord. 08-11)

OBJ PS5.3 Establish expedited school siting processes.

POLICIES

- PS5.3.1 With the School Board's consent, establish minimum standards and criteria for school sites which shall be incorporated into a school siting ordinance.
- PS5.3.2 The school siting ordinance shall establish procedures for the review and coordination of plans for school sites. (Added 6/08, Ord. 08/11)
- PS5.3.3 For sites not meeting minimum standards and criteria, develop an expedited review process for review and approval of public educational facilities.
- PS5.3.4 Coordinate the timing of infrastructure improvements to be in place when new school facilities are constructed.
- PS5.3.5 Where central water and sewer service is not available to a public school site, a temporary on-site water and sewer system may be approved consistent with Potable Water Policy PW1.2.8 and Wastewater Policy WW1.2.9, provided that connection to public supply shall be required when utilities are available to the site.
- PS5.3.6 Applications for Future Land Use Map amendments, rezonings, conditional use/special exceptions and site plans for schools shall be given priority status. OCPS shall not be required to pay application fees or impact fees for the development of public school facilities, provided, however, OCPS shall not be exempt from payment of capital connection fees for water and wastewater. (Added 6/08, Ord. 08/11)

OBJ PS5.4 Ensure effective processes for reserving school sites.

- PS5.4.1 Review and update reservation requirements to insure that school sites are identified prior to changes in urban service lines, land use, zoning or approval of projects generating new students.
- PS5.4.2 Coordinate with the School Board to establish procedures and standards for school siting as part of area wide planning studies.
- PS5.4.3 Consider entering into a developer's agreement whereby a portion of property dedicated to the County may be donated or leased to the School Board to develop public schools facilities.

- PS5.4.4 Orange County shall consider providing incentives (such as but not limited to, density credits, priority with capital improvement projects and development approval preferences) to developments that donate land (or cash in lieu of land), for new public school sites.
- PS5.4.5 Review standards for school site appraisal and acquisition to insure that school site appraisals are determined on predevelopment prices and that costs are not inflated by the reservation process or by values arising from approvals based on the presumed availability of schools.
- PS5.4.6 Before disposing of surplus property, offer first right of refusal for surplus county property to the School Board.
- PS5.4.7 Support School Board efforts to identify long-range school site needs and select sites based on the criteria established in this element and in the School Siting Ordinance. (Added 6/08, Ord. 08-11)
- PS5.4.8 Coordinate with the School Board to review and update the school concept plans annually to ensure the identified proposed new school sites are based on the best available growth and development patterns and related data. (Added 6/08, Ord. 08-11)
- Where the Orange County School Board elects to advance funds to construct off-site road and utility improvements as part of school construction, provide for timely reimbursement of all funds advanced for projects included in the County's Capital Improvement Program or from benefiting private developers if the project was not to be funded by the County. Reimbursement of above-stated funds shall be allowed through individual agreements made between Orange County and the School Board.
- PS5.4.10 Give priority consideration to land use, zoning and development approvals in areas where school sites adequate to serve potential growth have been donated or set aside for purchase by the School Board at raw land (pre-development approval) prices reflected in written agreements approved by the Orange County School Board.
- GOAL PS6 Orange County shall establish plans, regulations and programs, in conjunction with OCPS to facilitate the future availability of public school facilities to serve residents, consistent with the adopted level of service for public schools and with state of Florida concurrency statutes and regulations. (Added 6/08, Ord. 08-11)
- OBJ PS6.1 Orange County shall coordinate with OCPS to implement a Concurrency Management System that ensures adequate classroom capacity to accommodate the impacts of new residential development throughout the planning period. (Added 6/08, Ord. 08-11)

PS6.1.1 The Concurrency Management System shall include standards and procedures to ensure that new residential development complies with the Level of Service (LOS) standards provided in the Interlocal Agreement between OCPS, the Municipalities, and the County, and the adopted Capital Improvements Element. The adopted LOS shall be used to determine the available capacity of Elementary, Middle and High Schools within the designated Concurrency Service Area (CSA) where the development is proposed. The adopted LOS must be achieved in all CSAs by April 1, 2012, except for deficient CSAs, where improvements needed to achieve adequate classroom capacity are specifically identified in the OCPS ten (10) year DCOP for funding by April 1, 2017. (Added 6/08, Ord. 08-11)

- PS6.1.2 The County shall utilize the OCPS calculation of school capacity, which is annually determined by OCPS using the Adjusted Florida Inventory of School Houses (FISH) Capacity for each school and Concurrency Service Area (CSA) within the school district. Consistent with the Interlocal Agreement, Adjusted FISH Capacity shall be defined as the number of students who can be served in a permanent public school facility as provided in FISH adjusted to account for the design capacity of Modular or In-Slot Classrooms on the campuses designed as Modular or In-Slot schools, but not to exceed Core Capacity. (Added 6/08, Ord. 08-11)
- PS6.1.3 The LOS standards, except for backlogged facilities as provided in Capital Improvements Element (CIE) Policy CIE1.3.18, to implement school concurrency shall be calculated as a percentage of the Adjusted FISH Capacity as follows: (Added 6/08, Ord. 08-11)
 - a) Elementary: 110% of Adjusted FISH using Modified Middle School Attendance Zones as CSAs
 - b) K through 8: 110% of Adjusted FISH Capacity using K through 8 School Attendance Zones as CSAs
 - c) Middle: 100% of Adjusted FISH using Middle School Attendance Zones as CSAs
 - d) High, including ninth grade centers: 100% of Adjusted FISH using High School Attendance Zones as CSAs (Note: Adjusted permanent FISH for high schools does not include in-slots).
- PS6.1.4 Any changes or modifications to the adopted LOS shall follow the process and guidelines as outlined in Section 13 of the Interlocal Agreement. (Added 6/08, Ord. 08-11)
- PS6.1.5 Orange County shall support OCPS' efforts to initiate any of the following strategies to ensure compliance with adopted LOS standard:
 - a) Building new schools to relieve over capacity schools in CSAs that exceed the adopted LOS.
 - b) Renovating over capacity schools to add permanent capacity and replace on campus portables,
 - c) Rezoning students from over capacity schools to under capacity schools,
 - d) Moving special programs from over capacity schools to under capacity schools to utilize excess permanent capacity where it exists.
- PS6.1.6 Concurrency shall be evaluated and determined with the geographical boundaries of the established Concurrency Service Area (CSA). (Added 6/08, Ord. 08-11)
- PS6.1.7 Any changes or modifications to the adopted CSAs shall follow the process and guidelines as outlined in Section 14 of the Interlocal Agreement [9J-5.025(3)(c)1, FAC]. (Added 6/08, Ord. 08-11)
- PS6.1.8 The number of elementary, middle and high school students generated by a residential development, shall be calculated by multiplying the number of dwelling units by the student generation rates by school type as set forth in Table 12 of the Orange County Public Schools *Public Schools Facilities Element Data Inventory and Analysis* dated May 2, 2008. (Added 6/08, Ord. 08-11)
- PS6.1.9 The County shall support OCPS' efforts to meet adopted LOS standards through the adoption of a ten (10) year, financially feasible DCOP. Where the LOS cannot be achieved through the construction of new school capacity as provided in the five (5) year DCOP, the County shall cooperate with OCPS' efforts to adopt a long range ten (10) year DCOP as part of the School District's annual capital planning process. (Added 06/08, Ord. 08-11)
- PS6.1.10 Where adequate school facilities will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, or the functional

equivalent, the County shall not deny an application for site plan approval, final subdivision approval, or the functional equivalent thereof, for any development or phase of a development that includes residential uses, based solely on failure to achieve and maintain the adopted LOS in a CSA. (Added 06/08, Ord. 08-11)

- PS6.1.11 Orange County, in conjunction with OCPS, shall review LOS standards for public schools facilities annually, and any changes to those standards shall be processed as amendments to the County's Public School Facilities Element and Capital Improvements Element. (Added 06/08, Ord. 08-11)
- PS6.1.12 Orange County will amend its concurrency management system in the Land Development Code to implement school concurrency. (Added 06/08, Ord. 08-11)
- OBJ PS6.2 OCPS, in conjunction with the County, consistent with Section 14 of the Interlocal Agreement shall establish, and annually review, school Concurrency Service Areas (CSA), which will be used to evaluate capacity of schools available to accommodate students generated by proposed development. (Added 6/08, Ord. 08-11)

POLICIES

- PS6.2.1 CSAs are depicted in the Orange County Public Schools *Public School Facilities Element Data, Inventory, and Analysis* dated May 2, 2008. (Added 6/08, Ord. 08-11)
- PS6.2.2 CSAs shall be reviewed annually in conjunction with the OCPS adoption of an updated ten (10) year DCOP. CSA boundaries may be adjusted to ensure that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans, and other factors. (Added 6/08, Ord. 08-11)
- OBJ PS6.3 Orange County and OCPS shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the adopted Interlocal Agreement. (Added 6/08, Ord. 08-11)

- PS6.3.1 Orange County shall not approve a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density on property that is not otherwise vested until such time as OCPS has determined whether sufficient capacity will exist concurrent with the development or a capacity enhancement agreement is executed that provides for the needed capacity to accommodate the proposed development. (Added 6/08, Ord. 08-11)
- PS 6.3.2 Orange County will determine if a development is vested or exempt from school concurrency. Unless the development is determined to be vested or exempt from concurrency, Orange County shall not approve a site plan, final subdivision plan, or its functional equivalent, until a school concurrency recommendation has been provided by OCPS and a school Concurrency Certificate has been issued for the development consistent with the provisions of the adopted Interlocal Agreement. (Added 6/08, Ord. 08-11)
- PS6.3.3 School concurrency shall not apply to property within a Development of Regional Impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units. (Added 6/08, Ord. 08-11)
- PS6.3.4 For DRIs that include residential development and are submitted after July 1, 2005, the County shall include OCPS planning staff on the review team for the DRI, and shall ensure that DRI Development Orders, and DRI Development Order amendments that increase the total number of residential dwelling units, address the issue of school capacity. Where

- existing school capacity is exceeded, mitigation for school impacts shall be included in any mitigation agreements, Development Orders and agreements. (Added 6/08, Ord. 08-11)
- PS6.3.5 Any proposed residential development that creates an impact of less than one student shall be considered de minimis and therefore exempt from school capacity review. (Added 06/08, Ord. 08-11)
- PS6.3.6 Vested rights and exemptions with respect to concurrency and consistency shall be in accordance with applicable law. (Added 06/08, Ord. 08-11)
- PS6.3.7 Consistent with Section 16.2 of the Interlocal Agreement, the following residential uses shall be exempt from the requirements of school concurrency:
 - a. Any proposed residential development considered de minimis as defined by PSFE Policy PS6.3.5.
 - b. One single-family house, one (1) duplex, and/or one accessory dwelling unit being developed on an existing platted residential lot of record.
 - c. Any building or structure that has received a building permit as of the effective date of the Interlocal Agreement, or is described in section 163.3167(8), Florida Statutes.
 - d. Any new residential development that has site plan approval for a site pursuant to a specific development order approved prior to the effective date of school concurrency, including the portion of any project that has received final subdivision plat approval as a residential subdivision into one (1) dwelling unit per lot.
 - e. Any amendment to any previously approved residential development, which does not increase the number of dwelling units or change the type of dwelling units (e.g., converts single-family to multi-family, etc.).
 - f. Any age-restricted community that qualifies as one of the three types of communities designed for older persons as "housing for older persons" in the Housing for Older Persons Act, 42 USC §3607(b). This exemption shall be applied in conformity with the principles set forth in Volusia County v. Aberdeen at Ormond Beach, L.P., 760 So. 2d, 126 (Fla. 2000). Provided, however, that any senior housing community or dwelling unit that loses its qualification as housing for older persons shall be required to meet applicable school concurrency requirements in effect at the time the qualification as housing for older persons is lost.
 - g. Alterations or expansion of an existing dwelling unit where no additional dwelling units are created.
 - h. The construction of accessory buildings or structures which will not create additional dwelling units.
 - i. The replacement of a dwelling unit where no additional dwelling units are created and where the replacement dwelling unit is located on the same lot. If the type of dwelling unit is different from the original dwelling unit type, the exemption shall be limited to an exemption based on the current student generation rate for the original dwelling unit type, documentation of the existence of the original dwelling unit must be submitted to the concurrency management official.
 - j. School concurrency shall not apply to property within a Development of Regional Impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units; however, such exemption shall expire upon withdrawal, denial, or expiration of the application for a Development Order. If such Development of Regional Impact has been approved, or is approved, through a development order, such exemption shall expire for any phase of the Development Order upon expiration of the Development

- Order build-out date for such phase, or for the entire Development Order upon expiration of the Development Order, or upon any material default of the school mitigation conditions of the Development Order or a related development agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.
- k. The portion of any residential development that, prior to July 1, 2005, is the subject of a binding and enforceable development agreement or Capacity Enhancement Agreement designated as a Capacity Commitment Agreement by resolution of the School Board; however, such exemption shall expire upon expiration of the development agreement, Capacity Enhancement Agreement, or upon any material default of the school impact mitigation conditions of such development agreement or Capacity Enhancement Agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.
- Any residential development with a letter vesting it for purposes of complying with school concurrency, or which would be vested at common law for purposes of such concurrency requirement implemented by this Agreement, provided that the School Board may contest a vested rights determination as provided in the land development regulations.
- m. Group living facilities that do not generate students and including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse sleeping quarters, dormitory-type facilities for post-secondary students, and religious non-youth facilities, regardless of whether such facilities may be classified as residential uses. (Added 06/08, Ord. 08-11)
- OBJ PS6.4 Upon completion of an OCPS Concurrency Review, a development that fails to meet LOS requirements as set forth in policies PS6.4.1, PS6.4.2, PS6.4.3, and PS6.4.4 may be postponed until adequate public school capacity is created. (Added 6/08, Ord. 08-11)

- PS6.4.1 A development shall be deemed to meet concurrency if there is available capacity in the CSA where the development is located or where available capacity exists in one or more contiguous CSAs, so long as the LOS in the adjacent zone does not exceed 95% of the LOS and the School District does not exceed 100% of capacity on a district-wide basis for the school type. The evaluation of capacity in the adjacent CSAs will also take into account transportation costs and court-ordered desegregation plans. (Added 6/08, Ord. 08-11)
- Proportionate share, when used for mitigation, shall be calculated based on the number of elementary, middle and high school students generated by the development at build out. As provided for in the adopted Interlocal Agreement, proportionate share shall be calculated based on reasonable methods of estimating cost of school construction, including, but not limited to, the cost of land, equipment and school buses. Any Proportionate Share Mitigation must be directed by OCPS to a school capacity improvement identified in the capital improvement schedule in the financially feasible five (5) year district work plan of the District Facilities Work Program, and in the Capital Improvements Element in the Comprehensive Plan of the County and the Orange County Municipalities to maintain financial feasibility based upon the adopted LOS standards. If a school capacity improvement does not exist in the District Facilities Work Program, OCPS may, in its sole discretion, add a school capacity improvement to mitigate the impacts from a proposed residential development, so long as the financial feasibility of the District Facilities Work Program can be maintained and so long as the County agrees to amend its

- Capital Improvements Element to include the new school capacity improvement. (Added 06/08, Ord. 08-11)
- PS6.4.3 Proportionate Share Mitigation may include payments of money, construction of schools, donations of land, expansion of permanent capacity of existing school campuses, payment of funds necessary to advance schools contained in the ten (10) year DCOP, establishment of charter schools that meet State Requirements for Educational Facilities (SREF) standards, payments into mitigation banks, establishment of an Educational Facilities Benefit District, Community Development District, or other methods identified in Section 17.6(b) of the Interlocal Agreement and as may be negotiated between developer and OCPS and, as appropriate, Orange County. (Added 06/08, Ord. 08-11)
- PS6.4.4 Any of the Proportionate Share options set forth in Policy PS6.4.3 that are utilized by developers as mitigation are eligible for school impact fee credits as provided by Florida Statutes. (Added 96/08, Ord. 08-11)
- OBJ PS6.5 Prior to June 1st of each year, OCPS shall coordinate with the County to develop a financially feasible ten (10) year District Capital Outlay Plan (DCOP) for review and approval by the OCPS Board and adoption into the Capital Improvements Element for the County. (Added 06/08, Ord. 08-11)

- PS6.5.1 The ten (10) year DCOP shall include all capital projects which increase the capacity of public schools within the County and address deficiencies as necessary to maintain or improve LOS. (Added 06/08, Ord. 08-11)
- PS6.5.2 Orange County shall include the ten (10) year DCOP in the annual CIE update. (Added 06/08, Ord. 08-11)
- PS6.5.3 The County shall review and update OCPS' adopted CSAs, adopted LOS and enrollment projections in the annual CIE update to ensure that the CIE continues to be financially feasible and that the LOS will be achieved. (Added 06/08, Ord. 08-11)
- PS6.5.4 OCPS in conjunction with Orange County shall review the annual ten (10) year DCOP update to determine the projected capacity, projected enrollment, and LOS for each school and CSA within the County. (Added 06/08, Ord. 08-11)
- PS6.5.5 In accordance with FS 163.3180(9)(a), the County adopts a long-term school concurrency management system for the 2007/2008-2017/2018 ten (10) year planning period for areas where significant backlog exists. (Added 06/08, Ord. 08-11)

Capital Improvements Element Goals, Objectives and Policies

- GOAL CIE1 Orange County shall plan for and manage the provision of public facilities and services in a fiscally prudent and responsible manner to adequately serve existing and new residents and continue to provide a quality environment.
- OBJ CIE1.1 Orange County shall schedule and provide capital improvements to meet existing deficiencies, to accommodate desired future growth, and to replace obsolete or worn-out facilities. (Amended 12/00, Ord. 00-25)

- CIE1.1.1 Orange County shall continue to prepare an annual Capital Improvements Program (CIP) for County departments, and those authorities and special districts which depend on funds allocated by the Board of County Commissioners to guide the timing and location of capital expenditures.
- CIE1.1.2 Public physical improvements, including land acquisition, buildings, structures, facilities, equipment, and infrastructure with a unit cost exceeding \$25,000 and a useful life of at least ten years shall be considered capital improvements. For purposes of the Capital Improvements Element, public facilities are defined as those facilities that maintain or improve adopted levels of service for traffic circulation, mass transit, potable water, sanitary sewer, solid waste, parks stormwater management, and Orange County Public Schools (schools). (Amended 12/00, Ord. 00-25)
- CIE1.1.3 The Capital Improvements Program shall be consistent with and act as a means of implementing the County's comprehensive plan.
- CIE1.1.4 Projects submitted for inclusion in the Capital Improvements Program will be evaluated annually and prioritized by a committee composed of staff from the appropriate County departments. The evaluation of projects shall include consistency with the Comprehensive Plan and consideration of the following criteria:
 - elimination of a public hazard;
 - elimination of an existing deficiency;
 - required by legislative mandate;
 - needed to maintain level of service standard;
 - financial feasibility;
 - public safety;
 - local budget impact;
 - locational needs based on projected growth patterns;
 - accommodation of new development and redevelopment facility demands;
 - plans of state agencies and water management districts that provide public facilities within the local government's jurisdiction; and
 - local priorities.
- CIE1.1.5 All County capital improvements shall be made in accordance with the adopted Capital Improvements Program, including amendments, and as outlined in the comprehensive plan.
- CIE1.1.6 The County annually shall update the Capital Improvements Element in order to maintain a financially feasible 5-year schedule of capital improvements. The Capital Improvements Budget will be based on the multi-year Capital Improvements Program. Future capital improvements expenditures necessitated by changes in population, changes in real

- estate development, or changes in economic base will be calculated and included in capital improvements budget projections.
- CIE1.1.7 The County shall coordinate development of the Capital Improvements Budget with development of the operating budget. Future operating costs associated with new capital improvements will be projected and included in operating budget forecasts.
- CIE1.1.8 The County shall use intergovernmental assistance to finance only those capital improvements that are consistent with the Capital Improvements Program and County priorities, and whose operating and maintenance costs have been included in operating budget forecasts.
- CIE1.1.9 The County shall maintain all its assets at a level adequate to protect the County's capital investment, and to minimize future maintenance and replacement costs. The maintenance of existing assets is the County's primary capital expenditure consideration.
- CIE1.1.10 The County shall project its equipment replacement and maintenance needs for the next several years and will update this projection each year. From this projection, a maintenance and replacement schedule will be developed and followed.
- CIE1.1.11 The County shall identify the estimated costs and potential funding sources for each capital project proposal before it is submitted for approval.
- CIE1.1.12 The County shall identify and pursue the least costly financing method for all new projects.
- CIE1.1.13 The Capital Improvements Budget will be adopted and incorporated into the annual Orange County Budget. Orange County's 2012-2013 Capital Improvements Program adopted on September 20, 2012, as modified by the Transportation 5-Year Capital Improvements Schedule and the Water and Wastewater CIE CIP, is hereby adopted as part of the annual update to the Capital Improvements Element. The Long-Term Transportation Concurrency Management System Capital Improvements Schedule is also hereby adopted into the Capital Improvements Element. (Amended 04/10, Ord. 10-03; Amended 04/11, Ord. 11-03; Amended 02/13, Ord. 13-03)
- CIE1.1.14 The Orange County Capital Improvements Program for each five year period shall be adopted by the Board of County Commissioners concurrent with approval of the annual budget. Deviations from the adopted Capital Improvements Budget or Capital Improvements Program will require approval by the Board of County Commissioners.
- CIE1.1.15 (Policy CIE1.1.15 deleted 09/13, Ord. 2013-19)
- CIE1.1.16 Consistent with s.163.3177(3)(b)1, FS, the following changes may be adopted by local ordinance provided they are consistent with the Comprehensive Policy Plan:
 - Corrections and modifications of the cost of a project already included in the Capital Improvements Program
 - Corrections and modifications to revenue sources identified in the Capital Improvements Program
 - The acceptance of facilities pursuant to dedications
- CIE1.1.17 Public facility and service commitments established in development agreements shall be annually incorporated into the Capital Improvements Program.
- CIE1.1.18 Orange County shall identify, include and maintain in its annual 5-year Capital Improvement Program budget update a listing, description and budget cost for water-related projects and improvements outlined in the first 5 years of the Orange County Water Supply Facilities Work Plan (Work Plan) to ensure consistency between the Potable

Water, Wastewater, and Reclaimed Water Element and the Capital Improvements Element.

- CIE1.1.19 The Work Plan and Policies PW3.1.6, PW3.1.7 and PW3.1.8 of the Potable Water, Wastewater and Reclaimed Water Element contain the water-related projects and improvements that shall be included as part of the County's 5-year schedule of capital improvements. (Added 5/09, Ord. 09-14)
- OBJ CIE1.2 Orange County shall maintain a comprehensive and viable debt management strategy which recognizes the capital improvements needs of the County as well as the taxpayer's or rate payer's ability to pay, accounting for existing legal, economic, financial and debt market considerations. (Amended 12/00, Ord. 00-25)

- CIE1.2.1 Capital improvements related to enterprise funds operations (e.g., water systems, wastewater systems, refuse disposal systems, etc.) shall be financed solely by debt to be repaid from user fees and charges generated from the respective enterprise funds operation, when practicable.
- CIE1.2.2 Capital improvements not related to enterprise funds operations (e.g., roads, parks, public buildings, etc.) may be financed by debt to be repaid from available revenue sources (including ad valorem taxes) pledgeable for same, when practical.
- CIE1.2.3 Cash surpluses, to the extent available and appropriate, shall be considered to finance scheduled capital improvements.
- CIE1.2.4 The County shall issue debt only for the purposes of constructing or acquiring capital improvements (more specifically, the approved schedule of capital improvements) and for making major renovations to existing capital improvements. The only exception to the above would involve entering into long-term leases for the acquisition of major equipment when it is cost justifiable to do so.
- CIE1.2.5 All capital improvements financed through the issuance of debt shall be financed for a period not to exceed the useful life of the improvements, but in no event to exceed thirty years.
- CIE1.2.6 The County shall not construct or acquire a public facility if it is unable to adequately provide for the subsequent annual operation and maintenance costs of the facility.
- CIE1.2.7 The County shall at all times manage its debt and sustain its financial position in order to seek and maintain the highest credit rating possible.
- CIE1.2.8 The County shall ensure that an adequate system of internal control exists to provide reasonable assurance as to compliance with appropriate laws, rules, regulations and covenants associated with outstanding debt.
- CIE1.2.9 Revenue sources shall only be pledged for debt when legally available and, in those situations where they have previously been used for operation and maintenance expenses/general operating expenditures, they will only be pledged for debt when other sufficient revenue sources are available to replace same to meet operation and maintenance expenses/general operating expenditures.
- CIE1.2.10 The County shall market its debt through the use of competitive bid whenever deemed feasible, cost effective and advantageous to do so. However, it is recognized that, in some situations, certain complexities and intricacies of a particular debt issue are such that it may be advantageous to market the debt via negotiated sale.

- CIE1.2.11 The County shall continually monitor its outstanding debt in relation to existing conditions in the debt market and will refund any outstanding debt when sufficient cost savings can be realized.
- CIE1.2.12 Credit enhancements (insurance, letters of credit, etc.) shall be used only in those instances where the anticipated present value savings in terms of reduced interest expense equals or exceeds the cost of the credit enhancement.
- CIE1.2.13 The County should consider coordinating with other local government entities to the fullest extent possible, so as to minimize the overlapping debt burden to citizens. (Added 12/00, Ord. 00-25)
- CIE1.2.14 In order to maintain a stable debt service burden, the County will attempt to issue debt that carries a fixed interest rate. However, it is recognized that certain circumstances may warrant the issuances of variable rate debt. In those instances, the County should attempt to stabilize debt service payments through the use of an appropriate stabilization arrangement. (Added 12/00, Ord. 00-25)
- OBJ CIE1.3 Orange County shall regulate growth by requiring the adopted level of service standards for traffic circulation, mass transit, recreation, potable water, sanitary sewer, solid waste, and stormwater management, and schools to be maintained through public or private investment. (Amended 6/08, Ord. 08-11)

- CIE1.3.1 Public facilities and services consistent with the adopted level of service standards must be available concurrent with the impacts of new development or expansion of service areas. (Amended 09/13, Ord. 2013-19)
- CIE1.3.2 The County will continue to ensure minimum level of service standards on County roads and State roads within unincorporated Orange County. (Amended 12/00, Ord. 00-25; Amended 6/14, Ord. 2014-12; Amended 12/14, Ord. 2014-30)
- CIE1.3.3 According to the adopted Concurrency Management System, development permits shall not be issued if the total weekday transit capacity drops below 73,500 person trips per day. This number is equal to 75 percent of the mass transit person trips that are available. (Amended 12/00, Ord. 00-25; Amended 6/14, Ord. 2014-12)
- CIE1.3.4 When central water service from Orange County Public Utilities is required for development, the level of service standard shall be 275 gallons per day per equivalent residential unit. Flow demands for commercial, industrial or other special developments differing from the flow values established by the serving utility shall be established from existing records or by estimated projections, using the best available data. These levels of service shall also be applied for planning purposes only to review Development of Regional Impact (DRI) and Comprehensive Plan Future Land Use Map Amendments. (Amended 12/00, Ord. 00-25; Amended 5/13, Ord. 2013-11, Policy PW1.2.5-r)
 - A. Timing of Future Treatment Facility Expansion. Orange County Utilities shall ensure that sufficient water treatment facility capacity is maintained. Once the maximum daily flow (MDF) equals or exceeds 75% of a system's permitted capacity or once the sum of current MDF plus future commercial MDF equals or exceeds 90% of permitted capacity, a report shall be presented to the Florida Department of Environmental Protection (FDEP) on the need to increase capacity and, if capacity needs to be increased, the method of increase, estimated cost and timing. The capacity report shall identify recommended improvements, improvement costs and the timing of such improvements. Facilities scheduled for design and construction, as identified by the capacity report, shall be considered for inclusion into Orange County's Five Year and Ten Year Capital Improvements Programs. Facilities

approaching build out shall be exempt from this requirement. Facilities approaching build out are defined to be built to the ultimate capacity required to accommodate all projected growth within the system's service area.

- CIE1.3.5 When central wastewater service from Orange County Utilities is required for development, the level of service standard for wastewater provided by Orange County to unincorporated areas shall be 225 gallons of wastewater per day (average daily flow) per equivalent residential unit. Interim wastewater systems (permanent package treatment plants are no longer allowed in Orange County) shall also have an LOS a level of service standard of 225 gallons of wastewater per day (average daily flow) per equivalent residential unit. Flow demands for commercial, industrial or other special developments differing from the flow values established by the serving utility shall be established from existing records or by estimated projections, using the best available data. These levels of service shall also be applied for planning purposes only to review Development of Regional Impact (DRI) and Future Land Use Map Amendments to the Comprehensive Plan. (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25; Amended 5/13, Ord. 2013-11, Policy WW1.2.5-r)
 - A. Timing of Future Treatment Facility Expansion. Orange County Utilities shall ensure that sufficient wastewater treatment facility capacity is maintained. Once the three month average daily flow equals or exceeds 50% of a system's permitted capacity or once the sum of current three months average daily flow plus future committed average daily flow equals or exceeds 90% of permitted capacity, a report shall be presented to the Florida Department of Environmental Protection on the need to increase capacity and, if capacity needs to be increased, the method of increase estimated cost and timing. The capacity report shall identify recommended improvements, improvement costs and the timing of such improvements. Facilities scheduled for design and construction, as identified by the capacity report, shall be considered for inclusion into Orange County's Five Year and Ten Year Capital Improvement Program. Facilities approaching build out shall be exempt from this requirement. Facilities approaching build out are defined to be built to the ultimate capacity required to accommodate all projected growth within the system's service area.
- CIE1.3.6 The level of service standard for solid waste is to maintain a landfill capacity to accommodate solid waste generated at a rate of 6.0 pounds of refuse per day per person.
- CIE1.3.7 The level of service standards for recreation are 1.5 acres of activity-based parks and trails per 1,000 residents of the unincorporated area and 6.0 acres of resource-based parks per 1,000 residents of the unincorporated area.
- CIE1.3.8 Orange County shall maintain a level of service standard, for new and existing development, based on the following stormwater quantity and quality criteria:
 - A. Design storm based on 24 hour minimum.

| FACILITY | DESIGN STORM |
|---|--------------|
| Bridges | 50 Year |
| Canals, ditches, or culverts for drainage external to the development | 25 Year |
| Crossdrains, storm sewers | 10 Year |
| Roadside swales for drainage internal to the development | 10 Year |
| Detention basins | 25 Year |
| Retention basins (no positive outfall) | 100 Year |

B. Pollution abatement shall be accomplished by requiring stormwater management systems to retain or detain with filtration, the first one-half inch of run-off from

- developed sites, or the run-off generated from the first inch of rainfall on developed sites, whichever is greater.
- C. Orange County shall require a retention/detention system that limits peak discharge of a developed site to the discharge from the site in an undeveloped condition during a 24-hour/25-year frequency storm event.
- D. Orange County shall require, prior to development approval that projects receive appropriate permits from State agencies to comply with the rules and regulations for stormwater facility design, performance and discharge.
- E. Discharged stormwater run-off shall not degrade receiving surface water bodies below the minimum conditions as established by State water quality standards (17-302 and 17-40.420, Florida Administrative Code).
- CIE1.3.9 Prior to June 1st of each year, Orange County Public Schools (OCPS) shall coordinate with the County to develop a financially feasible ten (10) year District Capital Outlay Plan (DCOP) for review and approval by the OCPS Board and adoption into the Capital Improvements Element for the County. (Added 6/08, Ord. 08-11)
- CIE1.3.10 The County shall review the updated ten (10) year DCOP to determine if the projected capacity, projected enrollment, and LOS for each school and Concurrency Service Area (CSA) within the County's jurisdiction is consistent with its growth projections. (Added 6/08, Ord. 08-11)
- CIE1.3.11 The County shall review and update OCPS' adopted CSAs, adopted Level of Service (LOS) and enrollment projections in the annual update of the CIE to ensure that the CIE continues to be financially feasible and that the LOS will be achieved. The Projected LOS and CSAs shall be included and depicted in the most recent School Concurrency Data Supplement, which serves as supporting data and analysis for the annual update to the CIE (Added 6/08, Ord. 08-11; Amended 4/11, Ord. 11-03)
- CIE1.3.12 The ten (10) year DCOP shall include all planned capital projects which increase the capacity of public schools within the County be achieved. (Added 6/08, Ord. 08-11)
- CIE1.3.13 The County shall include the ten (10) year DCOP in the annual update of the CIE. (Added 6/08, Ord. 08-11)
- CIE1.3.14 The County hereby incorporates by reference the OCPS 10-Year Capital Outlay Plan for 2012-2013 adopted by the Orange School Board on September 11, 2012, which includes school capacity sufficient to meet anticipated student demands projected by OCPS. (Added 6/08, Ord. 08-11; Amended 4/11, Ord. 11-03; Amended 02/13, Ord. 2013-03)
- CIE1.3.15 The County may cooperate with the School Board to ensure that future needs are addressed consistent with the adopted LOS standards for public schools. (Added 06/08, Ord. 08-11)
- CIE1.3.16 The LOS standards, except for backlogged facilities as provided in Capital Improvements Element (CIE) Policy CIE1.3.18, to implement school concurrency shall be calculated as a percentage of the Adjusted FISH Capacity as follows:
 - A. Elementary: 110% of Adjusted FISH using Modified Middle School Attendance Zones as CSAs.
 - B. Middle: 100% of Adjusted FISH using Middle School Attendance Zones as CSAs.
 - C. High, including ninth grade centers: 100% of Adjusted FISH using High School Attendance Zones as CSAs (Note: Adjusted permanent FISH for High Schools does not include in-slots).

The LOS for OCPS' K-8 schools shall be incorporated in the adopted LOS for elementary and middle school CSAs in the following manner: All grades of Arbor Ridge K-8 and Windy Ridge K-8 shall be incorporated in the adopted LOS for elementary schools. For Blanker K-8, grades kindergarten through five shall be included in the adopted LOS for elementary schools and grades six through eight shall be included in the adopted LOS for middle schools. (Added 06/08, Ord. 08-11, Amended 04/10, Ord. 10-03)

- CIE1.3.17 In accordance with FS 163.3180(9)(a), the County hereby adopts long-term school concurrency management system with the ten (10) year planning period of 2007/2008-2017/2018 for areas where significant backlogs exist. (Added 06/08, Ord. 08-11)
- CIE1.3.18 Consistent with Section 15 of the First Amended and Restated Interlocal Agreement, the LOS standards shall be applied consistently within Orange County and by the School Board to all schools of the same type. All CSAs must achieve the adopted LOS standards identified in CIE1.3.16 and PS6.1.3 by the end of the 5th year of the Capital Improvements Schedule, with the exception of the backlogged CSAs which have been placed in a long term concurrency management system. Each backlogged CSA must meet the adopted LOS within the 10-year period identified within the respective adopted Long Term Concurrency Management System for Schools (LTCMSS). The backlogged CSAs are identified in Table A and Table B, along with the existing LOS and projected 5-year and 10-year LOS. Table A reflects the LTCMSS adopted by Amendment 2010-1-B-CIE-1 on April 20, 2010. Table B reflects the LTCMSS adopted by Amendment 2011-1-B-CIE-1 on April 5, 2011 (Amended 4/11, Ord. 11-03):

| School | Adopted LOS |
|--------------|---|
| Туре | |
| Elementary | 110% of Adjusted FISH Capacity by 2011. |
| | The interim LOS for backlogged facilities is shown in Figure 13 of the Data, Inventory and Analysis. |
| | The following elementary school CSAs is designated as backlogged facilities: A, DD, U, and Arbor Ridge. |
| | The utilization of these CSAs may not increase beyond its level of April 1, 2008, as designed in Figure 6 of the Data, Inventory and Analysis, and must achieve a LOS of 110% by 2017. |
| Middle | 100% of Adjusted FISH Capacity by 2011. |
| | The interim LOS for backlogged facilities is shown in Figure 14 of the Data, Inventory and Analysis. |
| | The following middle school CSAs are designated as backlogged facilities: Apopka MS, Chain of Lakes MS, Gotha MS, Meadow Woods MS, and Walker MS. |
| | The utilization of these CSAs may not increase beyond its level of April 1, 2008, as designed in Figure 8 of the Data, Inventory and Analysis, and must achieve a LOS of 100% by 2017. |
| High | 100% of Adjusted FISH Capacity by 2011. |
| | The interim LOS for backlogged facilities is shown in Figure 15 of the Data, Inventory and Analysis. |
| | The following high school CSAs are designated as backlogged facilities: Freedom HS and University HS. |
| | The utilization of these CSAs may not increase beyond its level of April 1, 2008, as designed in Figure 10 of the Data, Inventory and Analysis, and must achieve a LOS of 100% by 2017. |
| (Added 06/08 | 3, Ord. 08-11) |

A.

| Backlogged CSA | Adopted LOS Standard | 2009-10 (Existing) | 2013/14 (5 Year) | 2016-17 (LTCMS 10 Year End Date) |
|---------------------------|-------------------------|-----------------------|---------------------|--|
| Elementary | | | | |
| CSA DD | 110% | 111% | 114.6% | 100.6% |
| Middle | | | | |
| Gotha | 100% | 147% | 104.0% | 81.9% |
| Meadow Woods | 100% | 113% | 108.1% | 99.3% |
| 66-M-2-4 (2012) | 100% | n/a | 100.8% | 100.0% |
| (Added 05/11, Ord. 11-03) | | | | |

В.

| Backlogged CSA | Adopted LOS Standard | 2010-2011 (Existing) | 2014/15 (5 Year) | 2019-20 (LTCMS 10 Year End Date) |
|----------------------|-------------------------|-------------------------|---------------------|--|
| Elementary | | | | |
| CSA I | 110% | 99% | 113% | 110% |
| CSA V | 110% | 111% | 138% | 84% |
| Middle | | | | |
| Avalon | 100% | 123% | 129% | 78% |
| High | | | | |
| Dr. Phillips | 100% | 155% | 132% | 100% |
| Olympia | 100% | 97% | 115% | 100% |
| West Orange | 100% | 113% | 155% | 100% |
| (Added 05/11, Ord. 1 | 1-03) | | | |

- CIE1.3.19 Orange County shall annually review compliance and appropriateness of the adopted LOS standard. (Added 06/08, Ord. 08-11)
- CIE1.3.20 Orange County shall consider the planned availability of concurrency-related facilities and the impact on the adopted levels of service when making land use decisions.

OBJ CIE1.4 Orange County shall continue to investigate and identify sources of revenue and promote the adoption of non-ad valorem based revenue sources. (Amended 12/00, Ord. 00-25)

- CIE1.4.1 Orange County shall continue to impose impact fees as a means of establishing and paying for future development's proportional cost of capital improvements.
- CIE1.4.2 To the maximum extent feasible, the "user pays" philosophy shall be incorporated into the revenue structure of all major public improvements and infrastructure systems which do not provide substantially equal benefit to all County residents on a County-wide basis.
- CIE1.4.3 The fee structure of all County enterprise funded infrastructure systems shall be set equal to the financial requirements for the operation, maintenance, capital improvements programs and debt service of the respective system.
- CIE1.4.4 Orange County shall aggressively seek Federal and State funding for appropriate improvements and activities to reduce reliance on the County's ad valorem tax base.
- CIE1.4.5 Orange County will strongly lobby for the inclusion of appropriate projects on the Metropolitan Planning Organization Transportation Improvement Program (TIP) and the Florida Department of Transportation Work Program to ensure that the appropriate and

equitable amount of money is expended on State and County eligible road projects within the County. The County also shall pursue additional funding sources for transportation improvements, consistent with Policy T1.3.5. (Amended 12/00, Ord. 00-25; Amended 09/13, Ord. 2013-19)

- CIE1.4.6 When and if new revenue sources are needed, Orange County shall investigate the feasibility of adopting new sources of revenue including, but not limited to, franchise fees, special taxing and benefit units, user fees, and other taxes and fees, as appropriate, to ensure the financial feasibility of the Comprehensive Plan and the maintenance of adopted levels of service over the twenty-year planning horizon. (Amended 12/00, Ord. 00-25)
- CIE1.4.7 Orange County periodically shall examine existing fee structures to determine the adequacy of the fees to offset capital and administrative impacts associated with the various land development activities. (Amended 12/00, Ord. 00-25)
- CIE1.4.8 Orange County shall continue to monitor the relationship of revenues and expenditures in an effort to identify and rectify possible fiscal problems. A status report shall be provided to the Board of County Commissioners periodically.
- On a project by project basis, Orange County may consider the feasibility and suitability of Community Development Districts, Educational Facilities Benefit Districts, special districts, special assessments, tax increment financing or other such financing mechanisms as deemed appropriate by the County, to serve as an alternative financing technique for the provision of infrastructure and public services. The County may also adopt appropriate application fees (including reimbursement of County expenses) for processing and reviewing requests for such financing mechanisms. Such mechanisms may be considered for, but not limited to, public recreation facilities, public schools, mass transit facilities, and transportation networks, including, but not limited to, roads and other related infrastructure projects. However, such financing mechanisms shall not be considered for approval if they provide for the funding of infrastructure that would otherwise be funded through traditional land development regulations (i.e. subdivision regulations, etc.), unless the Board of County Commissioners expressly permits such an exception. (Amended 3/99, Ord. 99-04; Amended 06/06, Ord. 06-08)
- OBJ CIE1.5 Orange County shall coordinate the approval of new development with the Capital Improvements Program. The schedule shall include the maintenance of adopted level of service standards and shall include the existing and future facility needs of Orange County.

- CIE1.5.1 Capital improvements proposed in the Capital Improvements Program shall be consistent with those required due to concurrency in each individual element of the Comprehensive Plan. Capital improvements not required due to concurrency shall be included in the Capital Improvements Program at the discretion of the County.
- CIE1.5.2 The Capital Improvements Program shall be consistent with public facility needs demanded by new development resulting from amendments to the Comprehensive Plan. The County shall evaluate the Capital Improvements Program simultaneously with the adoption of a plan amendment.
- CIE1.5.3 (Policy deleted to remove obsolete language 12/14, Ord. 2014-30.)
- OBJ CIE1.6 New development shall bear the incremental capital costs for all facilities and services, as defined by documentation for existing and future impact fees and other funding mechanisms, necessary to accommodate the new development's impacts and to maintain the adopted level of service. The

Board of County Commissioners shall have the ability to determine and implement the appropriate capital costs and rates (e.g., impact fees) at their discretion. (Amended 09/13, Ord. 2013-19)

POLICIES

- CIE1.6.1 Orange County shall assess impact fees on new development to cover the incremental capital costs for all facilities and services to provide those services to new growth. (Amended 09/13, Ord. 2013-19)
- CIE1.6.2 Impact fees shall continue to be used to fund capital facility needs resulting from new development and shall not be used to fund existing deficiencies.
- CIE1.6.3 Impact fees shall be maintained for as many public facilities as feasible, but with consideration to the economic impact on affordable housing and the local construction industry.
- CIE1.6.4 If a proposed development is consistent with the Land Development Code and the Comprehensive Plan, but one or more concurrency-related facilities is deficient, the applicant may, at his/her expense, improve the level of service of the facility if and when such improvement is consistent with County plans and the County agrees to the improvement.
- CIE1.6.5 Notwithstanding impact fee assessment, when necessary and appropriate, new developments may contribute a pro rata share of the costs necessary to finance public facility improvements required to maintain adopted level of service standards through development agreements, such as roadway network agreements, school mitigation agreements, or master utility agreements. (Amended 09/13, Ord. 2013-19)
- CIE1.6.6 For any phased, large-scale, future land use amendment, the County shall require the applicant to demonstrate the capacity to provide the necessary infrastructure over the entire build-out period.
- OBJ CIE1.7 Orange County will maintain its Concurrency Management System and Land Development Regulations to manage its fiscal resources and land development process in such a manner as to provide or require the provision of needed capital improvements for future development and for needs created by previously issued development orders. (Amended 12/00, Ord. 00-25)

- CIE1.7.1 The Concurrency Management System shall maintain a monitoring program to enable the County to determine whether it is adhering to the adopted level of service standards and its schedule of capital improvements. (Amended 12/00, Ord. 00-25)
- CIE1.7.2 During the interim period when the provisions of the most recently adopted comprehensive plan, or element or portion thereof, and the land development regulations are inconsistent, the provisions of the most recently adopted comprehensive plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order. Those capital improvements which are needed to improve deficient facilities due to vested project development will receive priority funding in the next annual update of the Capital Improvements Program if the needed improvement was not required as a part of the vested project's development order.
- CIE1.7.3 Pursuant to Chapter 163.3167(5) FS, developments defined in Section 30-363, Orange County Code, are vested for consistency with the Comprehensive Plan, and developments defined in Section 30-372 Orange County Code, are vested for concurrency. (Amended 12/00, Ord. 00-25; Amended 09/13, Ord. 2013-19)

- CIE1.7.4 Orange County shall use the Long Range Transportation Plan, adopted as part of the Transportation Element, as a long-term schedule of roadway improvements and update it annually. (Added 5/96, Ord. 96-11; Amended 12/00, Ord. 00-25; Amended 09/13, Ord. 2013-19)
- OBJ CIE1.8 The County establishes a long-term transportation concurrency management system to correct deficiencies in transportation facilities on designated roadways that are included in the Orange County Ten-Year Capital Improvements Schedule and to implement operational improvements that may be needed. (Amended 05/04, Ord. 04-06; 1.4.7-r; Amended 09/13, Ord. 2013-19)
- CIE1.8.1 Projects in the long-term transportation concurrency management system shall be addressed in the Orange County Ten-Year Capital Improvements Schedule or with operational improvements that may be implemented as needed. (Added 09/13, Ord. 2013-19)
- CIE1.8.2 A long-term (10-year) schedule of capital improvements for the following transportation facilities is hereby established for the long-term concurrency management system and is reflected in the Capital Improvements Element. The adopted level of service will be achieved on these facilities by the end of FY 2022. (Amended 04/10, Ord. 10-03; Amended 09/13, Ord. 2013-19, Policy CIE1.8.1-r; Amended 12/14, Ord. 2014-30):

| Lake Underhill Road | Anderson Street to Conway Road Oxalis Avenue to Madeira Avenue Semoran Boulevard to Oxalis Avenue Madeira Avenue to Woodbury Road |
|--|--|
| Winter Garden-Vineland Road / Kissimmee Vineland / SR 535 | Osceola County Line to SR 536 / World Center Parkway |
| Sand Lake Road | Kirkman Road to John Young Parkway Orange Blossom Trail to Winegard Road Dr. Phillips Boulevard to Turkey Lake Road |
| Boggy Creek Road | Tradeport Drive to Osceola County Line |
| Kennedy Boulevard / Lake Avenue | Forest City Road to Wymore Road |
| Reams Road | Lake Hancock Road to Silverlake Park Drive |
| 6 th Street (Windermere) | Park Ridge-Gotha Road to Hempel Avenue |
| Alafaya Trail | Lake Underhill Road to Curry Ford Road |
| Apopka-Vineland Road | Conroy-Windermere Road to Windy Ridge Road |
| Chase Road | Winter Garden-Vineland Road to Jack Nicklaus Parkway |
| Chuluota Road | Colonial Drive to Seminole County Line |
| Dean Road | Curry Ford Road to Lake Underhill Road University Boulevard to Seminole County Line |
| Econlockhatchee Trail | Lee Vista Boulevard to Curry Ford Road |
| Edgewater Drive | Clarcona Ocoee Road to Beggs Road |
| Ficquette Road | Lake Hancock Road/Reams Road to Winter Garden-Vineland Road |
| Good Homes Road | White Road to Colonial Drive |
| Lake Pickett Road | Colonial Drive to Chuluota Road |

| Narcoossee Road | Lake Nona Drive to Beachline Expressway |
|-----------------------|---|
| S Access Road | Boggy Creek Road to Airport Boulevard |
| Taft Vineland Road | Orange Blossom Trail to Orange Avenue |
| Valencia College Lane | Central Florida Greeneway to Goldenrod Road |
| Vineland Avenue | Winter Garden-Vineland Road to Little Lake Bryan Parkway |
| Wallace Road | Dr. Phillips Boulevard to Turkey Lake Road |
| Welch Road | Rock Springs Road to Wekiwa Springs Road |
| Woodbury Road | Lake Underhill Road to Colonial Drive |

(Original Policy CIE1.8.2 deleted 09/13, Ord. 2013-19)

- CIE1.8.3 The County may choose to allow an applicant to satisfy transportation concurrency through a proportionate share calculation to mitigate the impacts of development on the facilities identified in the long-term transportation concurrency management system and apply the contribution to the impacted facility named on the long-term schedule of capital improvements, or the applicant may provide proportionate-share payment for operational improvements along the failing facility, consistent with Policy T2.2.4. (Amended 09/13, Ord. 2013-19)
- CIE1.8.4 Constrained and backlogged facilities which do not meet minimum level of service shall be addressed in annual updates to the Capital Improvements Element and the Concurrency Management System, based on available funding. The following roadway facilities are considered constrained:

| Aloma Avenue | Brewer Avenue to Lakemont Avenue Semoran Boulevard to Seminole County Line |
|-----------------------------|---|
| Hoffner Avenue | Orange Avenue to Conway Road |
| Conroy-Windermere Road | Apopka-Vineland Road to Dr. Phillips Boulevard Kirkman Road to Millenia Boulevard |
| Consulate Drive | Beachline Expressway to Orange Blossom Trail |
| Curry Ford Road | Econlockhatchee Trail to Central Florida Greeneway |
| McCulloch Road | Lockwood Boulevard to N. Tanner Road |
| Michigan Avenue | Bumby Avenue to Crystal Lake Drive |
| Turkey Lake Road | Vineland Road to Conroy-Windermere Road Central Florida Parkway to Sand Lake Road |
| University Boulevard | Dean Road to Alafaya Trail |
| John Young Parkway | Colonial to Princeton Town Center Boulevard to Beachline Expressway |
| Clay Street | Par Avenue to Fairbanks Avenue |
| Forsyth Road | Colonial Drive to University Boulevard |
| N. Tanner Road | Lake Pickett Road to Seminole County Line |
| Winter Garden-Vineland Road | Interstate 4 to Apopka-Vineland Road Buena Vista Drive to Perrihouse Acres Lane |

(Amended 04/10, Ord. 10-03; Amended 09/13, Ord. 2013-19; Amended 12/14, Ord. 2014-30).

CIE1.8.5 The County supports the development of multimodal transportation corridors to increase the viability of walking, biking, and transit along these corridors. Transportation improvements shall focus on operational enhancements, intersection improvements that provide for safe movement of pedestrians and bicyclists, high-visibility pavement markings and refuge islands for pedestrians, multiuse paths, landscaping, bicycle facilities, increased transit service and bus shelters, and facilities and design that support transit-oriented development. Development within these corridors shall be subject to the site design standards in Policy T2.2.4, as determined by a transportation impact study.

Orange County's designated multimodal corridors include:

| Alafaya Trail | Seminole County Line to Innovation Way |
|-----------------------|---|
| Econlockhatchee Trail | University Boulevard to Lake Underhill Road |
| Innovation Way | Alafaya Trail to SR 528 |
| International Drive | Sand Lake Road to Central Florida Parkway |
| Orange Avenue | Hoffner Avenue to Sand Lake Road |
| University Boulevard | Semoran Boulevard to Alafaya Trail |
| Valencia College Lane | Goldenrod Road to Econlockhatchee Trail |

Additional multimodal corridors may be designated, by amending the table above, where premium transit service is available or forthcoming and on state roadways that are the subject of multimodal corridor feasibility studies by the Florida Department of Transportation. (Amended 09/13; Ord. 2013-19; Amended 12/14, Ord. 2014-30)

- OBJ CIE 1.9 The Innovation Way Multimodal Transportation District (MMTD) Capital Improvement Schedule is included in the Capital Improvements Element to promote community design features that are financially feasible over the development timeframe for the district and that provide convenient interconnection for a multimodal transportation system. (Added 09/11, Ord. 2009-28)
- CIE 1.9.1 The County may issue development permits in reliance upon all planned community design capital improvements that are financially feasible over the development timeframe for the Innovation Way MMTD, without regard to the period of time between development and the scheduled construction of the capital improvements. (Added 09/11, Ord. 2009-28)

Intergovernmental Coordination Element Goals, Objectives and Policies

- GOAL ICE1 Orange County shall coordinate effectively with adjacent local governments, regulatory agencies, and service and facility providers, to ensure a comprehensive approach to planning is achieved.
- OBJ ICE1.1 Orange County shall establish joint planning area agreements and use the informal mediation process of the East Central Florida Regional Planning Council or other mediation group to implement the goals, objectives, and policies of the Comprehensive Plan.

- ICE1.1.1 Orange County shall continue discussions and identify issues with all local governments that have established joint planning area agreements with Orange County. (Amended 12/00, Ord. 00-25)
- ICE1.1.2 Orange County shall continue to initiate discussions and identify issues with local governments that have yet to establish joint planning area agreements with Orange County.
- ICE1.1.3 Joint planning area agreements shall establish mechanisms to resolve conflicts resulting from multi-jurisdictional land development regulations.
- ICE1.1.4 Orange County shall voluntarily enter into a dispute resolution process to resolve intergovernmental coordination disputes with other municipalities and jurisdictions on a case-by-case basis, using the procedures below:
 - A. The County shall seek dispute resolution assistance and guidance from the East Central Florida Regional Planning Council or other mediation group.
 - B. The resolution process will be developed consistent with Chapter 185.509, FS and Rule 9J-5.015, FAC.
 - C. Unless requested by the disputing parties, the process shall not be used to address environmental permitting or other regulatory issues. (Added 12/00, Ord. 00-25)
- ICE1.1.5 Orange County shall continue discussions and identify issues with its adjoining counties and adjacent cities in adjoining counties with regards to executing joint planning area agreements. (Added 12/00, Ord. 00-25)
- ICE1.1.6 Joint planning area agreements shall establish boundaries, land use designations, and densities/intensities for development for areas of joint planning.
- ICE1.1.7 Joint planning area agreements shall include mechanisms for formal exchange of information and data including, but not limited to, comprehensive plan amendment review, rezoning requests, demographic projections, and regulatory changes.
- ICE1.1.8 Joint planning area agreements shall identify service and facility providers for development within the joint planning area.
- ICE1.1.9 Joint planning area agreements shall be used to coordinate level of service standards, transportation concurrency exception areas and concurrency management, where applicable.
- ICE1.1.10 Joint planning area agreements shall establish annexation procedures (if applicable) for land within the joint planning area.
- ICE1.1.11 When reviewing annexation proposals, Orange County shall strongly discourage the creation of enclaves through attendance at public hearings, written and verbal transmittals, negotiated settlements, and if necessary, through litigation.

- ICE1.1.12 Joint planning area agreements shall address consistent roadway design standards, extensions, widening, and improvements.
- ICE1.1.13 Joint planning area agreements shall provide for the uniform protection of high recharge areas. (Also Aquifer Recharge Element, Policy AR1.2.4)
- ICE1.1.14 Through joint planning area agreements, Orange County shall coordinate efforts with other local governments to avoid duplication of recreation services and facilities, and to promote efficient use of land and funding.
- ICE1.1.15 Orange County shall attempt to establish County-wide regulations for wetlands and rare upland vegetative communities through the use of joint planning area agreements.
- ICE1.1.16 As joint planning area agreements are adopted, maps depicting the joint planning area boundaries shall be incorporated into this element. (Added 10/94, Ord. 94-20; Amended 12/00, Ord. 00-25)
- ICE1.1.17 Orange County shall coordinate with adjacent municipalities and counties to prevent urban sprawl through the use of joint planning area agreements. These joint planning area agreements will ensure compact and contiguous growth patterns will be implemented through the review of future land use designations and impacts of development.
- ICE1.1.18 Joint planning area agreements shall include provisions for the following:
 - A. Collection of County impact fees from development in annexed areas if the City does not collect their own impact fees; or,
 - B. If City impact fees are collected, dedication of a portion of City impact fees for County facilities impacted by development in annexed areas. The provisions shall set forth the type, amount and use of the impact fees that will be dedicated to the County. In addition, the agreement shall recognize the pursuit of establishing County-wide impact fees.
 - C. Provisions relevant to annexations, which include specific references to enclaves, stormwater, drainage and roadways.
- The County shall maintain the existing interlocal agreements, unless discontinued, with Edgewood, Oakland, and Belle Isle, which specify that the County shall perform building inspections, issue building permits and certificates of occupancy, and handle code enforcement duties. (Added 12/00, Ord. 00-25)
- OBJ ICE1.2 Orange County shall continue to coordinate with adjacent local governments, adjacent Metropolitan Planning Organizations ("MPO"s), regulatory agencies, and service and facility providers, to promote compatible level of service standards and sound growth management. (Amended 11/12, Ord. 2012-20)

- ICE1.2.1 Orange County shall continue its participation on the Technical Committee of METROPLAN Orlando (the Metropolitan Planning Organization) and its subcommittees. Participation shall include the provision of information and technical assistance as it pertains to coordinating concurrency management for roads, transit and intermodal transportation. (Added 12/00, Ord. 00-25; Amended 11/12, Ord. 2012-20)
- ICE1.2.2 Orange County shall continue to coordinate with all adjacent counties and local governments, in or adjacent to Orange County, to ensure the impacts generated by future development occurring within one jurisdiction will not cause the level of service on arterial and collector roads within Orange County to diminish below the adopted standard. This coordination shall include provision of information and technical assistance, and attendance at appropriate meetings.

- ICE1.2.3 Orange County shall continue to coordinate, through written and verbal transmittals, participation in joint technical committees, and by participating in appropriate meetings, transportation level of service standards and capacities for State roads with the Florida Department of Transportation.
- ICE1.2.4 Orange County shall coordinate with appropriate agencies and entities to ensure that the adopted level of service standards for traffic circulation, mass transit, recreation, potable water, sanitary sewer, solid waste, and stormwater management are maintained through public and private investments. (Also Capital Improvements Element, Objective CIE1.3)
- ICE1.2.5 Orange County shall use intergovernmental assistance to finance only those capital improvements that are consistent with the Capital Improvement Program and County priorities, and whose operating and maintenance costs have been included in operating budget forecasts. (Also Capital Improvements Element, Policy CIE1.1.8)
- ICE1.2.6 The County shall consider coordinating with other local government entities to the fullest extent possible, so as to minimize the overlapping debt burden to citizens. (Also Capital Improvements Element, Policy CIE1.2.13)
- ICE1.2.7 Orange County shall aggressively seek Federal and State funding for appropriate improvements and activities to reduce reliance on the County's ad valorem tax base. (Also Capital Improvements Element, Policy CIE1.4.4)
- ICE1.2.8 Orange County shall strongly lobby for inclusion of appropriate projects on the METROPLAN Orlando Transportation Improvement Program (TIP) and the Florida Department of Transportation Work Program to ensure that the appropriate and equitable amount of money is expended on State and County eligible road projects within the County. (Also Capital Improvements Element, Policy CIE1.4.5; Amended 11/12, Ord. 2012-20)
- OBJ ICE1.3 Orange County shall ensure efficient provision of services and facilities through the establishment of territorial/interlocal agreements. (Added 12/00, Ord. 00-25)

- ICE1.3.1 Orange County shall enter into and maintain Interlocal Agreements with the cities of Orange County to ensure efficient solid waste disposal. (Added 12/00, Ord. 00-25; also Solid Waste Element, Policy SW1.3.3)
- ICE1.3.2 Orange County shall continue to expand existing Interlocal Agreements to promote coordinated recycling efforts. (Added 12/00, Ord. 00-25; also Solid Waste Element, Policy SW1.2.6)
- ICE1.3.2.1 The County shall develop a resource recovery program and shall administer and coordinate the program by establishing interlocal agreements with public and private entities. (Added 12/00, Ord. 00-25)
- ICE1.3.3 Orange County shall continue coordination efforts with County and local utility agencies to identify sites for recreation purposes, such as the utilization of easements of power lines, drainage, or gas lines for recreational trails or linear parks. (Added 12/00, Ord. 00-25)
- ICE1.3.7 Orange County shall continue to establish territorial/joint planning area agreements with adjacent municipalities and other water and wastewater utilities regulated by the Public Service Commission, in order to encourage cost effective service to avoid unnecessary duplication in the provision of water and wastewater services, to describe the location of each utility's service area, and to coordinate and confirm the associated service provision commitments. Priorities for the extension of service by these other providers shall be

established in the territorial/joint planning area agreements. (Added 12/00, Ord. 00-25; also Potable Water, Wastewater and Reclaimed Water Element, Policies PW1.6.1 and WW1.6.1)

- ICE1.3.8 Orange County shall attempt to expand its interlocal agreement with the Reedy Creek Improvement District to facilitate the extension of Reedy Creek Improvement District services and infrastructure into unincorporated Orange County in order to provide for affordable housing.
- OBJ ICE1.4 Orange County shall coordinate with agencies and governments to address inconsistencies with and to further the transportation goals, objectives, and policies of Orange County's comprehensive plan. This objective shall be achieved by implementation of the following policies.

- ICE1.4.1 Orange County shall continue to coordinate and participate with FDOT, METROPLAN Orlando, the Central Florida Commuter Rail Commission, the Florida Department of Transportation, LYNX, the Orlando-Orange County Expressway Authority, local governments and the private sector on local and regional transportation issues, such as viable and financially feasible highway and mass transit facilities, including appropriate rail or Bus Rapid Transit. (Also Transportation Element, Policy T3.3.1)
- ICE1.4.2 Orange County shall continue to work with LYNX, doing business as the Central Florida Regional Transportation Authority (CFRTA), to design and implement future transit coordination planning consistent with METROPLAN Orlando, Long Range Transit of Regional Needs Network, METROPLAN Orlando Financially Constrained Transportation Network, LYNX Development Plan and LYNX Regional Rail Program. (Added 12/00, Ord. 00-25)
- ICE1.4.3 Orange County shall continue active support of State Legislature initiatives to provide an adequate level of transportation funding, through written and verbal transmittals and provision of information. (Added 12/00, Ord. 00-25; Amended 11/12, Ord. 2012-20)
- ICE1.4.4 The County shall pursue all additional funding sources such as user fees (rental car surcharge), and higher license and tag fees, or other sources deemed appropriate by the BCC. (Also Transportation Element, Policy T1.3.1.1; Amended 11/12, Ord. 2012-20)
- ICE1.4.5 Orange County shall continue to integrate its public transportation planning with LYNX, the METROPLAN Orlando, the Florida Department of Transportation, the Central Florida Commuter Rail Commission, private entities and other local governments in order to plan for a regional multimodal transportation system. (Also Transportation Element, Objective T3.3; Amended 11/12, Ord. 2012-20)
- ICE1.4.6 Orange County shall continue to coordinate with LYNX and METROPLAN Orlando to accommodate special needs of the transportation disadvantaged, including the provision of public transportation service and facilities, through financial and technical assistance and through inter-agency agreements. (Also Transportation Element, Policy T3.3.4)
- Orange County shall coordinate with the local transit providers and other appropriate agencies to ensure the linkage of bus routes with all rail systems, including light rail and commuter rail routes, and to facilitate connection of high density and intensity land use areas to each other by appropriate modes. Such coordination should be done through written and verbal communications, joint ad hoc technical coordinating committees, and attendance at appropriate public hearings. (Amended 11/12, Ord. 2012-20)
- ICE1.4.8 Orange County shall continue to work with the Orange County School Board, other appropriate educational institutions and LYNX to facilitate transportation of students to

- and from school, by written and verbal communications and attendance at appropriate staff and public meetings. (Also Transportation Element, Policy T3.3.5)
- ICE1.4.9 Orange County, through its role on METROPLAN Orlando's and the Greater Orlando Aviation Authority's Governing Boards and the West Orange Airport Authority, shall continue to ensure that planned aviation expansions, siting, or construction of new aviation facilities are coordinated with the appropriate Federal, State, and regional agencies and consistent with the Comprehensive Plan. (Added 12/00, Ord. 00-25; also Transportation Element, Policy T3.4.2; Amended 11/12, Ord. 2012-20)
- ICE1.4.10 Orange County shall continue to coordinate land development proposals with the Orlando-Orange County Airports Zoning Board of Adjustment to review the placement of tall structures within the County and enforce the adopted ordinance, through participation in planning activities, exchange of information, and attendance at staff and public meetings. This coordination shall ensure that clear zones affiliated with existing publicly-owned, for-public-use airports and Federal Aviation Administration regulations are not violated. (Also Transportation Element, Policy T3.4.2.2)
- ICE1.4.11 Orange County shall continue to coordinate with the State, City of Orlando, and the Greater Orlando Aviation Authority to ensure mitigation of roadway deficiencies in airport access areas and determine appropriate mitigation measures for deficient transportation facilities that provide access to OIA, through cooperative communications with staff, provision of information and technical assistance, and participation in appropriate meetings. (Also Transportation Element, Policy T3.4.3.1)
- ICE1.4.12 Orange County, Greater Orlando Aviation Authority and the West Orange Airport
 Authority shall coordinate airport ground traffic- generating facilities with surface
 transportation and transit improvements. Existing and future airports shall be integrated
 into the overall transportation system. (Added 12/00, Ord. 00-25)
- ICE1.4.13 Orange County shall continue to support the transportation planning efforts of LYNX and METROPLAN Orlando, through provision of information, current land use data, socioeconomic projections, data on recent transportation improvements, and technical assistance, participation in meetings, and dissemination of pertinent information to the public. (Also Transportation Element, Policy T1.2.1)
- ICE1.4.14 Orange County shall coordinate with government agencies and public and private entities in order to implement financially feasible multi-modal transportation systems. The County will continue to participate in interlocal agreements and Joint Participation Agreements with other local jurisdictions and public/private partnerships with private developers as a means of funding necessary transportation improvements. (Also Transportation Element, Policies T1.3.5 and T1.3.5.1)
- The County will continue to coordinate with FDOT, METROPLAN Orlando, Orlando-Orange County Expressway Authority, local governments, and private entities to identify needed roadway improvement projects. These include projects named on the Orange county Five-Year and Ten-Year Capital Improvement Program, METROPLAN Orlando Transportation Improvement Program, State Transportation Improvement Program, and METROPLAN Orlando Long Range Transportation Plan Financially Constrained Network. (Also Transportation Element, Policy T3.3.2)
- ICE1.4.16 Orange County shall continue to coordinate with LYNX, FDOT, METROPLAN Orlando and other local governments to identify and designate strategic locations for regional parkand-ride lots. (Also Transportation Element, Policy T3.3.3)
- ICE1.4.17 The County shall coordinate with METROPLAN Orlando and local governments to implement the regional connectivity of the Trails Master Plan. (Also Transportation Element, Policy T3.4.8) (Amended 11/13, Ord. 2013-22)

- ICE1.4.18 In accordance with Florida Statute Chapter 2009-85, House Bill 1021, Orange County shall review and coordinate land use planning and development of airport facilities as specified in the airport master plans. (Added 6/10, Ord. 10-07)
- ICE1.4.19 Orange County shall review the airport master plans, development proposals and other development plans for the existing and proposed airport facilities to ensure compatibility with surrounding uses and determine the impacts of the development on Orange County residents. (Added 6/10, Ord. 10-07)
- OBJ ICE1.5 Orange County shall coordinate with other local governments to address inconsistencies with and to further the potable water and wastewater goals, objectives, and policies of Orange County's comprehensive plan. This objective shall be achieved by implementation of the following policies.

- ICE1.5.1 Orange County shall continue to pursue sources of funding and participate with other localities in order to plan and construct potable water and wastewater systems, through written and verbal communications, joint meetings, participation in planning activities, and by providing technical assistance. (Also Potable Water, Wastewater and Reclaimed Water Element, Policy WW1.2.12)
- ICE1.5.2 Orange County shall continue to participate in the regional water supply efforts of the St. Johns River Water Management District and the South Florida Water Management District to establish and implement efficient and cost-effective public water supply plans for the region without creating significant adverse impacts to natural systems. (Added 12/00, Ord. 00-25; also Potable Water, Wastewater and Reclaimed Water Element, Policy PW1.2.12)
- ICE1.5.3 Orange County will coordinate with the Water Management Districts, through written and verbal communications and joint technical committees, to monitor the amount of groundwater pumped from the aquifer underlying the County and distributed for use outside the County and, if necessary, assist in the emergency conservation of groundwater. Such coordination should be done through the means of enforcing existing watering limits and a continuing conservation outreach program. (Also Potable Water, Wastewater and Reclaimed Water Element, Policy PW2.2.4)
- The County shall continue to establish interlocal and territorial agreements with adjacent municipalities and other utilities regulated by the Public Service Commission to encourage cost-effective service to avoid unnecessary duplication in the provision of potable water and wastewater services, to describe the location of each utility's service area, and to coordinate and confirm the associated service provision commitments. (Added 12/00, Ord. 00-25; also Potable Water, Wastewater and Reclaimed Water Element, Policies PW1.6.1 and WW1.6.1)
- ICE1.5.5 Orange County shall continue to support and assist the Department of Health, the St. Johns Water Management District, the Department of Environmental Protection, the Wekiva River Basin Commission and the local governments in implementing the Wekiva Parkway and Protection Act of 2004.
- ICE1.5.6 Orange County shall promote the establishment of regional wastewater planning and development within the Wekiva Study Area in order to minimize the number of septic systems, minimize groundwater and surface water contamination, maximize the reuse of reclaimed water, and reduce future ground water demand through beneficial reuse.
- ICE1.5.7 Orange County shall encourage municipalities, counties, and private entities that export water underlying Orange County to use other sources of potable water and/or use water conservation measures. Such encouragement shall be by providing technical assistance

- and participating in studies conducted by the Water Management Districts. (Also Potable Water, Wastewater and Reclaimed Water Element, Policy PW2.2.5)
- ICE1.5.8 Pursuant to Chapter 373.609, FS, Orange County shall, upon request, assist the Water Management Districts in the enforcement of Water Management district guidelines during declared water shortages. (Also Potable Water, Wastewater and Reclaimed Water Element, Policy PW2.2.14)
- ICE1.5.9 Orange County shall coordinate with the St. Johns River Water Management District, the South Florida Water Management District, and other entities to assist with implementation of goals and provisions of the applicable Regional Water Supply Plans, and other local/municipal water resource management and restoration programs, to evaluate the long-term needs of the natural and built environments; to restrict activities that may result in the degradation or overuse of potable water and wastewater resources; and to assure adequate water supply for native ecosystems, agriculture, and domestic and industrial users. (Also Potable Water, Wastewater and Reclaimed Water Element, Policy PW3.3.1)
- ICE1.5.10 Orange County shall coordinate, cooperate and participate with utility providers in the region and the water management districts in the development and update of local and regional water supply plans and assessments. In addition, Orange County will continue to collaborate and jointly develop interconnected sources and facilities to consolidate water services and to improve efficiencies that will support and enable Orange County to perform and implement an effective water supply program. (Also Potable Water, Wastewater and Reclaimed Water Element, Policy PW3.2.3)
- ICE1.5.11 The County will coordinate with the City of Orlando to evaluate improvements and expansion of the Water Conserv II system to support the Master Plan recommendations and other City of Orlando plans. (Also Potable Water, Wastewater and Reclaimed Water Element, Policy PW3.2.4)
- Orange County shall adopt a Water Supply Facilities Work Plan (Work Plan), which will assess existing and projected water sources and needs for at least a 10-year planning period considering the Regional Water Supply Plans of the St. Johns River Water Management District and South Florida Water Management Districts. The Work Plan shall identify traditional and alternative water supply sources that the County may use to meet exiting and projected water demands. The alternative water supply projects in the Work Plan will be selected from the applicable Water Management Districts' Regional Water Supply Plans or otherwise proposed by the County. (Also WSFWP)
- ICE1.5.13 Orange County shall coordinate with the St. Johns River Water Management District and South Florida Water Management District during updates to their Regional Water Supply Plans, to identify potentially feasible alternative water supply projects in Orange County. The County shall update its Work Plan every five years, within 18-months of the adoption of the later of the two Water Management Districts' Regional Water Supply Plans. (Also WSFWP)
- OBJ ICE1.6 Orange County shall coordinate with agencies and governments to address inconsistencies with and to further the groundwater protection goals, objectives and policies of Orange County's comprehensive plan. This objective shall be achieved by implementation of the following policies.

ICE1.6.1 Orange County shall continue to support and assist the Water Management Districts in implementing the development of a County-wide consumptive use study program to monitor the effects of withdrawals from the Floridan Aquifer, through provision of information and technical assistance, and participation in joint meetings. (Added 12/00,

- Ord. 00-25; also Potable Water, Wastewater and Reclaimed Water Element, Policy PW2.2.1)
- The County shall continue to coordinate with the Water Management Districts, through the exchange of information and attendance at joint technical committee meetings, in order to closely monitor the drilling of new wells, enforce the capping of abandoned wells, and require the placement of valves on existing free flowing wells so water will be used only as required. It is not the intent of this policy to affect agricultural production or agricultural processing. (Also Potable Water, Wastewater and Reclaimed Water Element, Policy PW2.2.3)
- ICE1.6.3 Orange County shall coordinate with other governmental entities, regarding groundwater pollution, through the establishment or continuation of programs, provision of technical assistance and information, and attendance at appropriate hearings. (Also Aquifer Recharge Element, Objective AR1.2)
- ICE1.6.4 Orange County shall coordinate with other local and State governmental entities, through written and verbal transmittals, and participation in meetings and joint committees, in order to implement the actions listed below.
 - A. Consistent with the Future Land Use Element and Conservation Element, the County septic tank ordinance, shall specify usage and remediation of septic tank contamination to surface and/or groundwater resources.
 - B. A program shall be established to eliminate identified malfunctioning septic tanks. (Also Aquifer Recharge Element, Policy AR1.2.2)
 - C. The County shall continue to monitor County drainage wells for contamination and eliminate any adverse effects of contamination. The County shall seek assistance from other governmental entities regarding the monitoring effort, primarily for wells located within a municipality. (Added 12/00, Ord. 00-25)
- ICE1.6.5 Orange County shall continue to coordinate with all governmental entities to establish County-wide regulations for development within prime aquifer recharge areas. (Added 12/00, Ord. 00-25; also Aquifer Recharge Element, Policy AR1.2.3)
- ICE1.6.6 Orange County shall continue its drainage well monitoring program and assist other governments with their monitoring programs. The program shall identify those wells with the highest probability for contamination. Within two years of identification, an implementation program for pollution abatement shall be developed. (Added 12/00, Ord. 00-25; also Aquifer Recharge Element, Policy AR1.1.2)
- ICE1.6.7 Orange County shall continue coordination with the Water Management Districts and other governmental entities regarding development impacts on recharge areas and land surrounding Outstanding Florida Waters. (Added 12/00, Ord. 00-25; also Aquifer Recharge Element, Policy AR1.1.5)
- ICE1.6.8 Orange County shall continue to provide technical assistance to the St. Johns River and South Florida Water Management Districts for the preparation and completion of a Needs and Sources Inventory. (Added 12/00, Ord. 00-25; also Aquifer Recharge Element, Policy AR1.2.1)
- ICE1.6.9 During the course of the planning period Orange County shall attempt to enter into Interlocal Agreements with other governmental agencies that are involved in stormwater management practices that affect Orange County. Data sharing and exchange of drainage information shall be emphasized in the Interlocal Agreement. As part of this process, Orange County shall encourage municipalities to enact surface water management criteria that are technically consistent with and meet State, regional, and County requirements for new development. Actions by municipalities that affect the

Orange County drainage system should likewise be communicated to the County. (Added 12/00, Ord. 00-25)

- ICE1.6.10 Orange County shall provide technical assistance to the Water Management Districts and United States Geological Survey for the purposes of researching the impacts of impervious surface ratios and land development on the natural rate of aquifer recharge, and preparing Groundwater Basin Resource Availability Inventories. (Also Aquifer Recharge Element, Policy AR1.1.9)
- In coordination with the St. Johns River Water Management District, the South Florida Water Management District, and other local governments or private utilities, Orange County shall seek the development of efficient, cost-effective, and technically feasible water sources that will satisfy and supplement future demands, without causing significant adverse impacts to water quality, wetlands, aquatic systems or the environment. (Also Aquifer Recharge Element and Potable Water, Wastewater and Reclaimed Water Element, Policies AR3.2.1 and PW3.2.1)
- ICE1.6.12 Orange County shall adopt a Water Supply Facilities Work Plan (Work Plan), which will assess existing and projected water sources and needs for at least a 10-year planning period considering the Regional Water Supply Plans of the St. Johns River Water Management District and South Florida Water Management District. The Work Plan shall identify traditional and alternative water supply sources that the County may use to meet existing and projected water demands. The alternative water supply projects in the Work Plan will be selected from the applicable Water Management Districts' Regional Water Supply Plans or otherwise proposed by the County. (Added based on WSFWP under review by DCA for the ORC Report; 08/08)
- ICE1.6.13 Orange County shall work with the St. John River Water Management Districts and South Florida Water Management District, during updates to their Regional Water Supply Plans, to identify potentially feasible alternative water supply projects involving aquifer recharge. (Also Aquifer Recharge Element, Policy AR3.2.3 and Potable Water, Wastewater and Reclaimed Water Element, Policy PW3.3.2)
- OBJ ICE1.7 Orange County shall coordinate and plan with agencies and governments to address inconsistencies with and to further the recreation goals, objectives and policies of Orange County's comprehensive plan. This objective shall be achieved by implementation of the following policies.

- ICE1.7.1 Orange County shall continue efforts with local utility agencies, through provision of information and technical assistance, and by participating in appropriate meetings, in order to identify sites for recreation purposes, such as the utilization of easements of power lines, drainage or gas lines and other lands for recreational trails or linear parks. (Added 12/00, Ord. 00-25; also Recreation Element, Policies R1.5.3 and R1.7.2)
- ICE1.7.2 Orange County shall continue to enter into an agreement with the Orange County School Board for the use of school recreation areas for public parks. (Added 12/00, Ord. 00- 25; also Recreation Element, Policy R1.5.5 and Open Space Element, Policy OS1.1.8)
- ICE1.7.3 Orange County shall cooperate with the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, the St. John River Water Management District, and the Florida Division of Forestry in their management programs for the Wekiva Springs State Park/Rock Springs Run State Reserve, the Tosohatchee State Game Preserve, the Hal Scott Preserve, the Split Oak Preserve, and the Seminole Ranch Wildlife Management Area on their management of programs for those parks that extend into the Orange County service area. This cooperation shall include the provision

- of information and technical assistance, and by attending appropriate staff and public meetings. (Also Recreation Element, Policy R1.5.1)
- ICE1.7.4 Orange County shall continue to pursue public/private partnerships for funding land acquisitions of natural open spaces and environmentally sensitive lands. (Added 12/00, Ord. 00-25; also Open Space Element, Policy OS1.2.3.1)
- ICE1.7.5 Orange County shall use the Parks and Recreation System Master Plan to coordinate local transit to activity-based parks. (Added 12/00, Ord. 00-25; also Recreation Element, Policy R1.4.7)
- ICE1.7.6 Orange County shall continue to pursue joint agency funding for the purchase of public parks. (Also Recreation Element, Policy R1.5.2)
- ICE1.7.7 Orange County shall continue to coordinate with municipalities and adjacent counties for provision of public parks and recreation facilities through the use of interlocal agreements. In cases where the park acreage of another jurisdiction, whose service area extends into unincorporated Orange County area, that acreage shall be counted towards the level of service standard if an interlocal agreement exists. (Also Recreation Element, Policy R1.5.4)
- In an effort to protect the Wekiva Springshed, for the 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 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. (Added 6/10, Ord. 10-07; also Open Space Element, Policy OS1.3.6)
- OBJ ICE1.8 Orange County shall coordinate with agencies and governments to address inconsistencies with and to further the environmental goals, objectives and policies of Orange County's comprehensive plan. This objective shall be achieved by implementation of the following policies.

- ICE1.8.1 Orange County shall continue to participate in conservation programs of the Water Management Districts, Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, the Florida Division of Forestry, and other appropriate agencies. (Added 12/00, Ord. 00-25)
- ICE1.8.2 Orange County shall continue to identify important sources of surface water pollution in unincorporated Orange County and coordinate the development and implementation of methods and programs for the abatement of such pollution with local governments, and State and Federal agencies. This coordination shall include participation in joint committees, exchange of technical information, written and verbal communications, and attendance at appropriate public meetings. (Also Conservation Element, Objective C1.2)
- ICE1.8.3 Orange County shall, in conjunction with other appropriate agencies and governments, develop, seek funding, and implement lake management plans for those water bodies in greatest need of restoration. (Added 12/00, Ord. 00-25; also Conservation Element, Policy C1.2.12)
- ICE1.8.4 Orange County shall continue to identify and recommend to the State and the Water Management Districts environmentally sensitive lands, including but not limited to wetlands and floodplains that would warrant acquisition under the Conservation and Recreation Lands and the Save Our Rivers Programs. (Added 12/00, Ord. 00-25; also Conservation Element, Policy C1.3.2)

- ICE1.8.5 Orange County shall, on an ongoing basis, in conjunction with other appropriate agencies, such as the Water Management Districts, identify and prioritize for corrective measures problem floodplain areas through basin studies. (Also Conservation Element, Policy C1.3.5)
- ICE1.8.6 Orange County shall continue to coordinate with the Army Corps of Engineers, the Florida Department of Environmental Protection, and the St. Johns River and South Florida Water Management Districts to identify and regulate wetland areas under their jurisdiction. This coordination shall include participation in joint committees, exchange of technical information, written and verbal communications, and attendance at appropriate public meetings. (Added 12/00, Ord. 00-25; also Conservation Element, Policy C1.4.2)
- ICE1.8.7 Orange County shall implement a program in conjunction with the Water Management Districts, Florida Department of Environmental Protection, and other applicable agencies to improve soil management along Orange County surface water bodies. This assistance may include, but not be limited to, the protection and planting of desirable native species of aquatic vegetation. Additional measures will be taken to protect the species in the Wekiva Springs Study Area. (Also Conservation Element, Policy C1.5.3)
- ICE1.8.8 Orange County shall continue to identify and recommend to the State and other appropriate agencies rare uplands that would warrant acquisition under appropriate land acquisition programs. Orange County shall pursue long-term revenue sources for purchases of rare upland habitat that warrants acquisition. (Conservation Element, Policy C1.7.9)
- ICE1.8.9 Orange County shall establish Interlocal Agreements with adjacent counties and municipalities that protect wetlands, rare uplands, floodplains, habitat containing plants and wildlife listed as threatened, endangered, or species of special concern, and riverine corridors that are located in more than one jurisdiction. (Added 12/00, Ord. 00-25; also Conservation Element, Policy C1.9.3)
- ICE1.8.10 Orange County shall coordinate, through provision of information and technical assistance, with the St. Johns River Water Management District and adjacent counties for the development of consistent regulations to protect the Econ River Basin. (Added 12/00, Ord. 00-25; also Conservation Element, Policy C2.3.2)
- ICE1.8.11 Orange County shall coordinate with the City of Apopka concerning implementation of the requirements of the Wekiva River Protection Act through meetings on an as needed basis. (Also Conservation Element, Policy C2.2.13)
- Orange County shall support, through the provision of information, technical assistance, planning, land acquisition, land use designations, and intergovernmental coordination the restoration of Lake Apopka through the Lake Apopka SWIM Program, the Lake Apopka Planning Initiative and the efforts of the Lake Apopka Restoration Council. Orange County shall also support the South Florida Water Management District's Lake Butler SWIM Program. (Also Conservation Element, Policy C2.4.1)
- ICE1.8.13 Orange County shall cooperate with the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission and the Florida Division of Forestry to improve the management of Wekiva Springs Park, the Rock Springs Run State Reserve, the Tosohatchee State Reserve, and the Seminole Ranch Wildlife Management Area, Neighborhood Lakes, Joshua Creek Conservation Area, Hal Scott Preserve and Split Oak Forest Preserve. (Also Conservation Element, Policy C1.9.1)
- ICE1.8.14 Orange County shall cooperate with the applicable Water Management Districts in the enforcement of the provisions of their emergency water shortage plans. (Also Conservation Element, Policy C1.11.2)

- ICE1.8.15 Orange County shall coordinate with the St. Johns River Water Management District to monitor and manage the quality of groundwater withdrawals, in order to prevent saltwater contamination due to a decline in potentiometric surface. (Also Conservation Element, Policy C2.2.12)
- ICE1.8.16 Orange County shall continue to seek long-term revenue sources and partnerships for open-space acquisition and maintenance that will serve to balance habitat related goals with those for improved passive recreation areas and citizen education programs. (Also Conservation Element, Policy C1.7.12)
- ICE1.8.17 Orange County shall identify jurisdictions on a regional and even worldwide basis to partner in formal agreements to reduce green house gases (GHG) emissions and encourage local municipalities to develop local climate action plans to work together on this issue. (Also Conservation Element, Policy C3.1.10)
- ICE1.8.18 The County shall partner with various agencies that have the ability to support the Orange County Climate Change Plan and can assist in reducing GHG emissions. The County shall also explore partnership opportunities with Orlando-Orange County Expressway Authority to encourage the use of alternative vehicles and/or car pooling. (Also Conservation Element, Policy C3.1.11)
- OBJ ICE1.9 Orange County shall coordinate with agencies and governments to address inconsistencies with and to further the community facilities and services goals, objectives and policies of Orange County's comprehensive plan. This objective shall be achieved by implementation of the following policies.

- ICE1.9.3 Orange County shall continue to encourage the Sheriff, through written and verbal requests, to attempt to enter into agreements with other law enforcement agencies operating in the County to ensure the health, safety, and general welfare of the people who live, work, and visit Orange County. These agreements should include joint response and compatible communication systems.
- ICE1.9.4 Orange County shall encourage the Orange County Sheriff's Department to co-locate substations proximate to other public safety facilities by participating in joint planning activities. (Added 12/00, Ord. 00-25)
- ICE1.9.5 Orange County shall maintain Interlocal Agreements listed in the Fire Rescue Element to prevent duplication of fire protection and emergency medical service efforts. The Interlocal Agreements shall outline the provision of mutual aid and first response and should provide for the following:
 - A. Reduction of overlapping service areas;
 - B. A fire response agreement; and,
 - C. A compatible communications system. (Added 12/00, Ord. 00-25)
- ICE1.9.6 The County shall continue to cooperate with the Local Health Council of East Central Florida, by providing information and technical assistance, in order to ensure proper planning for the siting of all new health care facilities.
- ICE1.9.7 The County shall provide technical assistance to the Local Health Council wherever necessary to ensure the delivery of health services that are consistent with the needs, financial resources, and spatial distribution of the County's population.
- ICE1.9.8 In accordance with Florida Statute Chapter 240.155, Orange County shall review and coordinate land use planning and development of the University of Central Florida (UCF) as specified in the UCF Campus Master Plan (1995) and as amended. Subsequent

development agreements shall be established and periodically amended in conjunction with or based on campus development, which singularly or cumulatively result in:

- A. A 10 percent increase in campus land use intensities or densities;
- B. A 10 percent decrease in campus natural areas, open space or buffers;
- C. A 10 percent increase of development impacts on roads or another public facility or service provided or maintained by the state, County or any affected local government. (Added 12/00, Ord. 00-25)
- ICE1.9.9 Orange County should coordinate with the School Board to jointly fund and design new school facilities for joint use such as community meeting sites and community-based recreational activities (Also Public Schools Facilities Element, Policy PS2.1.4)
- ICE1.9.10 Orange County and the School Board should enter into agreements for joint use of facilities to include, but not be limited to, schools, community centers, libraries and parks (Also Public Schools Facilities Element, Policy PS2.1.1)
- ICE1.9.11 Where feasible, Orange County Public Schools (OCPS) and Orange County shall work jointly to co-locate public facilities such as parks, libraries, and community centers with public schools. Where such co-location occurs, both entities shall establish an ongoing management relationship via written agreement that permits the school's use of the public facilities and the public's use of school facilities for community meetings and sports activities. (Also Public Schools Facilities Element, Policy PS2.1.2)
- OBJ ICE1.10 Orange County shall coordinate with agencies and governments to address inconsistencies with and to further the housing goals, objectives, and policies of Orange County's comprehensive plan. This objective shall be achieved by implementation of the following policies.

- ICE1.10.1 The County shall continue to meet annually and coordinate all County housing assistance programs with other municipal, regional, State, and Federal programs that are designed to provide housing opportunities for low and moderate income groups. (Also Housing Element, Policy H1.3.3)
- ICE1.10.2 Orange County shall continue to negotiate Agreements between the County, non-profit groups, and/or other units of local government to implement affordable housing programs. (Also Housing Element, Policy H1.3.17)
- ICE1.10.3 The County shall use available local, State, and Federal assistance programs to provide or rehabilitate housing for low and moderate income households. (Also Housing Element, Policy H1.5.1)
- ICE1.10.4 The County shall continue to cooperate with and provide technical assistance to all housing assistance programs that are designed to provide housing opportunities for low income households in rural areas, homeless people, and the population with special needs. (Also Housing Element, Policies H1.7.2, H1.7.3, H1.7.12, H1.7.13)
- ICE1.10.5 The County shall continue to seek funds from all available sources for affordable housing and rent subsidies for low income eligible senior citizens and persons with disabilities, as well as for construction, modification, or special design improvements of housing for the physically disabled. (Also Housing Element, Policies H1.7.9, H1.7.10)
- ICE1.10.6 The County shall continue to encourage the formation of public/private partnerships to aid in providing assistance to farmworker housing. (Also Housing Element, Policy H1.7.14)

- ICE1.10.7 The County shall encourage and coordinate the delivery of housing programs to low wage employees in partnership with major employers. (Also Housing Element, Policy H1.3.9)
- ICE1.10.8 The County shall continue to provide technical assistance to and coordinate with the Central Florida Community Reinvestment Corporation (CFCRC), a not-for-profit lending consortium of local banks and thrifts, in order to help finance affordable housing projects. (Also Housing Element, Policy H1.3.15)
- The County shall continue to use Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and State Housing Initiative Partnership Program (SHIP) funds and also seek legislative authorization of other designated funding sources in the provision of very low, low, and moderate income housing. (Also Housing Element, Policy H1.3.6)
- OBJ ICE1.11 Orange County shall coordinate with agencies and governments to address inconsistencies with and to further the stormwater management goals, objectives and policies of Orange County's comprehensive plan. This objective shall be achieved by implementation of the following policies.

- ICE1.11.1 Orange County shall participate with other involved agencies to develop and implement lake management plans for those water bodies determined to be in greatest need. If stormwater is determined to be a major water quality problem for a lake, planning shall be undertaken for corrective measures as part of the master stormwater planning process. The FDEP TMDL BMAPs will set the pollution reduction allocations to be accomplished by local, regional, and state agencies. (Also Stormwater Management Element, Policy SM1.2.8)
- ICE1.11.2 Orange County shall coordinate with other entities such as the Water Management Districts and adjoining governments, through provision of information and technical assistance, in order to update the master stormwater plans identified in Stormwater Management Policy 1.4.1 on as needed basis.

Orange County shall also implement the multi-jurisdictional Stormwater Master Plan that was developed subsequent to the passage of the Wekiva Parkway and Protection Act of 2004. the Plan includes specific information related to the jurisdictions involved, while also providing regional approaches for the stormwater issues of the Wekiva Study Area. (Also Stormwater Management Element, Policy SM1.4.5)

- ICE1.11.3 Orange County shall cooperate and consult with the City of Orlando, other municipalities, and adjoining governments for the completion of the identified master stormwater plans and the subsequent improvements to these systems. This cooperation shall include provision of information and technical assistance, participation on joint technical committees, and attendance at appropriate meetings. (Also Stormwater Management Element, Policy SM1.4.8)
- ICE1.11.4 Orange County shall seek from Federal and State sources, additional opportunities for funding and joint projects to facilitate County-wide surface water management programs. (Also Stormwater Management Element, Policy SM1.5.10)
- ICE1.11.5 Orange County shall continue to establish and strengthen Interlocal Agreements with other government agencies that are involved in stormwater management practices that affect Orange County. Data sharing and exchange of drainage information shall continue to be emphasized in the Interlocal Agreements. As part of this process, Orange County shall encourage municipalities to enact surface water management criteria that are technically consistent and meet State, regional, and County requirements for new

development. Actions by municipalities that affect the Orange County drainage system should likewise be communicated to the County. (Also Stormwater Management Element, Policy SM1.5.11)

OBJ ICE1.12 Orange County shall coordinate with agencies and governments to address inconsistencies with and to further the solid waste goals, objectives, and policies of Orange County's Comprehensive Plan. This objective shall be achieved by implementation of the following policies.

POLICIES

- ICE1.12.1 Orange County shall coordinate with local governments, through joint meetings and provision of technical assistance, to evaluate alternatives to landfilling solid waste as identified in the Solid Waste Element. (Also Solid Waste Element, Objective SW1.6)
- ICE1.12.2 Orange County shall cooperate, through joint meetings and provision of information, with all State and Federal authorities in the regulation and disposal of hazardous wastes by establishing or expanding programs at the local level. (Also Solid Waste Element, Policy SW2.1.1)
- ICE1.12.3 Orange County shall continue coordination with the Department of Environmental Protection regarding hazardous waste management and collection, to include distributing educational material on this subject to households. (Added 12/00, Ord. 00-25; also Solid Waste Element, Policy SW2.1.4)
- ICE1.12.4 Orange County shall improve its intergovernmental coordination efforts for establishing fees, locating transfer station, and controlling the movement of waste within the County. (Also Solid Waste Element, Objective SW1.3)
- ICE1.12.5 To prevent groundwater contamination, to the maximum extent possible, Orange County shall cooperate with all State and Federal authorities in the regulation, collection, and disposal of hazardous wastes as defined in the Solid Waste Element by implementing programs which include, but are not limited to, the Small Quantity Generator Notification Program and the Local Hazardous Waste Program. (Also Aquifer Recharge Element, Policy AR1.2.8)
- OBJ ICE1.13 Orange County shall participate in data sharing with local governments and other agencies for the purpose of improving communication, creating efficient provision of services, and encouraging cooperative planning efforts. This objective shall be achieved by implementation of the following policies.

- ICE1.13.1 Orange County shall actively seek to establish interlocal agreements with local governments and other agencies for the purpose of establishing a common data source to improve County-wide addressing database information. (Added 12/00, Ord. 00-25)
- ICE1.13.2 Where applicable, Orange County shall actively seek to establish interlocal agreements with local governments and other agencies regarding the use and application of geographic digital data. (Added 12/00, Ord. 00-25)
- ICE1.13.3 Where applicable, Orange County shall coordinate and actively participate in technical committees related to geographic data used with a Geographic Information System (GIS), and provide technical assistance to local governments within Orange County in the development and use of data and technology. (Added 12/00, Ord. 00-25)
- ICE1.13.4 Orange County will initiate meetings with cities, agencies, and other units of local government to jointly discuss, write and implement small area studies and land use plans for areas of mutual interest. These areas shall be referred to as Cooperative Planning Areas (CPAs).

OBJ ICE1.14 The County shall, throughout the planning period, coordinate with Orange County Public Schools (OCPS) to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools. (Added 06/08, Ord. 2008-11)

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- ICE1.14.1 The County shall designate a representative to serve on the Technical Advisory Committee to discuss issues and formulate recommendations regarding the coordination of land use and schools. (Added 06/08, Ord. 2008-11)
- ICE1.14.2 The County shall provide projected development data to OCPS on a regular basis to assist in development of a long-range planning model to project student enrollment. (Added 06/08, Ord. 2008-11)
- ICE1.14.3 As a member of the Technical Advisory Committee, the County shall review OCPS model projections for consistency with the County's projections and, if necessary, shall recommend additions or modifications to the model results. (Added 06/08, Ord. 2008-11)
- ICE1.14.4 The County shall comply with the Amended Interlocal Agreement for Public School and Implementation of Concurrency adopted in 2008. (Added 06/08, Ord. 2008-11)
- OBJ ICE1.15 Orange County shall, throughout the planning period, coordinate with Orange County Public Schools (OCPS) on issues of concurrency, school siting, population projections and other matters. This objective shall be achieved by implementation of the following policies.

- ICE1.15.1 Pursuant to the requirement of Section 163.3177(6)(h)2, FS, Orange County and OCPS entered into the *Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency* in 2008.
- ICE1.15.2 The County shall meet regularly with OCPS and municipal representatives to plan for the location of future public educational facilities and the needed infrastructure necessary to support future public education facilities, per the requirements of the *Amended Interlocal Agreement for Public School Facility Planning and the Implementation of Concurrency*.
- ICE1.15.3 The County shall continue to coordinate joint population projections, public school siting and the timing of infrastructure with the Orange County School Board, per the requirements of the *Amended Interlocal Agreement for Public School Facility Planning and the Implementation of Concurrency*.
- ICE1.15.4 In an effort to enhance local communities and neighborhoods, Orange County will participate with OCPS in the school siting, design and development process so that the school serves as a focal point for the community and is compatible with the Future Land Use Map and with land uses surrounding proposed school sites. (Also Public Schools Facilities Element, Policy PS2.2.8)
- ICE1.15.5 Orange County will coordinate with the School Board to evaluate alternative funding sources to fund school capital needs and consider support for changes to state legislation to provide for these options as needed. Additional school capital funding mechanisms shall be considered on a countywide basis, including all municipalities. (Also Public Schools Facilities Element, Policy PS4.2.6)
- ICE1.15.6 Orange County and OCPS shall, throughout the planning period, coordinate the siting of new public schools to ensure to the extent possible public school facilities are located to address the needs of future residential development, are coordinated with necessary services and infrastructure development, provide for safe learning environments, are

- consistent with the County's adopted Future Land Use Map and with the other provisions of the Comprehensive Plan. (Also Public Schools Facilities Element, Policy PS5.2.7)
- ICE1.15.7 Orange County shall review OCPS-generated future enrollment and growth projections on an annual basis and provide input to the OCPS Planning Department. (Also Public School Facilities Element, Policy PS5.1.13)
- ICE1.15.8 For purposes of coordinating planning efforts, Orange County shall annually initiate the compilation and provision to the school board of the data and reports identified in Policy PS5.1.6 of the Public Schools Facilities Element.
- ICE1.15.9 Orange County shall enter into an agreement with OCPS for the School Board to annually provide the Orange County a general educational facilities report containing information outlined in Policy PS5.1.8 of the Public Schools Facilities Element.
- OBJ ICE1.16 Orange County shall, throughout the planning period, coordinate with Orange County Public Schools (OCPS) on establishment and implementation of concurrency requirements for public school facilities, as specified in Section 163.3180(13)(f), FS. Such coordination should be achieved by implementing the policies described below.

- ICE1.16.1 Orange County in consultation with OCPS and Orange County municipalities will review and update the school impact fee study at least once every four (4) years. (Also Public Schools Facilities Element, Policy PS4.1.4)
- ICE1.16.2 Orange County shall cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public schools issues. (Also Public Schools Facilities Element, Policy PS5.1.2)
- Pursuant to the adopted Amended Interlocal Agreement for Public School Facility
 Planning and Implementation of Concurrency, a Technical Advisory Committee (TAC)
 comprised of representatives from the County, Municipalities, OCPS and the Regional
 Planning Council shall be established to discuss issues of mutual concern. TAC shall meet
 quarterly, or as needed, to discuss issues and formulate recommendations regarding
 coordination of land use and school facilities. (Also Public Schools Facilities Element,
 Policies PS5.1.10 and PS5.1.11)
- ICE1.16.4 Pursuant to the Interlocal Agreement, Orange County shall provide an update of approved developments, phases of development and estimated build out by phase to the OCPS Planning Department on an annual basis. (Also Public Schools Facilities Element, Policy PS5.1.12)
- ICE1.16.5 Orange County shall coordinate with OCPS to implement a Concurrency Management System that ensures adequate classroom capacity to accommodate the impacts of new residential development throughout the planning period. (Also Public Schools Facilities Element, Objective PS6.1)
- ICE1.16.6 The County and OCPS, consistent with Section 14 of the Interlocal Agreement shall establish, and annually review, school Concurrency Service Areas (CSAs), which will be used to evaluate capacity of schools available to accommodate students generated by proposed development. (Also Public Schools Facilities Element, Objective PS6.2)
- ICE1.16.7 Orange County and OCPS shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the adopted Interlocal Agreement. (Also Public Schools Facilities Element, Objective PS6.3)
- OBJ ICE1.17 Orange County shall coordinate its infrastructure improvements and capital facilities, as well as establishment of level of service for public facilities, with

state, regional and local governments and agencies. This objective shall be achieved by implementation of the following policies.

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- ICE1.17.1 The County shall coordinate future capital improvement projects with the cities in the County, local governments adjacent to the County, and the state to ensure effectiveness, efficiency and logical phasing of projects that may be impacted by another governmental entity. A more formal coordination framework may also be established via an Interlocal agreement.
- ICE1.17.2 Orange County shall coordinate establishment of level of service for public facilities, such as schools and roads, with applicable agencies at the local, state, and regional levels.
- ICE1.17.3 Once established, levels of service might be reviewed and updated, if needed.

 Appropriate mechanisms for level of service updates shall be established as a part of initial discussions with the agencies, and might include technical committee meetings, interlocal agreements and other means of intergovernmental coordination.
- ICE1.17.4 Orange County will initiate meetings with cities, agencies, and other units of local government to jointly discuss, write and implement small area studies and land use plans for areas of mutual interest. These areas shall be referred to as Cooperative Planning Areas (CPA).
- ICE1.17.5 Orange County shall establish plans, regulations and programs, in conjunction with OCPS to facilitate the future availability of public school facilities to serve residents, consistent with the adopted level of service for public schools and with state of Florida concurrency statutes and regulations. (Also Public Schools Facilities Element, Goal PS6)
- ICE1.17.6 Per UCF's Campus Master Plan, Orange County shall work cooperatively with the University to seek additional opportunities for joint use facilities.
- OBJ ICE1.18 Orange County shall review and evaluate proposed development, infrastructure improvements, and comprehensive plan amendments occurring in local governments and adjacent jurisdictions to ensure their comparability with existing and proposed land uses in the County, as well as their overall impact on the region. This objective shall be achieved by implementation of the following policies.

- ICE1.18.1 The County shall establish an internal team to monitor and review DRIs in adjacent counties to determine the environmental, traffic and land use impacts of proposed development on the County and its residents.
- ICE1.18.2 The County shall establish a CIP working group to share and discuss planned infrastructure improvements with adjacent jurisdictions and UCF. This coordination shall consist of GIS data sharing and notification of planned improvements.
- ICE1.18.3 Orange County shall continue to exchange information with area local governments concerning development approvals in order to effectively monitor road conditions. (Added 12/00, Ord. 00-25, Policy 1.2.5)
- ICE1.18.4 Orange County shall consider existing and proposed land uses within adjacent local governments and exiting regional vision for the Central Florida Region when reviewing proposed development in the County.
- OBJ ICE1.19 Orange County shall coordinate its comprehensive plan with the comprehensive plans of affected local governments, such as municipalities

and adjacent counties, as well as with other government agencies. This objective shall be achieved by implementation of the following policies.

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- ICE1.19.1 The County shall negotiate agreements with adjacent jurisdictions providing for notification of proposed developments or regulatory changes by those adjacent jurisdictions that may impact the County or County residents.
- ICE1.19.2 Orange County shall continue to review the comprehensive plans and plan amendments of adjacent local governments to monitor consistency with the goals, objectives, policies and implementation strategies of Orange County's Comprehensive Plan. (Policy 1.2.8)
- ICE1.19.3 Orange County shall continue using joint planning area agreements as a mechanism for establishing future annexation boundaries, joint land uses, and notification requirements for future comprehensive plan amendments, rezoning, and other development applications within the areas of the agreements.
- OBJ ICE1.20 Orange County shall work cooperatively with the University of Central Florida to eliminate or minimize land use compatibility problems and constraints between the University and Orange County.

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- ICE1.20.1 Orange County shall review the campus master plan, development proposals and other development plans of the university to ensure compatibility with off campus surrounding uses and to determine the impacts of the development on Orange County residents.
- ICE1.20.2 The university and the county shall work cooperatively to develop shared design and signage guidelines to ensure compatibility of on-campus development with the surrounding community.
- ICE1.20.3 Where the acquisition of additional lands is necessary for the continued growth and expansion of university facilities, the county shall work cooperatively with UCF on any required amendments to the CPP.
- ICE1.20.4 Orange County shall arrange an annual meeting to discuss and review updates related to campus development plans, infrastructure improvements and support facilities.
- ICE1.20.5 Orange County shall work with UCF to establish additional opportunities for increased coordination as identified in the 2005-2015 Campus Master Plan.
- OBJ ICE1.21 Orange County shall work cooperatively with the City of Orlando to implement the recommendations of the Orange County/City of Orlando Consolidation of Services Study Commission.

- ICE1.21.1 Orange County and the City of Orlando should work cooperatively to develop a fire service boundary agreement that rounds off jurisdictional boundary to clearly establish service delivery areas.
- ICE1.21.2 Orange County and the City of Orlando should develop a joint planning process for emergency service provision, address the potential of joint purchasing of fire and emergency vehicles and equipment and coordinating emergency response resources and command procedures.
- ICE1.21.3 Orange County and the City of Orlando should explore opportunities to achieve a coordinated effort in planning for the provision of parks and recreation facilities and services, particularly for large, community-based parks.

- ICE1.21.4 Orange County and its municipalities should continue their close coordination concerning planning for roadways and operations of traffic signalization systems. This coordination should extend to all other jurisdictions in Orange County and to adjacent counties. (Amended 11/12, Ord. 2012-20)
- ICE1.21.5 Orange County and its municipalities should continue cooperation in the expansion of the provision of emergency power for signalized intersections. (Amended 11/12, Ord. 2012-20)
- ICE1.21.6 Orange County, the City of Orlando and OUC should establish a joint committee(s) to evaluate issues related to water production, water distribution, water treatment, reclaimed water distribution and stormwater treatment with the goal of consolidating their respective water systems.
- ICE1.21.7 Orange County and its municipalities should jointly plan for parks, fire, schools, roads and other critical infrastructure needs. (Amended 11/12, Ord. 2012-20)