ORANGE COUNTY
FLORIDA

COMPREHENSIVE PLAN 2010 - 2030

GOALS, OBJECTIVES & POLICIES

ADOPTED: MAY 19, 2009

AMENDED: JUNE 3, 2025
THROUGH ORDINANCE 2025-14

EFFECTIVE: JULY 4, 2025

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

ORANGE COUNTY 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 determine if plan amendments are necessary to reflect changes in state requirements to evaluate changes in local conditions and amend the plan as often as necessary. Such evaluations allow 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 completed comprehensive 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		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
2000-26	12/19/00		Orange Lake DRI
2001-11	5/22/01		2001-1 regular cycle (Lakeside Village)
2001-12	5/22/01		2001-1 small scale
2001-20	11/13/01		2001-2 regular cycle
2001-21	11/13/01		2001-2 small scale
2001-24	12/11/01		Eagle Creek DRI
2002-06	6/18/02		2002-1 regular cycle
2002-07	6/18/02		2002-1 small scale
2002-09	7/1/02		Ginn Property DRI
2002-16	10/15/02		2002-2 regular cycle (FIRST TIME POLICIES APPEAR IN ORDINANCE)
2002-17	10/15/02		2002-2 small scale
2002-21	12/3/02		Boggy Creek DRI
2003-03	5/13/03		2003-1 cycle
2003-15	10/21/03		2003-2 regular cycle
2003-16	10/21/03		2003-2 small scale

Comprehensive Plan and Plan Amendment Adoption History

Ordinance Number	Adopted Date	Effective 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	2010-2011 CIE Update
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
2011-16	12/6/11		2011-2 regular cycle
2011-18	12/6/11		2011-2 small scale

Comprehensive Plan and Plan Amendment Adoption History

Ordinance Number	Adopted Date	Effective 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	12/20/13	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
2015-07	6/16/15	8/8/15	2015-1 regular cycle
2015-08	6/16/15	7/17/15	2015-1 small-scale
2015-14	7/28/15	9/28/15	2015-1 regular cycle state-coordinated amendments
2015-16	8/25/15	10/16/15	2015-1 out-of-cycle amendment (Pine Hills Neighborhood Improvement Plan)
2015-20	11/17/15	1/7/16	2015-2 Session I regular cycle
2015-21	11/17/15	1/21/16	2015-2 Session I state-coordinated
2015-22	11/17/15	12/18/15	2015-2 Session I small-scale
2016-02	1/26/16	2/26/16	2015-2 Session II small-scale
2016-03	1/26/16	3/12/16	Repeals Innovation Way Jobs-Housing Linkage Program ordinance
2016-04	1/26/16	3/12/16	2015-2 and 2014-2 regular cycle (Innovation Way related)
2016-14	6/28/16	8/29/16	2016-1 regular cycle state-coordinated
2016-15	6/28/16	8/18/16	2016-1 regular cycle state-expedited
2016-16	6/28/16	7/29/16	2016-1 small-scale
2016-17	6/12/2016	4/2/18	2015-2 regular cycle (Lake Pickett)
2016-20	10/4/16	11/4/16	2016-2 small-scale-out-of-cycle (Majorca)
2016-26	11/15/16	1/23/17	2016-2 regular cycle state-coordinated
2016-27	11/15/16	12/16/16	2016-2 small-scale
2016-28	11/15/16	1/12/17	2016-2 regular cycle
2016-31	11/29/16	1/19/17	2016-2 regular out-of-cycle (Sunbridge)
2017-02	1/24/17	2/24/17	2016-2 small-scale continued item
2017-10	5/9/17	6/30/17	2017-1 regular out-of-cycle (Water Supply Facilities Work Plan Update)
2017-11	6/6/17	7/24/17	2017-1 regular cycle state-expedited
2017-12	6/6/17	8/10/17	2017-1 regular cycle state-coordinated
2017-13	6/6/17	7/7/17	2017-1 small-scale

Comprehensive Plan and Plan Amendment Adoption History

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2017-15	8/1/17	9/1/17	2017-1 small-scale out-of-cycle (Epoch Vista Oaks)
2017-19	11/14/17	12/31/17	2017-2 regular cycle state-expedited
2017-20	11/14/17	12/15/17	2017-2 small-scale
2018-06	2/6/18	3/30/18	2017-2 regular out-of-cycle (Flamingo Crossings)
2018-13	6/5/2018	7/6/2018	2018-1 small-scale cycle
2018-17	7/10/18	8/31/18	Rural Residential Enclaves (Lake Mabel, Berry Dease, Chickasaw)
2018-23	10/16/2018	5/4/2021	Rural Residential Enclaves (Rocking Horse)
2018-27	11/13/18	01/27/19	2018-1 regular out-of-cycle (Hubbard Place)
2018-29	11/13/18	12/14/18	2018-2 small-scale cycle
2018-30	12/18/18	2/17/19	2018-1 regular out-of-cycle (Bishop Landing)
2018-31	12/18/18	2/17/19	2018-2 regular cycle
2019-01	01/15/19	03/15/19	2018-2 regular out-of-cycle (World Resort)
2019-02	01/15/19	03/15/19	2018-2 regular out-of-cycle (Zellwood High School)
2019-04	05/21/19	07/18/19	2019-1 regular cycle
2019-05	05/21/19	06/21/19	2019-1 small-scale cycle
2019-07	06/04/19	08/30/19	2018-2 regular cycle (Kerina Parkside and Hannah Smith)
2019-09	07/02/19	08/02/19	2019-1 small-scale cycle (Rouse Road)
2019-13	08/06/19	09/23/19	2019-1 regular cycle (The Seasons)
2019-18	11/12/19	01/09/20	2019-2 regular cycle
2019-19	12/3/19	01/03/20	2019-2 small-scale cycle
2019-20	12/17/19	01/17/20	2019-2 small-scale out-of-cycle
2020-01	01/14/20	02/14/20	2019-2 small-scale out-of-cycle (Old Cheney)
2020-04	02/11/20	03/13/20	2019-2 regular cycle Assisted Living Facilities amendment
2020-05	02/11/20	03/13/20	2019-2 small-scale (Wedgefield)
2020-06	02/11/20	03/13/20	2019-2 small-scale (Grassmere)
2020-08	03/24/20	04/24/20	2019-2 regular out-of-cycle (Horizon West Town Center Policies)
2020-13	06/23/20	07/24/20	2020-1 small-scale out-of-cycle (Hannah Smith)
2020-17	07/28/20	08/28/20	2019-2 small scale (Fairbanks)
2020-18	07/28/20	08/28/20	2020-1 small scale development amendments
2020-20	08/11/20	10/31/20	2020-1-A-4-1 regular cycle
2020-21	08/11/20	09/11/20	2020-1 small scale development amendment
2020-22	09/01/20	10/02/20	2020-1 small scale development amendments
2020-25	09/22/20	11/13/20	Text amendments PS6.3.1 and FLU8.2.5.1
2020-26	09/22/20	10/23/20	2020-1 small scale development amendment (Townhomes at Westwood)
2020-27	10/13/20	12/03/20	2020-1 regular cycle amendment
2020-33	11/10/20	12/11/20	Small Scale Amendment SS-20-07-048
2020-34	11/17/20	01/08/21	2020-1 Regular Cycle amendments
2020-36	12/15/20	01/15/21	Small Scale Amendment SS-20-10-059 (45th Street Multi-Family)
2020-37	12/15/20	01/15/21	Small Scale Amendment SS-20-10-062 (Grovigation)
2020-38	12/15/20	01/15/21	2019-2 Session II Small Scale 2019-2-S-2-2
2020-39	12/15/20	04/04/21	2018-2 Session IV Continued Regular Cycle (BB Groves)
2021-01	01/12/21	03/11/21	2020-2 Regular Cycle (J&S Apartments)
2021-02	01/12/21	02/12/21	2020-1 Small Scale Amendments (2020-1-S-5-2 S-FLUE-2
2021-12	03/09/21	04/09/21	Small Scale Amendment SS-20-12-073 (Pet Alliance)
2021-13	03/09/21	04/09/21	Small Scale Amendment SS-21-01-088 (3450 W Jefferson)
2021-14	03/09/21	04/09/21	Small Scale Amendment SS-20-12-080 (415 Old Dixie Hwy)
2021-07	02/23/21	04/29/21	2019-2-C-CP-1 Comprehensive Plan Clean-up
2021-08	02/23/21	04/29/21	2019-2-CP-CP-2 Comprehensive Plan Clean-up
2021-09	02/23/21	04/29/21	2019-2-C-CP-3 Comprehensive Plan Clean-up
2021-10	02/23/21	04/29/21	2020-2-V-CP-4 Comprehensive Plan Clean-up
2021-11	02/23/21	05/06/21	2020-2-C-CP-5 Comprehensive Plan Clean-up

Comprehensive Plan and Plan Amendment Adoption History

Ordinance Number	Adopted Date	Effective Date	Notes
2021-20	5/11/2021	7/3/2021	2021-1-A-1-1 Waterstar Orlando (map and FLU8.1.4 amendment)
2021-21	5/11/2021	7/3/2021	2021-1-A-1-2 Avalon Grove PD (map and FLU8.1.4 amendment)
2021-22	5/11/2021	7/3/2021	2021-1-B-FLUE-6 removing 2015-2-A-3-1 from FLU8.1.4
2021-23	5/11/2021	7/3/2021	2021-1B-FLUM-1 future land use map amendment (GeenPLACE)
2021-39	10/12/2021	12/10/2021	2021-1-C-OS-1 Amendment to OS1.3.6
2021-40	10/12/2021	12/4/2021	2021-1-A-2-1 The Parks of Mt Dora (map and FLU8.1.4 amendment)
2021-44	11/30/2021	01/16/2022	2021-2-C-PRE-1 Property Rights Element
2021-45	11/30/2021	01/16/2022	2021-2-C-FLUE-1 Amendment to processing future land use amendments
2021-48	12/14/2021	01/28/2022	2021-2-B-FLUE-4 Amendment to FLU8.1.1 (small lots policy)
2022-16	5/10/2022	7/01/2022	2020-2-C-CP-1 AMA Amendment
2022-17	5/10/2022	7/01/2022	2022-1-B-FLUE-3 Lake Avalon Rural Settlement
2022-18	5/10/2022	7/01/2022	2022-1-B-WSFWP-1 Water Supply Facilities Work Plan
2022-24	07/12/2022	08/27/2022	2022-1-A-2-1 Plymouth Sorrento
2022-28	08/09/2022	09/24/2022	2022-1-A-4-1 Reserve at Alafaya
2022-32	09/13/2022	11/04/2022	2022-1-A-1-1 Friedman
2022-38	10/25/2022	12/30/2022	2021-1-A-4-1 Bennett Place
2022-39	11/15/2022	01/01/2023	2022-2-A-1-1 Liki Tiki Village
2022-40	11/29/2022	12/30/2022	SS-22-06-060
2022-41	11/29/2022	12/30/2022	SS-22-04-023
2022-42	12/13/2022	02/19/2023	2022-2-P-FLU-1 Hannah Smith Property
2022-43	12/13/2022	01/13/2023	SS-22-08-073 Paradise Hotel
2022-44	12/13/2022	01/13/2023	SS-22-10-087 Livingston Street
2022-45	12/13/2022	01/13/2023	SS-22-10-089 Lawrence Street
2023-04	01/10/2023	03/04/2023	2022-2-B-FLUE-7 Boggy Creek and Orlando Kissimmee Farms RRE
2023-12	03/07/2023	04/07/2023	SS-22-08-075
2023-18	05/23/2023	06/23/2023	SS-23-04-008
2023-19	05/23/2023	06/23/2023	SS-23-01-128
2023-20	05/23/2023	06/23/2023	SS-22-10-082
2023-21	05/23/2023	06/23/2023	SS-23-04-007
2023-22	06/20/2023	08/06/2023	2022-2-A-4-1 Tupperware Heights
2023-23	06/20/2023	08/05/2023	2023-1-A-1-3 Gissy Mixed-Use (International Commerce Center)
2023-24	06/20/2023	08/05/2023	2023-1-A-4-1 Simpson Road Multi-Family
2023-25	06/20/2023	08/05/2023	2023-1-A-4-3 Cedar Crossing
2023-27	06/20/2023	07/22/2023	SS-23-01-125 William Just Campus
2023-28	07/11/2023	08/11/2023	SS-23-01-108
2023-29	07/25/2023	08/25/2023	SS-23-01-094
2023-30	07/25/2023	09/07/2023	2022-2-A-1-2 Village at Avalon
2023-31	08/08/2023	09/23/2023	2023-1-A-4-2
2023-33	09/12/2023	10/13/2023	SS-23-07-040
2023-36	10/10/2023	11/10/2023	SS-23-07-042
2023-37	10/10/2023	11/10/2023	SS-23-07-046
2023-38	10/10/2023	11/10/2023	SS-23-07-039
2023-39	10/10/2023	11/26/2023	Amendment to Transportation Map Series
2023-41	11/14/2023	12/15/2023	SS-23-01-096
2023-44	12/12/2023	01/12/2024	SS-23-10-063
2023-45	12/12/2023	01/12/2024	SS-23-10-070
2024-01	01/09/2024	02/09/2024	SS-23-07-036 Boggy Creek Self-Storage
2024-02	03/26/2024	04/26/2024	SS-23-04-013 Sand Lake Commons
2024-06	04/23/2024	05/24/2024	SS-23-10-072 University Center Park North PD
2024-08	05/21/2024	06/21/2024	SS-23-10-073

Comprehensive Plan and Plan Amendment Adoption History

Ordinance Number	Adopted Date	Effective Date	Notes
2024-11	06/04/2024	07/05/2024	SS-24-04-014
2024-12	06/04/2024	07/05/2024	SS-23-10-075
2024-13	06/04/2024	07/05/2024	SS-24-04-012
2024-15	06/18/2024	08/02/2024	2023-1-P-FLUE-1 Sutton Lakes
2024-16	07/09/2024	08/09/2024	SS-24-02-131
2024-18	08/13/2024	09/13/2024	SS-24-04-013
2024-20	08/13/2024	09/28/2024	2023-1-A-1-2 Sutton Grande
2024-21	08/13/2024	09/28/2024	2024-1-B-CP-1 Amendment to the text of the Potable Water, Wastewater, and Reclaimed Water Element and the Capital Improvement Element
2024-24	08/27/2024	09/27/2024	SS-23-12-099
2024-25	08/27/2024	09/27/2024	SS-24-04-004
2024-27	10/08/2024	11/08/2024	SS-24-06-035
2024-28	10/08/2024	11/08/2024	SS-24-01-117 Boggy Creek Self-Storage
2024-29	10/08/2024	12/22/2024	2023-3-A-1-1
2024-32	10/29/2024	11/29/2024	SS-24-03-006
2025-05	04/08/2025	05/09/2025	SS-25-01-058
2025-06	04/08/2025	05/09/2025	SS-25-02-077
2025-08	05/06/2025	06/06/2025	SS-25-01-070
2025-09	05/06/2025	06/06/2025	SS-25-02-074
2025-10	05/06/2025	06/06/2025	SS-24-12-054
2025-11	05/20/2025	06/27/2025	2024-2-B-CP-1 Kilgore Road Rural Residential Enclave
2025-14	06/03/2025	07/04/2025	SS-24-01-120 Hope City Crisis Center

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

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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

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OBJ FLU2.5 RURAL RESIDENTIAL ENCLAVES

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OBJ FLU6.1 Rural Service Area
OBJ FLU6.2 Rural Settlements
OBJ FLU6.3 Protect Rural Settlements from adjacent urban uses
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OBJ FLU6.7 Wekiva Interchange Land Use Plan Overlay
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GOAL FLU7 REGIONALISM FLU-141
OBJ FLU7.1 Coordinate location of recreational facilities, infrastructure improvements and capital facilities
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OBJ FLU7.3 Minimize land use compatibility problems with UCF
OBJ FLU7.4 Growth Centers

GOAL FLU8 IMPLEMENTATION FLU-152
OBJ FLU8.1 Land Development Code, Zoning and Planned Development process

OBJ FLU8.2 COMPATIBILITY
OBJ FLU8.3 OVERLAYS
OBJ FLU8.4 PUBLIC PARTICIPATION
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OBJ FLU8.6 CONCURRENCY
OBJ FLU8.7 PUBLIC SCHOOLS
OBJ FLU8.8 PROCEDURE
OBJ FLU8.9 IMPLEMENTING CODES

DEDICATION

This amendment of the Orange County Comprehensive Plan includes a “cleanup” of the Plan’s Goals, Objectives and Policies, a process that took multiple years and extensive analysis and debate to complete.

While many hands were involved, the Planning Division remembers with great appreciation the meticulous reviews and thoughtful guidance received from a dearly missed colleague and friend. We wish to dedicate the results of this effort to

Erin Hartigan

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. 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, Growth Centers, and to a limited extent, Rural Settlements. (Added 12/00, Ord. 00-24, Policy 1.1.1-r)

FLU1.1.2 The Future Land Use Map shall reflect the most appropriate densities for residential development.

Residential development in Activity Centers and Mixed Use Corridors, the Horizon West Village and Innovation Way Overlay, 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)

A. The following are the residential densities permitted within the Urban Service Area for all new residential development or redevelopment. Future Land Use densities for the following categories shall be:

Table 1.1.2.A – Urban Service Area – Urban Residential		
FLUM Designation	**General Description**	**Density**
Low Density Residential (LDR)	Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or planned. This category generally includes suburban single family to small lot single-family development.	0 to 4 du/ac
Low Medium Density Residential (LMDR)	Recognizes low- to medium-density residential development within the USA, including single family and multi-family residential development.	0 to 10 du/ac
Medium Density Residential (MDR)	Recognizes urban-style multifamily residential densities within the USA.	0 to 20 du/ac
Medium-High Density Residential (MHDR)	Recognizes a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood serving amenities within a reasonable pedestrian walkshed.	0 to 35 du/ac
High Density Residential (HDR)	Recognizes high-intensity urban-style development within the USA.	0 to 50 du/ac
(Amended 8/92, Ord. 92-24, Policy 1.1.11-r; Amended 11/17, Ord. 2017-19)		

B. Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. Accessory Dwelling Units (ADUs) shall not be included in density calculations. 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 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; Amended 11/19 2019-18)

C. Orange County may, in its Land Development Code, identify standards and criteria for alternative density compliance consistent with the intent of this policy . 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 the adopted density of the future land use designation and if the project otherwise promotes infill and redevelopment. 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.

D. Orange County shall periodically 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.

E. Student housing may be permitted only on property with a future land use designation of Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR), or Planned Development (PD) (in which medium or high density student housing is included as a single use or part of a mix of uses). (Amended 11/17, Ord. 2017-19)

(1) A P-D (Planned Development) zoning classification shall be required for all student housing projects.

(2) 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, 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.

(3) Any conversion of student housing to unrestricted housing shall require a Comprehensive Plan amendment and/or the approval of a substantial change to the approved 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 the time of the proposed change. (Added 5/13, Ord. 2013-11)

F. A Community Residential Home (CRH) is defined in §419.001(1)(a), Florida Statutes as "a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents". The definition of a Community Residential Home (CRH) can include uses such as Assisted Living Facilities, Adult Family Care Homes, group homes, and other similar uses.

(1) A CRH that serves six (6) or fewer residents, which otherwise meets the definition of a CRH, shall be deemed a noncommercial, residential use and shall be permitted in any residential or rural/agricultural Future Land Use (FLU) designation or zoning district.

(2) A CRH serving seven (7) to fourteen (14) residents shall be permitted in the Low-Medium Density Residential (LMDR) and all higher-density residential FLU designations and the Office and Commercial FLU designations.

(3) A CRH, such as an Assisted Living Facility, serving greater than fourteen (14) residents shall be permitted in any residential FLU designation that allows multi-family uses, as well as the Commercial and Office designations. In residential districts, density for such uses shall be calculated based on the number of beds, with two (2) beds equal to one (1) residential unit. Facilities located in nonresidential districts shall be regulated based on the Floor Area Ratio (FAR) consistent with the FLU designation. (Added 09/2020, Ord. 2020-04)

FLU1.1.3 The interpretation of FLU1.1.2 shall not:

A. 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; or

B. 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 the residential densities listed in FLU1.1.2(A), 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(B). The Future Land Use and Zoning Correlation table is found in FLU8.1.1. (Added 8/92, Ord. 92-24 8/93, Ord. 93-19, Policy 1.1.11-r; Amended 6/10, Ord. 10-07; Amended 12/14, Ord. 2014-30; Amended 11/17, Ord. 2017-19)

A. OTHER URBAN RELATED OPTIONS – The following are non-residential Future Land Use designations that are predominantly found in the Urban Service Area. These may also be located within Rural Settlements on a limited basis. (See specific policies within OBJ FLU6.2.) Also, Institutional and Educational designations may be located within the Rural Service Area on a limited basis as may be expressly allowed by other goals, objectives and/or policies in this Comprehensive Plan. (Amended 11/17, Ord. 2017-19)

Table 1.1.4A – Urban Non-Residential

FLUM Designation	General Description	Density/Intensity
Office (O)	Office uses include professional office and office park-style development. Office uses can be considered as a transitional use between two different types of land use or land use intensities.	1.25 FAR within the Urban Service Area 0.15 FAR for Rural Settlements per FLU6.2.9 unless otherwise restricted or increased for specific location pursuant to adopted County Comprehensive Plan policy or land development code
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.	1.50 FAR within the Urban Service Area 0.15 FAR for Rural Settlements per FLU6.2.9 unless otherwise restricted or increased for specific locations pursuant to adopted County Comprehensive Plan policy or land development 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 include public and private utilities, facilities, structures and lands that serve a public or quasi-public purpose. Public schools that have been designated Institutional may continue to maintain that designation.	2.0 FAR
Educational (EDU)	Educational includes public elementary, K-8, middle, and high schools and ninth grade centers.	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 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 Activity Center policies. [Amended 07/22, Ord. 2022-16 (2020-2-C-CP-1)]

Table 1.1.4B – Urban Service Area – Urban Mixed-Use

FLUM Designation	General Description	Density/Intensity
Planned Development (PD)	The PD designation ensures adjacent land use compatibility and physical integration and design. The 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 Goal 5 of the Future Land Use Element.	Must establish development program at Future Land Use amendment stage per FLU8.1.4.
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 P-D zoning district 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

(Amended

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).

Table 1.1.4C – Area Specific Designated as boundaries on the Future Land Use Map		
FLUM Designation	**General Description**	**Density/Intensity**
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 than 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.

Table 1.1.4D – I-Drive – Refer to International Drive Activity Center Element		
FLUM Designation	**General Description**	**Density/Intensity**
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 zoning district is required.	minimum 12 DU/AC up to 30 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) Minimum 12 du/ac 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 –Horizon West Properties include those that are designated "Village" on the Future Land Use Map (FLUM), with specific parcel development entitlements assigned and secured with the approval of a required Planned Development / Land Use Plan (PD/LUP). Horizon West was originally established through the State of Florida's Sector Planning program in 1996, but was released from the program in 2016. Currently, there are six adopted Special Planning Areas (Villages) – Lakeside, Bridgewater, Town Center, Village F, Village H (Hickory Nut), and Village I. Policies for Horizon West are found in Future Land Use Element Goal 4.

Table1.1.4E – Horizon West – Refer to Adopted Special Planning Areas		
FLUM Designation	**General Description**	**Density/Intensity**
Village Horizon West (V)	Horizon West is a mixed use integrated development that includes integrated neighborhoods and schools. Must be a minimum of 1,000 acres and consist of two neighborhoods. Boundaries established through Special Planning Area. 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 SPA. Densities and intensities are designated through implementation of SPAs 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 three Growth Centers – one in the northwest referred to as the Northwest Growth Center, one in the southeast referred to as Growth Center/Resort/PD, and the Aviation Growth Center.

Table F1.1.4 – Growth Centers 0 Refer to Future Land Use Map and associated Growth Center policies under OBJ FLU7.4		
FLUM Designation	**General Description**	**Density/Intensity**
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
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 West Orange Aviation District.	Refer to FLU7.4.9

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

Table 1.1.4G – Open Space – Refer to Future Land Use Map and associated open space policies		
FLUM Designation	**General Description**	**Density/Intensity**
Open Space – Refer to Future Land Use Map and associated open space policies		
Parks and Recreation/Open Space (PR/OS)	Refers to undeveloped or developed lands as passive and active parks.	0.8 ISAR
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). Refer to Conservation Element policy C1.4.5	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. Refer to Conservation Element policy C1.4.4	FAR 0.10

H RURAL, LAKE PICKETT, AND RURAL SETTLEMENT RELATED – These Future Land Use designations are applicable 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 Future Land Use Element Goal 6. (Amended 07/16, Ord. 2016-17)

Table 1.1.4H – Rural and Rural Settlements		
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 related		
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
Office (O) (RS)	See Future Land Use Element Policy FLU6.2.9	0.15
Commercial (C)(RS)	See Future Land Use Element Policy FLU6.2.9	0.15
Lake Pickett (LP)	The LP designation provides for a transition of development from surrounding rural neighborhood densities and preservation areas to more dense development towards the center of the Lake Pickett Study Area. Transition is provided through compatibility measures.	Transect-based; Densities/intensities established on a Conceptual Regulating Plan

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.

*** 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)

FLU1.1.5 Orange County shall encourage mixed-use development, infill development, and transit-oriented development to promote compact urban form and the 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.

OBJ FLU1.2 URBAN SERVICE AREA (USA); USA SIZE AND MONITORING. Orange County shall use the Urban Service Area 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 (USA) and the established boundary for the Horizon West Special Planning Area (SPA) (depicted on Map 2 of the Future Land Use Map Series); the Innovation Way Overlay (depicted on Map 4 of the Future Land Use Map Series); Growth Centers where urban services are available, as specified by Joint Planning Area Agreement or other agreement(s); and, upon Future Land Use Map amendment and associated USA boundary approval for urban land uses, the Boggy Creek USA Expansion Area (depicted on Map 5a of the Future Land Use Map Series). (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25, Policy 1.1.2.1-r; Amended 5/13, Ord. 2013-11; Amended 01/23, Ord. 2023-04)

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 to reflect changes in local conditions, consistent with the objectives of the Evaluation and Appraisal Report process. As part of this effort, the County will assess its progress toward implementing the urban strategies contained herein in order to achieve its planned development pattern. (Added 12/00, Ord. 00-25, Policy 1.1.2-r; Amended 5/13, Ord. 2013-11; Amended 06/17, Ord. 2017-12)

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
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
2014-2-A-4-4	Camino Reale	1,032.90	2016-04
2015-1-A-4-1	Eagle Creek	86	2015-07
2016-2-S-4-1	Orlando Medical Office	3.0	2016-27
2016-2-S-4-4	Nona Center	1.8	2016-27
2016-2-A-4-2	Sunbridge	2,319.90	2016-31
2017-1-A-4-1	Moss Park North	107.78	2017-11
2017-1-S-2-2	2975 W. Orange Blossom Trl.	1.12	2017-13
2017-2-A-5-1	15169 E. Colonial Dr.	12.1	2017-19
2018-1-A-1-1	Hubbard Place	16.59	2018-27
2018-1-A-4-1	Bishop Landing Ph. 3	14.83	2018-30
2019-1-S-4-1	Eagle Lake	3.15	2019-05
2019-1-S-4-1	Narcoossee Retail	1.03	2019-19
2021-1-A-4-1	Bennett Place	22.66	2022-38
2023-1-A-4-1	Simpson Road Multi-Family	17.7	2023-24
2023-1-A-4-3	Cedar Crossing	1.68	2023-25
SS-23-07-036	Boggy Creek Self-Storage	8.04	2024-01
SS-24-01-117	14411 Boggy Creek Self-Storage	4.56	2024-28

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:

More than forty acres of the parcel is outside the Urban Service Area boundary;

The property is intersected by a natural or man-made boundary that also serves as the Urban Service Area boundary; or

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 Comprehensive Plan process. (Policy 1.1.8-r)

FLU1.2.8 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, the Innovation Way Overlay, and the Boggy Creek USA Expansion Area 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; Amended 01/23, Ord. 2023-04)

POLICIES

FLU1.3.1 All proposed amendments (i.e expansions) 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;
10. 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 Comprehensive Plan;

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;
3. 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;
    b. 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, the Innovation Way Overlay, and the Boggy Creek USA Expansion Area. (Amended 01/23, Ord. 2023-04)

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 Comprehensive Plan and will not detract from the Comprehensive Plan'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 Capital Improvements Plan (CIP) and Capital Improvements Element (CIE) processes.
d. To ensure new development can be accommodated, an applicant wishing to request an Urban Service Area (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 Urban Service Area 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 FLU1.3.1C(1); 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. An application for an Urban Service Area expansion may be required to include an imperiled species survey. If imperiled species are identified, the applicant must demonstrate that adequate provisions have been made to protect those species.

h. The application for an Urban Service Area 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 Local Planning Agency (LPA) to an affirmative recommendation, or the Board of County Commissioners (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 Comprehensive Plan. (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 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:

A. There has been a significant change in area land use character;

B. 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;

C. 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;

D. 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;

E. The converted use shall be compatible with adjacent land use;

F. The conversion would provide a commercial or office use that has the potential to serve the neighborhood in which it is located;

G. Outside traffic resulting from the converted use would not adversely affect the residential neighborhood;

H. All other applicable policies detailed for non-residential use shall be met; and

I. 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)

FLU1.4.7 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 Comprehensive Plan to increase densities and intensities in the Urban Service Area in order to accommodate projected growth.

The Commercial floor area ratio (FAR) shall be 1.50 unless otherwise restricted or increased for specific locations pursuant to adopted County Comprehensive Plan policy or land development code. (See FLU1.1.4A and FLU2.2.4 – FLU2.2.7.) 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 Amended 1/17, Ord. 2017-19)

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– 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)

Table FLU1.4.7A CHARACTERISTICS OF SHOPPING CENTERS			
Type	*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	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)			

FLU1.4.8 Commercial activity larger than the Neighborhood Center size shall be limited to the Urban Service Area and Growth Centers. (Policy 3.2.6)

FLU1.4.9 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)

FLU1.4.10 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)

FLU1.4.11 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)

FLU1.4.12 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 RESERVED.

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 and of freight transportation corridors included in the National Highway Freight Network or identified in state and regional freight plans, such as the Florida Department of Transportation's *Freight Mobility and Trade Plan* and the MetroPlan Orlando *Regional Freight Study*. Proposed industrial changes shall be evaluated relative to the need to maintain adequate industrial sites to serve the projected market demand, freight movement and efficiency, and corresponding needs for job creation and economic development. (Added 05/03, Ord. 03-03, Policy 4.1.10-r; Amended 11/16, Ord. 2016-28)

FLU1.4.17 The Future Land Use Map shall reflect a distribution of industrial areas throughout the Urban Service Area to reduce the journey to work, ensure efficient freight movement and operations, avoid large concentrations of freight 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, limited-access highways, airports and railroad). (Added 12/00, Ord. 00-25, Policy 3.2.15, Amended 11/16, Ord. 2016-28)

FLU1.4.18 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)

FLU1.4.19 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)

FLU1.4.20 Orange County seeks to retain an adequate supply of industrial land use designations and freight-intensive land uses during the 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. (Amended 11/16, Ord. 2016-28)

FLU1.4.21 Orange County will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation, consistent with s. 163.3206, Florida Statutes, (Added 11/16, Ord. 2016-28)

FLU1.4.22 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)

FLU1.4.23 Orange County will evaluate, and support accordingly, the freight-intensive land use concepts, including intermodal logistics centers, distribution centers, and freight villages, identified in MetroPlan Orlando *Regional Freight Study* to enhance freight movement and efficiency and to attract high-value employment. Orange County will review the conceptual locations identified in the *Regional Freight Study* to assess their compatibility with existing Future Land Use designations and evaluate the locations within the context of surrounding land uses. (Amended 11/16, Ord. 2016-28)

FLU1.4.24 Orange County will encourage the use of vacant land within the Urban Service Area for redevelopment to improve existing conditions on-site.

FLU1.4.25 Utilities and public facilities, and all pipes and lines associated with such utilities and facilities, shall be allowed in all Future Land Use designations, subject to complying with applicable laws and regulations, including zoning restrictions. Utilities and public facilities, except associated pipes and lines, shall have a Future Land Use Map designation of Institutional. (Policies 4.1.15 and 4.3.1; Amended 11/17; Ord. 2017-19).

FLU1.4.26 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)

FLU 1.4.27 The County shall not support the siting of developments at urban residential densities adjacent or near solid waste disposal facilities (landfills).

URBAN STRATEGIES: INFILL, MIXED-USE, LAND USE AND TRANSPORTATION, SMALL AREA STUDIES

GOAL FLU2 **URBAN STRATEGIES. Orange County will encourage urban strategies such as, but not limited to, 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 for vacant and underutilized parcels within the Urban Service Area. (Obj. 3.3-r)**

POLICIES

FLU2.1.1 Orange County shall regularly review and update the 2008 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 Regular updates to 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 Orange County shall regularly evaluate various mechanisms for the implementation of the 2008 Infill Master Plan, including, but not limited to, code changes, incentive programs such as increased density on infill parcels, and overlays 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 Orange County shall revise its off-street parking regulations to 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. 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 potential Transit Corridors;
2. Locations identified in the *Infill Master Plan,* 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; Amended 07/22, Ord. 2022-16 (2022-2-C-CP-1)]

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;
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. [Amended 07/22, Ord. 2022-16 (2020-2-C-CP-1)]

FLU2.2.7 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.

Type	*Minimum*	*Maximum*
Residential	2.5%	20%
Office	20%	25%
Commercial	40%	55%
Public/Recreational/Institutional	5%	20%

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

FLU2.2.9 Orange County shall promote smart growth principles in residential design, parking standards, minimum project size and open space requirements of the Urban 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 established commercial centers that are well served by transit by encouraging a mix of retail, office, and service uses that are compatible with the surrounding area. As part of these efforts, residential uses 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. (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 zoning districts that encourage a concentrated urban form in order to efficiently accommodate its projected 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.

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 considering the safe, convenient access and mobility of all roadway users, incorporating context sensitive design that considers local development patterns and land use, Quality and 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 and quality of service of the transportation system. (Policy 3.6.2)

FLU2.3.3 Reserved. [Amended 07/22, Ord. 2022-16 (2020-2-C-CP-1)]

FLU2.3.4 The widening of roadways 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 RESERVED.

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)

FLU2.3.11 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 multi-modal 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, and shall coordinate with local jurisdictions to establish a corridor land use plan for the commuter rail stations.

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 Land Development Code (LDC), where appropriate. Further, Orange County shall support the Orange to Green Initiative as well as other sustainability efforts, including 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 charrettes and community meetings, to ensure they reflect the community's preferred vision for the area's future. (Added 10-13-09, Ord. 2009-28)

POLICIES

FLU2.4.1 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)

FLU2.4.2 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 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)

OBJ FLU2.5 RURAL RESIDENTIAL ENCLAVES play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse and vibrant places. The County shall continue to support these rural residential neighborhoods by addressing local compatibility challenges while promoting context-sensitive community planning solutions.

(Added 8-31-18, Ord. 2018-17)

POLICIES

FLU2.5.1 *Rural Residential Enclaves* are generally described as established neighborhoods with a homogeneous and stable rural residential development pattern; well- defined or fairly defined geographic boundaries; and the presence of historic, physical, environmental, regulatory, or other site-specific constraints. Rural Residential Enclaves may also reflect other rural characteristics, despite being located in the Urban Service Area (USA), or in close proximity to designated urban growth areas. (Added 8-31-18, Ord. 2018-17)

FLU2.5.2 The following Rural Residential Enclaves are hereby established, with boundaries defined on Maps 25(a) through 25(f) of the Future Land Use Map Series:

a) Lake Mabel Rural Residential Enclave
b) Berry Dease Rural Residential Enclave
c) Chickasaw Rural Residential Enclave
d) Rocking Horse Rural Residential Enclave
e) Orlando-Kissimmee Farms Rural Residential Enclave
f) Kilgore Road Rural Residential Enclave

(Added 8-31-18, Ord. 2018-17; Amended 5-4-21, Ord. 2018-23; Amended 1-10-23, Ord. 2023-04; Amended 5-20-25, Ord. 2025-11)

FLU2.5.3 Rural Residential Enclave designations must be initiated by the Board of County Commissioners (BCC), or by County staff, in coordination with the BCC. Comprehensive Plan Amendment(s) shall be required for all new designations, or changes to existing enclaves, with boundaries incorporated into the Future Land Use Map Series. (Added 8-31-18, Ord. 2018-17)

FLU2.5.4 Properties within Rural Residential Enclaves shall be subject to the minimum net developable land area* requirements and corridor guidelines as specified below, and as depicted on Maps 25(a) through 25(f) of the Future Land Use Map Series.

Rural Residential Enclave	*Minimum Net Developable Land Area Requirement*	*Identified Rural Residential Corridors*	*FLU Map Reference*
Lake Mabel	*1.0 Ac. Min.*	*None*	*25(a)*
Berry Dease	*2.0 Ac. Min.*	*Berry Dease Road* *Sunderson Road* *Gregory Road*	*25(b)*
Chickasaw	*1.0 Ac. Min.*	*S Chickasaw Trail* *Chickasaw Farms Lane*	*25(c)*
Rocking Horse	*2.0 Ac. Min.*	*Rocking Horse Road* *Tamanaco Trail* *Koi Road*	*25(d)*
Orlando-Kissimmee Farms	*2.0 Ac. Min.*	*New Hope Road* *Beth Road* *Whispering Pines Road* *Happy Lane* *Bicky Road* *Seth Road* *Hidden Trail*	*25(e)*
Kilgore Road	*2.0 Ac. Min.*	*Kilgore Road*	*25(f)*

**Minimum Net Developable Land Area as defined by Policy FLU1.1.2B.*

An undeveloped parcel of property that was legally created and recorded in the Public Records of Orange County prior to July 10, 2018, in the Lake Mabel, Berry Dease, and Chickasaw Rural Residential Enclaves; prior to October 16, 2018, in the Rocking Horse Rural Residential Enclave; and prior to May 20, 2025, in the Kilgore Road Rural Residential Enclave and which meets all other applicable laws and regulations, shall be entitled to develop a single family residential structure on such parcel without further board action regardless of whether such parcel meets the minimum net developable land area requirements of this Policy. (Added 8-31-18, Ord. 2018-17; Amended 10-16-18, Ord. 2018-23; Amended 1-26-21, Ord. 2021-04; Amended 1-10-23, Ord. 2023-04; Amended 5-20-25; Ord. 2025-11)

FLU2.5.5 Clustering of residential units to accommodate smaller lot sizes than as prescribed by Policy FLU2.5.4 shall be prohibited. (Added 8-31-18, Ord. 2018-17)

FLU2.5.6 Pursuant to and consistent with Policy FLU8.1.1(a) and Section 38-77, Orange County Code, uses of property within a Rural Residential Enclave shall be permitted by rig8.1.4ht or Special Exception, permitted with conditions or prohibited, in accordance with the zoning district in which the property is located. (Added 8-31-18, Ord. 2018-17)

FLU2.5.7 To protect and enhance existing rural character, the following requirements and guidelines shall apply to all new development or redevelopment within Rural Residential Enclaves:

a) Gated subdivisions shall be prohibited within Rural Residential Enclaves, except where those rights have been vested.
b) Built forms commonly associated with suburban development, such as *'themed'* subdivisions, entryway monuments, geometric or layered landscaping forms, or similar design elements shall be prohibited.
c) Continuous masonry walls shall be prohibited along frontages of Identified Rural Residential Corridors, as specified by Policy FLU2.5.4.
d) The existing character of Identified Rural Residential Corridors should be preserved and/or enhanced. Examples of character-defining elements include, but are not limited to:
    i. Agriculture, croplands, pastures, rural open spaces, thickets of trees and bushes, hedgerows, natural topography, and other natural elements.
    ii. Rural fencing, such as split-rail, paddock, picket, rustic timber, barbed wire, wire meshes or panels, livestock fences, or similar styles and materials.
    iii. Narrow streets, often containing no more than two vehicular lanes, grass shoulders, and limited or absent lane striping.
    iv. Drainage swales or other open stormwater systems, and the absence of curb-and-gutter systems.
    v. Shared use of Right-of-Way by motorists, pedestrians, cyclists, and horses.
    vi. Single-family residential frontages, often characterized by an organic distribution of homes and auxiliary structures, with large front setbacks, narrow residential driveways, and alternative paving materials.
    vii. Shade trees, continuous street canopy, and scattered clusters of natural landscaping. (Added 8-31-18, Ord. 2018-17)

FLU2.5.8 New land use, zoning, and development applications proposed within or in close proximity to a Rural Residential Enclave boundary, or which rely on vehicular access to/from a designated rural residential corridor, must be reviewed for compatibility in the context of the Enclave's rural character (Added 5-4-21, Ord. 2018-23)

URBAN FORM

GOAL FLU3 URBAN FORM. The County will develop 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 and other forms that will result in more efficient land use and better coordination between land use and transportation.

OBJ FLU3.1 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (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 alternatives 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 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 that lakes and other natural resources are an amenity, visually accessible to the public. (Policy 1.6.4)

OBJ FLU3.2	**RESERVED**
POLICIES	
FLU3.2.1	RESERVED.
FLU3.2.2	RESERVED
FLU3.2.3	RESERVED
FLU3.2.4	RESERVED
FLU3.2.5	RESERVED.
FLU3.2.6	RESERVED
FLU3.2.7	RESERVED
FLU3.2.8	RESERVED
FLU3.2.9	RESERVED
FLU3.2.10	RESERVED
FLU3.2.11	RESERVED
FLU3.2.12	RESERVED
FLU3.2.13	RESERVED
FLU3.2.14	RESERVED

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; 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. Properties with Village Future Land Use Map (FLUM) designation, as well as six villages adopted to date, are depicted on Map 2 of the FLUM series. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07, Obj. 6.1; Amended 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26)**

POLICIES

FLU4.1.1 General Village Principles. Each Village Special Planning Area (SPA) 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. 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 District. These residential and adjacent uses shall be sufficiently integrated to support convenient and comfortable pedestrian and bicycle movement and enhance the viability of future transit connections. (Amended 11/16, Ord. 2016-26)

E. 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.

F. Each Village shall have a well-defined edge, such as greenbelts or wildlife corridors permanently protected from development.

G. 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 District 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.

H. Wherever possible, the natural terrain, drainage and vegetation of the area shall be preserved with superior examples contained within parks or greenbelts.

I. The Village Center District shall be designed to encourage and accommodate future 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; Amended 11/16, Ord. 2016-26)

FLU4.1.2 **Village Size.** Except as noted in FLU4.1.3, each 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. 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 in FLU4.2.2 and/or APF Agreement; then less public open space as required by FLU4.6.8 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; Amended 11/16, Ord. 2016-26)

FLU4.1.3 Each Village 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 was approved at the time of adoption of a Village. The total gross land area incorporated into the Village of Bridgewater 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 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; Amended 11/16, Ord. 2016-26)

FLU4.1.4 Each Village 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 a 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.

The minimum densities approved for each Village (Lakeside, Bridgewater, Village H, Village F, Village I and the Town Center) are 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 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 (Preliminary Subdivision Plan (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. 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 District 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	5.0 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 Horizon West Special Planning Area Land Use Map 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; Amended 11/16, Ord. 2016-26; Amended 07/19 Ordinance 2019-04)

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 20,000 square feet
  - Bridgewater 20,000 square feet
  - Village H 20,000 square feet
  - Village F 20,000 square feet
  - Village I 10,000square 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 District 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)

FLU4.1.7 **Village Center.** The Village Center District should function as a community of compatible uses in a compact setting serving the adjoining neighborhoods. The Village Center District 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 District shall be generally located central to the Village that it serves. In order to account for student population, the Village Center District shall be incorporated into the boundaries of a neighborhood. The design of the Village Center District shall not be oriented primarily to serve "pass-by" trips, but the focus shall be on serving the immediate neighborhood needs. The size and location of the Village Center District shall be determined at the time of adoption of each Village and, for reference purposes, shall be shown on the Horizon West Special Planning Area Land Use Map. The final location of the Village Center District 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 District:

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 District. Development within the Office District shall be consistent with the Village Center District development standards in the Village PD Code.

The Village Center District should be located on a collector road serving the village or at the junction of two (2) collector roads. The Village Center District may be located on an arterial road, provided that it is not a principal arterial road and that the center is not designed to be located on both sides of the arterial road. The Village Center District shall be designed to accommodate future linkage with the regional transit system. The transit stops should be located so that they are easily accessible to commercial uses. The Village Center District may not be consolidated into a larger commercial complex serving more than one Village. The Village Center District should maintain a minimum separation of approximately 10,000 feet from another Village Center District and 2,640 feet from a Neighborhood Center. Prior to approving a development plan or subdivision for a Village Center District, 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 District.

Rezoning in any Village Center District 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; Amended 11/16, Ord. 2016-26)

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:

1. The units may be transferred to other designated Village Center District parcels and/or Planned Developments within the same Village, 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 Village Center District within a specific Village have been satisfied.

(Added 11/13, Ord. 2013-22; Amended 11/16; Ord. 2016-26)

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 **Reserved.**

(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; Amended 11/16, Ord. 2016-26)

FLU4.1.9 Beyond the approved boundaries of the six Villages, properties with 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, or properties within designated Rural Residential Enclaves (FLU2.5.2), where a property's existing zoning district standards may be applied. 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-by-case basis to determine the effects of such development approval on adopted Villages. (Amended 8-31-18, Ord. 2018-17; Amended 07/19, Ord. 2019-04)

The property in the Village Land Use Classification that is adjacent to the boundaries of an approved Village may apply to amend the Village boundary to include said property through a Comprehensive Plan Amendment. Addition or deletion of properties to/from an existing Village shall not result in creation of remnant areas or fragmented Villages.

Within the approved Village boundaries, all applications for development approval (i.e. lot splits, special exceptions, variances) under the existing zoning shall be evaluated for compatibility with all applicable policies of the Comprehensive Plan.

Changes and adjustments to the land use designations for each Village shall be processed as a Planned Development (PD) rezoning (if property does not yet have a PD zoning designation), or PD Land Use Plan Amendment, or Change Determination

Request (CDR) to the existing PD. Such changes and adjustments shall be evaluated for consistency with the following, and shown on the Horizon West Special Planning Area Land Use Map when approved:

- General Village principles outlined in FLU4.1.1;
- Minimum densities for each Village summarized in FLU4.1.4;
- Consistency with Adequate Public Facilities (APF) and open space requirements for each Village identified in FLU4.2.2, FLU4.6.8 and/or APF Ordinance; and
- Consistency with Village Greenbelt requirements of FLU4.5.1 and Transfer of Development Rights (TDR) provisions for each Village identified in FLU4.5.3, FLU4.5.4 and/or TDR Ordinance.

(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; Amended 11/16, Ord. 2016-26)

FLU4.1.10 Each property within an approved Village 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; Amended 11/16, Ord. 2016-26)

FLU4.1.11 Planned Developments within the Lakeside Village boundary 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, any amendments to such previously approved Planned Developments 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 Comprehensive Plan. 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. (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; Amended 11/16, Ord. 2016-26)

FLU4.1.12 **Town Center Conceptual Regulating Plan and Final Regulating Plan.**

Owner(s) of property within the Horizon West Town Center shall have the right, as an alternative to processing a Planned Development/Unified Neighborhood Plan (PD/UNP) under the Town Center Code, to process a Conceptual Regulating Plan (CRP) and a Planned Development / Regulating Plan (PD/RP). A Regulating Plan is an illustrative representation of a proposed development and the location of form-based transect zones/districts.

FLU4.1.12.1 **Town Center Conceptual Regulating Plan:** A Conceptual Regulating Plan (CRP) is a general illustrative representation of a proposed development and the location of form-based transect zones/districts. A CRP shall be submitted for review to the Planning Division prior to formal submittal of a Planned Development/Regulating Plan (PD/RP).

a. A CRP shall be submitted prior to the submission of a Planned Development/ Regulating Plan (PD/RP). The purpose of the CRP is to allow Orange County Planning Division staff the opportunity to review the proposal. The applicant and Planning staff shall work together to collectively refine the CRP in order to meet the intent of this section.

b. The CRP shall not be adopted as part of the Future Land Use Map or Map Series or included as an attachment, but rather the CRP will be used as a general guide for a final PD/RP.

c. Should a Comprehensive Plan Text Amendment be required by the applicant, the CRP shall be transmitted along with the requested text amendment to the State for review.

d. The following components shall be depicted on, or attached to, a CRP at the time of the Comprehensive Plan Amendment Application submittal:

   i. General location of form-based transect zones/districts,

   ii. Gross and net developable land area,

   iii. Initially proposed development program,

   iv. General description of proposed transect zones/districts *(character, mix of land uses, product types, block/street patterns, etc.),*

   v. General location any types of open space or preservation areas,

   vi. General location of neighborhoods based on a quarter-mile radius,

   vii. General location of existing planned road system, trails, and other transportation modes, and

   viii. General location of existing and planned public facilities, including, but not limited to, schools (as coordinated with Orange County Public Schools), parks, fire stations, etc.

e. In addition to the specific components listed above, review of a CRP should ensure that the following elements are addressed or followed:

   i. **Consistency with the Comprehensive Plan:** A project justification statement should be provided that identifies any relevant and supporting Comprehensive Plan policies and explains how the project is consistent with

the identified policies.

ii. **Coordinated Development:** Planning for development will occur in a coordinated, comprehensive, and integrated manner. The CRP will establish a general guide for connectivity and coordinated development.

iii. **Community Meetings/Public Participation:** A community meeting/public workshop shall be held for any proposed CRP prior to the submittal of the final PD/RP. The purpose of the community meeting is to provide surrounding property owners a proposed project overview consistent with the CRP.

FLU4.1.12.2 **Transportation Road Network Agreement:** Prior to submittal of a PD/RP, an applicant shall meet with Transportation Planning Division staff regarding a required Transportation Road Network Agreement to address all road right-of-way, design, and construction obligations, including any related terms or conditions with respect of right-of-way contributions and/or transportation impact fee credits. The agreement shall be processed through the Road Agreement Committee (RAC) for concurrent approval consideration by the Board of County Commissioners with the final PD/RP.

FLU4.1.12.3 **Adequate Public Facilities Agreement:** A Town Center PD/RP shall be subject to the Adequate Public Facilities (APF) provisions outlined in Policy FLU4.2.2 including concurrent approval consideration by the Board of County Commissioners with the final PD/RP/.

FLU4.1.12.4 Town Center Final PD Regulating Plan (PD/RP): Upon Orange County Planning Division staff review and acceptance of a CRP, in accordance with FLU4.1.12.1, and in lieu of a Planned Development/Unified Neighborhood Plan (PD/UNP), applicants shall submit a PD/RP rezoning application for the subject property.

A. Development within a PD/RP may be subject to the provisions of the Town Center Planned Development Code, but only to the extent that those certain regulations, standards, and procedures are not addressed within the PD/RP. The Village Planned Development Code shall not apply to the PD/RP unless specifically stated in the PD/RP. In the event of a conflict or ambiguity between the provisions set forth in Orange County Code and those within the PD/RP, the PD/RP shall control. In the event Orange County Code and an approved PD/RP is silent as to a performance or development standard, the Development Review Committee (DRC) shall establish the standards or make the determination, which in turn can be appealed by an applicant to the Board of County Commissioners. Notwithstanding the foregoing, the Village Planned Development Code shall not apply to the Town Center unless specifically stated in the Town Center Planned Development Code, applicable PD/UNP, or applicable PD/RP.

B. At a minimum, the following components must be identified or addressed by a PD/RP:

- Final transect zone/district boundaries,
- Final gross and net developable acreage,
- Final land uses and development program,
- Final location and types of open space or preservation areas,
- Transferable Development Rights (TDR) calculations,
- Street types, and
- Intersection density analysis/diagram.

C. In addition to the required components listed above, review of a P/RP should ensure that the following elements are addressed or provided:

- **Transect Zones/Districts and Development Program:** A PD/RP shall reflect a development program that is consistent with the CRP. The final configuration of the PD/RP transect zones/districts may vary from the CRP provided they are generally consistent with the intent of the CRP and with the written descriptions of the transect zones/districts on the CRP. Upon adoption by the Board of County Commissioners, the final PD/RP transect zones/districts shall be depicted and referenced on the staff-maintained Horizon West Special Planning Area Land Use Map.
- **Connectivity:** All development within a PD/RP shall provide for an interconnected transportation network (including pedestrian trails, multi-modal systems, trail systems, etc.) and achieve an overall intersection density between 100 and 140 intersections per square mile. Eligible intersection types shall include those along roads, streets, trails, and designated pedestrian passageways
- **Green Infrastructure:** A PD/RP shall include a plan for a connected network of natural resources, open spaces, recreational areas, and constructed nature-based systems, including but not limited to, :Low Impact Development (LID) features and stormwater management areas.

FLU4.1.12.5 PD/RP Amendments and Expedited Development Review Process:

A. Amendments to an approved PD/RP shall be subject to the Land Use Plan and Development Plan alterations process and criteria addressed in the Orange County Code.

B. Following approval of a PD/RP, any subsequent Preliminary Subdivision Plan (PSP), Master Development Plan (MDP), or Development Plan (DP) may be submitted for concurrent review with related construction permits; however, final permits shall not be issued until an approved PSP, MDP, or DP has become effective.

C. Any waiver approved by the BCC at the time of PSP approval shall deemed an approved waiver under the PD/UNP or PD/RP, as applicable, without additional application or review required of the PD/UNP or PD/RP.

OBJ FLU4.2 ADEQUATE PUBLIC FACILITIES AND SERVICES. Each Village shall include regulatory measures which require the provision of Adequate Public Facilities and services concurrent with development. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26)

FLU4.2.1 **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
- 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 District, a developer's agreement addressing the conveyance of adequate public facility lands in accordance with the APFO, where applicable 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 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 District.

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, 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 District**, 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:

- Middle school site
- Village Center District 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:

- Town Center: High School Site.

Each Village 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; Amended 11/16, Ord. 2016-26)

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 Village. 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; Amended 11/16, Ord. 2016-26)

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:

1. 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;
2. Pay the costs associated with providing any necessary school capacity that is not funded through the collection of school impact fees;
3. Pay the principal and interest that may be due if another landowner in Village H was required to pay a disproportionate share of 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
4. 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 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)

FLU4.2.4 **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 Center. 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)

FLU4.2.5 **Water, wastewater, and reclaimed water**. With the exception of the Estate Rural District in Village F, all development within each adopted Village 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; Amended 11/16, Ord. 2016-26)

For water, wastewater, and reclaimed water utilities, the following conditions are required for all development within all Villages:

The property owners shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the Planned Development and to accommodate the ultimate flows for the entire Village. Utilities infrastructure shall be built connecting to the build-out points of connection approved in the Village Master Utility Plan.

Prior to construction plan approval, all property owners within the Village, excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.

Property owners shall coordinate with the Orange County Utilities Director, or their designee, with respect to any utility easements necessary to accommodate appropriately-sized wastewater sewer mains or lines, potable water mains or lines, and/or reclaimed water mains or lines.

FLU4.2.6 **Village H.** The method for allocating all shared costs within Village H, including costs associated with 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 *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 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 Village 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 non-residential uses have informed 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.

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 mitigating the Village H transportation impacts on CR 545. Each property owner's proportionate share of the costs of the Road Mitigation Costs shall be determined in the following manner:

   1. 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);
   2. 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

C. 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, Amended 11/16, Ord. 2016-26)

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 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; Amended 11/16, Ord. 2016-26)

OBJ FLU4.3 **TRANSPORTATION SYSTEM. Within each Village, 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; Amended 11/15, Ord. 2015-21; Amended 11/16, Ord. 2016-26)**

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 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; Amended 11/16, Ord. 2016-26)

FLU4.3.2 **Limited Access Expressways and Principal Arterial Roadways.** 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 shall not be located within Villages.

Except as planned in adopted Villages, limited access expressways or principal arterials 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.

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 may donate the right-of-way in exchange for on-site density. Prior to approval of any new or revised Horizon West Special Planning Area Land Use Map 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.

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; Amended 11/16, Ord. 2016-26)

FLU4.3.3 **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, sub-regional 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)

FLU4.3.5 **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 Village shall be subject to the provisions of the Concurrency Management System, 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; Amended 11/16, Ord. 2016-26)

FLU4.3.7 The arterial and collector roadway systems that serve 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)

FLU4.3.8 **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)

FLU4.3.9 **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, originally approved on September 20, 2011, by the BCC and as amended, 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; Amended 11/16, Ord. 2016-26)

FLU4.3.10 **Village I.** Prior to commencing development beyond Phase I per Table 7.5 of the document entitled *Village I Specific Area Plan (the "SAP")*, Village I developers/owners will assess 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. The SAP will be amended to reflect any improvements needed to serve the approved Future Land Uses. Development beyond County approval of zoning, rezoning, and zoning amendment requests shall be subject to, and may not proceed without, a Board of County Commissioners-approved global road network agreement (the "Road Network Agreement") in place that is determined to be financially feasible by the County and that substantially complies with a term sheet for Village I and unless adequate public facilities are demonstrated to be available or planned to be available in a financially feasible manner in Orange County's Capital Improvements Element, consistent with Chapter 163, Florida Statutes.

The Road Network Agreement, which must substantially conform with the Horizon West Village I Term Sheet reviewed and accepted by the BCC on November 13, 2018, must be signed by the owners of a majority of the undeveloped acreage in Village I and approved by the BCC prior to approval of the first preliminary subdivision plan ("PSP") and/or development plan ("DP") in Village I. The foregoing notwithstanding, any project that has been issued a capacity encumbrance letter ("CEL") prior to November 13, 2018, may proceed with the applicable development in Phase I, pursuant to and in compliance with the terms of such CEL, prior to entering into such a Road Network Agreement pursuant to a Global Road Network Term Sheet for Village I; provided, however, that such development shall be required to enter into and join the Road Network Agreement prior to approval of any subsequent PSP and/or DP request beyond that applicable to the aforementioned CEL. In the event any such project does not timely obtain a capacity reservation certificate in connection with the CEL, such project shall be subject to the County's concurrency management system, as if the CEL had not been issued. If a

development project is proposed after the Road Network Agreement has been finalized, then such proposed development shall be subject to the County's concurrency management system (and, potentially, entering into a proportionate share agreement), unless all of the signatories of the Road Network Agreement agree to amend such Road Network Agreement in order to add such development to the Agreement. (Added 02/10, Ord. 10-01; Amended 11/13, Ord. 2013-22, Policy FLU4.21.7.1-r; Amended 11/15, Ord. 2015-21; Amended 11/16, Ord. 2016-26; Amended 07/19, Ord. 2019-04)

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, F.S., 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 a Village Recommended Land Use Plan (RLUP). In addition, future RLUPs shall include a list of candidate roadways for such monitoring and modeling. The County may require mitigation based on the RLUP 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; Amended 11/15, Ord. 2015-21; Amended 11/16, Ord. 2016-26)

FLU4.3.12 Orange County shall coordinate with Osceola County regarding significant and adverse impacts to extra-jurisdictional roadways related to development in Village I, which are 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 FLU4.3.10, 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, Orange County shall amend the Horizon West Special Planning Area Land Use Maps to include the agreed-upon mitigation, including the identified improvements, timing of construction, and funding of such improvements. (Amended 11/13, Ord. 2013-22, Policy FLU4.21.7.2-r; Amended 11/15, Ord. 2015-21 Amended 11/16, Ord. 2016-26)

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 Village shall be designed with school facilities as a focal point of the community. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26)

FLU4.4.1 Each Village shall contain space for up to four Elementary Schools and one Middle School. High school requirements are included in FLU4.4.5. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26)

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 thesame 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 Villages 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; Amended 11/16, Ord. 2016-26)

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 co-located 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 Recommended Land Use Plan. Furthermore, the high school acreage only shall affect the Town Center APF calculations. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26)

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)

FLU4.5.1 **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, except for those perimeters located adjacent to designated water Conserv II lands that otherwise provide the permanent undeveloped edge contemplated by this policy. 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; Amended 4/20, Ord. 2020-08)

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 aquifer 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 30 DU/net developable acre where TDRs are used or through internal density transfers and use conversions permitted within a PD/UNP or PD.RP. However, the implementation of the greenbelt requirements in FLU4.5.1 and the preservation of other important uplands, agricultural areas, water reuse areas, critical Floridian 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, 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 for each Village 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; Amended 11/16, Ord. 2016-26. Amended 04/20, Ord. 2020-08)

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 8,700 sq. ft. / 1.0 acre	1 unit / 3.3 acres (non-residential – N/A)

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

FLU4.5.4.1 **Reams Road Corridor Study Area.** In Lakeside Village, the Reams Road Corridor Study Area is established in recognition of the changing character of properties fronting Reams Road, increased densities in the area, and the area's proximity to a major employment center. The Corridor Study Area is limited to several properties located along Reams Road, which, combined, constitute the largest greenbelt system in the Horizon West Special Planning Area that separates Lakeside Village and Village of Bridgewater. The goal of establishing the Corridor Study Area is to achieve the mix of residential uses and desired minimum overall density of 5 DU/ac within the Village and to provide a residential transition zone within the largest greenbelt system while protecting the local environmental systems by connecting Lake Spear with the ecosystem within the Reedy Creek Improvement District on the west and south. The general principles and procedures for acquiring a residential land use designation within the Corridor Study Area are as follows:

- The Reams Road Corridor Study Area boundary shall be depicted on the Horizon West Special Planning Area Land Use Map.
- Uses on properties within the Corridor Study Area shall be limited to residential.
- Residential uses within the Corridor Study Area shall be limited to areas currently designated as Greenbelt (GB) on the Horizon West Special Planning Area Land Use Map.
- Requesting a residential land use district designation within the Corridor Study Area requires Planned Development Review.
- The maximum residential density considered to be appropriate within the Corridor Study Area is 6 DU/ac. Additional density increases may be allowed, consistent with the provisions of the Transfer of Development Rights (TDR) Ordinance.
- At the time of the Comprehensive Plan Amendment, an applicant shall enter into an agreement with the County to provide the right-of-way necessary for the Reams Road widening project.
- Any future development within the Corridor Study Area shall provide cross-access to adjacent developments, requirements for which shall be determined at the time of PD-LUP approval. The County might also require connectivity of recreational facilities, including multi-purpose trails, between the properties included in the Corridor Study Area and development north and south of the study area.
- Development proposals that are inconsistent with this policy shall meet the standards of the adopted Future Land Use designation.

(Added 07/15, Ord. 2015-14; Amended 11/16, Ord. 2016-26)

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 may be accomplished as depicted on the adopted Recommended Land Use Plan (RLUP) for both Villages or by an alternative location within the Village of Bridgewater as may be approved through a rezoning to Planned Development (PD), PD Land Use Plan Amendment, or Change Determination Request (CDR) to the existing PD. 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 RLUP. 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 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; Amended 11/16, Ord. 2016-26)

FLU4.5.7 **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, Town Center Planned Development Code, and ultimately, a Planned Development/Land Use Plan (PD/LUP), Planned Development/Unified Neighborhood Plan (PD/UNP)/ or Planned Development/Regulating Plan (PD/RP). (Added 11/13, Ord. 2013-22; Amended 04/20 Ord. 2020-08)

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 Village 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 adopted 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 Villages 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; Amended 11/16, Ord. 2016-26)

FLU4.6.3 The following residential districts and densities are established for the adopted Villages:

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

- 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 Village. Minimum densities in the 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; Amended 11/16, Ord. 2016-26)

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 Villages 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 Villages 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; Amended 11/16, Ord. 2016-26)

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 Recommended Land Use Plan for each adopted Village 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; Amended 11/16, Ord. 2016-26)

FLU4.6.8 **Open Space.** In addition to the Adequate Public Facility (APF) parks and civic use areas shown on the Horizon West Special Planning Area Land Use Map, a minimum of seven and one-half (7.5) percent of the developable land area less APF lands of any development project within each Village 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; Amended 11/16, Ord. 2016-26)

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)

FLU4.6.11 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)

FLU4.6.12 **Village H Master Property Owners Association.** All residential subdivisions, 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)

FLU4.7.1 **Town Center**. 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 future 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 and Horizon West.

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; Amended 11/16, Ord. 2016-26; Amended 04/20, Ord. 2020-08)

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), or Regulating Plan (RP) within Corporate Neighborhoods 1, 2, 3 and 4, or within the Town Center Core Neighborhood (as depicted on the Horizon West Special Planning Area Land Use Map), 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 Porter Road to Valencia Parkway; Valencia Parkway from Horizon Boulevard to Schofield Road/Karl Kahlert Parkway; and Schofield Road/Karl Kahlert Parkway from Valencia Parkway to Avalon Road

- Location – Corporate Neighborhood 1 and 2:

  Responsibility – Hamlin Groves Trail from Horizon Boulevard to New Independence Parkway; Horizon Boulevard/Porter Road from CR 545 to Hamlin Groves Trail; 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. The developer's agreement(s) shall be consistent with all required roadway improvements and conditions of approval specified in the Horizon West Global Road Term Sheet, originally approved on September 20, 2011, by the BCC and as amended.

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 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; Amended 11/16, Ord. 2016-26; Amended 04/20 Ord. 2020-08)

FLU4.7.3 **Town Center Planned Development Code.** Orange County adopted a Town Center Planned 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. All development within the boundary of the Town Center shall comply with the provisions of the Town Center Planned Development Code or any alternative provisions outlined within an approved Town Center Planned Development/Regulating Plan (PD/RP). (Added 11/13, Ord. 2013-22; Amended 04/20, Ord. 2020-08)

FLU4.7.4 The Town Center Planned Development Code shall encourage development through either Unified Neighborhood Plans (UNPs) or optional Regulating Plans (RPs). The development program associated with a UNP or RP shall generally reflect a proportionate share of the allocated development program for the subject property, as identified in Policy FLU4.7.9 – Table 1.1 and as depicted on the originally-adopted Town Center Recommended Land Use Plan Map. A development program may also be adjusted to account for internal Town Center unit (DU whether originally programmed in Table 1.1 as DU or converted from commercial square footage into DU) transfers and use conversions. (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; Amended 04/20, Ord. 2020-08)

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. 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; Amended 11/16, Ord. 2016-26)

FLU4.7.7.1 **Land Use District Boundary Adjustment.** The Horizon West Special Planning Area Land Use Map depicts the approximate location and boundaries of all land use districts (districts) or form-based transect zones (transects) within the Town Center. These districts and transects are required to be depicted as part of each Town Center Planned Development – Unified Neighborhood Plan (PD/UNP) or optional Town Center Planned Development/Regulating Plan (PD/RP), as approved by the Board of County Commissioners. Changes or adjustments to the land districts and/or transects may be considered and processed as a Planned Development (PD) rezoning (if the property does not yet have a PD zoning designations), or PD Land Use Plan Amendment, or Change Determination Review (CDR) to request an existing PD. Such changes and adjustments shall be evaluated for consistency with the criteria

outlined in Policy FLU4.1.9, and shown on the Horizon West Special Planning Area Land Use Map when approved.

Such changes and adjustments shall be evaluated for consistency with the criteria outlined in Policy FLU4.1.9 and shown on the Horizon West Special Planning Area Land Use Map when approved. (Added 5/13, Ord. 2013-11; Amended 11/13, Ord. 2013-22, Policy FLU4.8.2.1-r; Amended 11/16, Ord. 2016-26; Added 04/20, Ord. 2020-08)

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 Horizon West Special Planning Area Land Us Map shall be allowed to develop when approved pursuant to the Town Center Development Code, applicable PD/UNP, or PD/RP.

Development programs approved as part of the initial PD.UNP or PD/RP 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, land use entitlement transfers, land use conversions, or bonus assignments.

Table 1.1 identifies residential, non-residential and hotel development entitlements assigned to individual Neighborhood Parcels. In addition, the table provides for a bonus residential entitlement of 1,540 dwelling units intended as an incentive for the submittal of a PD/UNP or a PD/RP. In addition, Table 1.1 allocates hotel unit entitlements to Corporate Campus Mixed Use (CCMU), Retail/Wholesale (RW), and Traditional Town Center Districts. The assignment of the bonus residential and hotel entitlements shall be accomplished in the following manner.

A. The submittal of a complete PD/UNP or PD/RP, consistent with any applicable requirements, shall entitle the applicant to request an assignment of dwelling units from the bonus residential entitlement provided in Table 1.1. The assignment shall be limited to the pro rata share of the number of dwelling units available under the bonus category of entitlements. The share shall be determined by the ratio of the percentage of net developable land area included in the applicable PD/UNP or PD/RP, to the total net developable area included in the Town Center.

B. Assignment of a share of the hotel unit entitlement available to CCMU, R/W, Traditional Town Center Districts or Transect Zones may be requested by Town Center property owners through the PD-UNP, PD/RP, PSP and/or DP approval process. The conditions of an assignment include:

1. Limited to Neighborhood Parcels that contain CCMU, R/W, or Traditional Town Center Land Use District/Transect Zone designations;
2. Any single assignment is limited to no more than twenty-five (25) percent of the total number (700) available;
3. The assignment shall expire within two years if a building permit for the applicable hotel units has not been approved by Orange County; and
4. Any unused entitlements in a PD/UNP or PD/RP may be transferred to another PD/UNP or PD/RP within the Town Center through the PD Change Determination Review (CDR) request process.

TABLE 1.1

CORPORATE NEIGHBORHOOD 1 DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM – 1*	Corp. Campus Mixed	7.0%	234,450	310	0
CCM – 2 *	Corp. Campus Mixed	7.0%	251,250	80	0
CCM – 3	Corp. Campus Mixed	7.0%	92,700	50	0
RW – 1 *	Retail/Wholesale	7.0%	155,100	0	0
RW-1b	Retail/Wholesale	7.0%	430,000	0	0
RW – 2 *	Retail/Wholesale	7.0%	105,400	0	0
UR -1	Urban Residential	7.0%	0	150	
	Subtotals	7.0%	1,268,900	590	

CORPORATE NEIGHBORHOOD 2 DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-2	Urban Residential	7.0%	0	205	0
CCM – 4 *	Corp. Campus Mixed	7.0%	510,400	275	0
CCM – 5 *	Corp. Campus Mixed	7.0%	211,500	116	0
CCM – 6	Corp. Campus Mixed	7.0%	225,300	122	0
CCM – 7	Corp. Campus Mixed	7.0%	205,700	112	0
CCM – 8	Corp. Campus Mixed	7.0%	133,800	75	0
CCM – 9	Corp. Campus Mixed	7.0%	131,500	70	0
CNC -1 *	Corp. Neigh. Center	7.0%	63,600	0	0
	Subtotals	7.0%	1,481,800	975	0
CORPORATE NEIGHBORHOOD 3 DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-3	Urban Residential	7.0%	0	490	0
UR-4	Urban Residential	7.0%	0	220	0
UR-5	Urban Residential	7.0%	0	260	0
RW – 3	Retail/Wholesale	7.0%	111,600	0	0
RW – 4	Retail/Wholesale	7.0%	196,400	0	0
RW-4a	Retail/Wholesale	7.0%	317,690	157	0
RW-4b	Retail/Wholesale	7.0%	40,000	68	
CCM – 10	Corp. Campus Mixed	7.0%	97,710	68	0
	Subtotals	7.0%	763,400	1,195	0
CORPORATE NEIGHBORHOOD 4 DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms

		Area			
CCM - 11	Corp. Campus Mixed	7.0%	719,600	370	0
CCM - 12	Corp. Campus Mixed	7.0%	342,100	170	0
CCM - 13	Corp. Campus Mixed	7.0%	441,200	215	0
CNC -2	Corp. Neigh. Center	7.0%	82,200	0	0
	Subtotals	7.0%	1,585,100	755	0
TOWN CENTER NEIGHBORHOOD DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 14	Corp. Campus Mixed	7.0%	65,500	35	0
CCM - 15	Corp. Campus Mixed	7.0%	143,700	80	0
CCM - 16	Corp. Campus Mixed	7.0%	646,600	0	0
CCM - 17	Corp. Campus Mixed	7.0%	325,000	155	0
RW – 5	Retail/Wholesale	7.0%	154,600	0	0
RW – 6	Retail/Wholesale	7.0%	178,400	0	0
RW – 7	Retail/Wholesale	7.0%	186,400	0	0
TTC	Traditional Town Center	7.0%	1,352,000	1,085	250
	Subtotals	7.0%	3,052,200	1,355	250
TOWN CENTER TOTALS		7.0%	8,151,400	4,870	250
RESIDENTIAL BONUS, ORANGE COUNTY NATIONAL GOLF COURSE AND HOTEL DEVELOPMENT PROGRAMS					
Applicable Area	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
All CCM and UR Parcels	Unified Neighborhood Plan Residential Dwelling Unit	NA	NA	1,540	NA

	Bonus				
Orange County National Golf Course	Hotel	NA	NA	NA	250
All CCM and RW Parcels	Hotel	NA	NA	NA	700

5. (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; Amended 07/15, Ord. 2015-14; Amended 06/16, Ord. 2016-14; Amended 11/16, Ord. 2016-26; Amended 04/20, Ord. 2020-08)

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 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 was completed prior to the adoption of the Town Center. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26)

INNOVATION WAY

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/clean tech jobs and the protection and preservation of the Econlockhatchee River Basin within the Innovation Way Overlay. The Innovation Way Overlay is illustrated on Map 4 of the Future Land Use Map Series. (Added 08/08, Ord. 06-08; Amended 10/10, Ord. 2010-13, Goal 8-r; Amended 01/16, Ord. 2016-04)

OBJ FLU5.1 Innovation Way Overlay. The Innovation Way Overlay is a conceptual transect-based overlay designation where the County envisions a transit-ready, multi-modal mixed-use, walkable community with sustainable economic development, adequate public infrastructure, and the protection and resource management of environmentally sensitive areas. The Innovation Way policies and Environmental Land Stewardship Program ("ELSP") ordinance provide the foundation necessary to support and guide the implementation of the Innovation Way vision. (Added 08/08, Ord. 06-08, Objective 8.2; Amended 10/10, Ord. 2010-13, Obj. FLU5.2-r; Amended 01/16, Ord. 2016-04)

POLICIES

FLU5.1.1 **Prior Development Approvals in the Innovation Way Overlay.** Properties located in the Innovation Way Overlay with development that meets one of the criteria listed below shall not be required to comply with the Innovation Way policies.

A. Development that has approval as of June 13, 2006, and is developed consistent with such approval; or

B. 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

C. Development that is consistent with the uses, densities and intensities allowed by the Comprehensive Plan as of June 13, 2006.

D. Nothing in these policies is intended to supersede Orange County's existing environmental regulations or the Econlockhatchee River Protection regulations. (Added 01/16, Ord. 2016-04)

FLU5.1.1.1 RESERVED

FLU5.1.2 **Innovation Way Conceptual Urban Form.** Map 4 of the Future Land Use Map Series is intended to provide for the generalized and illustrative location and extent of transect zones that collectively depict the desired urban form for the Innovation Way Overlay. This map will guide the preparation of Conceptual Regulating Plans and Planned Development Regulating Plans. Final boundaries and configurations of transect zones and the specific location and type of Innovation Way land use districts, road alignments and trails shall be determined through the adoption of an Innovation Way Planned Development Regulating Plan for individual properties within the Overlay.

The Innovation Way Overlay (Map 4) does not provide any entitlements beyond the underlying Future Land Use Map designations and zoning classifications. As such, Orange County shall, in conjunction with a transect-based approach, use Conceptual Regulating Plans (CRP), the Innovation Way (IW) Future Land Use Map designation, and Innovation Way-Planned-Development-Regulating Plans (IW-PD-RP) to

implement the long-range planning vision for Innovation Way. Proposed Future Land Use Map amendments and rezonings in the Innovation Way Overlay, except as permitted by FLU5.1.1, must follow the process as outlined in the associated policies. (Added 01/16, Ord. 2016-04)

FLU5.1.3 **General Implementation Process.** Development within the Innovation Way Overlay requires a Future Land Use Map designation of Innovation Way (IW) and a zoning designation of Innovation Way-Planned Development-Regulating Plan (IW-PD-RP). A Conceptual Regulating Plan shall be submitted in conjunction with a Future Land Use Map amendment application to change the underlying Future Land Use Map designation to IW. The requested Future Land Use Map designation of IW must be approved by the Orange County Board of County Commissioners and processed as a Comprehensive Plan amendment pursuant to Chapter 163, Florida Statutes. A rezoning to IW-PD-RP is also required and may be processed concurrently with a Future Land Use Map amendment. A PD-Regulating Plan shall be submitted in conjunction with a rezoning application to IW-PD-RP and must be approved by the Orange County Board of County Commissioners. Future Land Use Map amendment and rezoning applications shall be submitted in accordance with the established application submittal requirements. (Added 01/16, Ord. 2016-04)

FLU5.1.4 **Innovation Way Study.** Future Land Use Map amendments and rezonings 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. (Added 08/08, Ord. 06-08, Policy 8.2.2; Amended 10/10, Ord. 2010-13, Policy FLU5.2.2-r; Amended 01/16, Ord. 2016-04)

FLU5.1.5 **Implementation and Transect-Based Approach.** Transect-based planning shall be used to design complete communities requiring walkable streets, mix of uses, transportation options, and housing diversity. Transect-based planning and incremental urbanism allows for communities to evolve sustainably over generations. The IW-PD-RP shall identify and locate transects and districts to ensure the basis for a complete neighborhood structure within which a development program is planned that includes a mix of residential and non-residential uses and furthers the Innovation Way vision. The Innovation Way transect zones and corresponding Innovation Way districts are described in FLU5.1.5.1 and FLU5.1.5.2, respectively.

The IW-PD-RP shall also include a proposed plan for the provision of housing types including housing supportive of planned workforce in the RP area. In addition, if applicable, strategies shall be included linking the provision of land for high value jobs and economic catalyst industries in balance with the provision of housing within the project. (Added 01/16, Ord. 2016-04)

FLU5.1.5.1 Transects

The Innovation Way transects shall be defined for the Innovation Way Overlay and shall be used as a mechanism to allow development to increase in complexity, density, and intensity over a period of years.

A. T-1 (Transect Zone -1) Natural Zone (NZ) contains lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

B. T-2 (Transect Zone-2) Rural Development Zone (RDZ) contains sparsely settled lands in open or cultivated state. These include woodland, agricultural land, grassland. Typical buildings are single-family detached dwellings, farmhouses, and agricultural buildings that are designed consistent with other Innovation Way policies. The RDZ is intended to provide a transition from rural to urban, and, as such, may be located within the Urban Service Area.

C. T-3 (Transect Zone-3) The Low-Medium Density Zone (IW-LMDZ) contains lower density neighborhood development beyond the boundaries of the Transect Station Area Core (TSAC) and Medium Density (MDZ) zones, but not within the Rural Development or Natural zones.

D. T-4 (Transect Zone-4) Medium Density Zone (IW-MDZ) includes a full range of medium density/intensity residential, commercial and workplace uses that serve the daily needs of residents and employees from nearby neighborhoods and workplaces. When located in conjunction with a T-5 zone, the T-4 zone will occupy an area between 1/4 to 1/2 mile radius from the transit station/discernible center identified on the IW-PD-RP. When the T-4 zone is established without a companion T-5 zone, the Activity Center will occupy an area within one-half mile of a discernible center.

E. T-5 (Transect Zone-5) Transit Station Area Core (TSAC) includes a full range of high density/intensity residential, commercial and workplace uses intended to support a high level of transit service in the future. The TSAC includes an area within 1/4 mile of a discernable center that may include a transit station, central park or open space, or other development/feature that is identified as the center of the TSAC on the IW-PD-RP.

F. T-SD (Transect Zone - Special District) provides the opportunity to plan an area for one or more types of uses in a unified manner. Such uses may include, but are not limited to high-tech/clean tech industrial parks, medical/research catalytic parks, tourist/resort centers, and major public works activities. Generally, T-SD zones will include uses that by their function, disposition, or configuration cannot, or should not, conform to one or more of the five Innovation Way normative Transect Zones. (Added 01/16, Ord. 2016-04)

FLU5.1.5.2 Districts

The Innovation Way districts provide the means to implement the transect based policies through the identification of a variety of urban or rural development standards that address land use, transportation, green infrastructure, utility, site design and permitting procedures. The Innovation Way districts will function to ensure a compatible transition from rural to urban and facilitate a mix of uses that support multi-modal transportation. With the exception of Special Districts, all other districts are intended to be located within a transect zone with which they are compatible.

A. Transit Station Area Cores (TSAC) are consistent with the T-5 transect zone and Transportation Network. These centers are generally located where access is provided through at least one of the Multimodal Corridors, and it has been identified as a location to be served by a high-capacity transit service. Permitted uses include high tech/clean industry, support commercial/retail, personal and business services, office, light industrial/research, hotel, high-density residential, civic, and parks/open space. Walkable blocks and compact high density/intensity mixed use development characterize this type of district. Vertical mixing of uses shall be highly encouraged within the TSACs. The average perimeter of blocks within each (TSAC) shall be sized to achieve a 5-minute walk.

B. Town Centers and Innovation Way Activity Center (IWAC) districts are consistent with the T-4 transect zone and are intended to include a variety of uses that support the daily needs of residents within adjoining neighborhoods. When collocated with a TSAC district, the IWAC shall be the appropriate district to provide the land uses necessary to support high capacity transit service. Alternatively, when located independently of a Medium Density Zone, the Town Center district shall be the appropriate option and be located with multimodal access serving the civic, commercial and personal service needs of a larger market area. These districts shall provide a place for a mix of residential, office, retail, light industrial uses, and high tech/clean tech uses at a scale that should not be permitted in the T-3 (Transect Zone-3). IWAC and Town Center districts 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 average perimeter of blocks within each Town Center and IWAC shall be sized to achieve a 5 to 10-minute walk.

C. The Neighborhood district is consistent with the T-3 transect zone and is intended to be walkable, highly connected by streets, trails and pedestrian paths, and adequately served by parks and open space. Standards and requirements for neighborhood development will vary based on several criteria including the mix of housing types provided, overall residential density, inclusion of non-residential uses permitted by location, and placement of dwellings relative to street frontages. The following policy elements provide direction for standards that will be developed for inclusion in an Innovation Way Sustainable Development Code and the Regulating Plans for individual Innovation Way projects.

   1) Individual neighborhoods should be sized so that dwellings are generally within a maximum five-minute walk of a central focal point or neighborhood node.

   2) Developments within neighborhoods that are proposed to develop within a density range of 6-10 dwellings per net developable acre should be located in close proximity to a neighborhood node, or a location that would serve as

a transition between a T-3 zone and T-4 or T-5 zone.

3) An elementary school site shall be provided for each 2,500 dwellings and school sites should be centrally located to serve up to four (4) typical neighborhoods.

4) Each Neighborhood may contain a maximum of one Neighborhood Node, but shall be required to include a central neighborhood focal point in a form determined through the adopted Regulating Plan. Residential Neighborhoods can be clustered particularly in proximity to the transit corridors.

5) Neighborhoods shall not be gated and perimeter walls will not be permitted.

6) Neighborhoods should be planned with at least seventy-five (75) percent of the blocks having a perimeter length that does not exceed a distance associated with a ten-minute walk.

D. Neighborhood Nodes are consistent with the T-3 transect zone and may contain a mix of neighborhood serving commercial, business personal service, and civic uses to provide for daily commercial and service needs of a residential neighborhood. 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) Centrally located and grouped as nodes of non-residential or mixed-use development easily accessible on foot or by bicycle to neighborhood residents;

2) Use type and size shall be limited to neighborhood scale commercial, personal service and civic uses, which are designed primarily to serve the needs of residents and/or employees within the immediate area;

3) Residential uses shall be encouraged to be built above ground floor commercial or office uses and may be configured into live/work type of units;

4) Designs shall incorporate access to transit and include bicycle-related facilities; and

5) 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.

E. The Rural Residential and Conservation Development districts are consistent with the T-2 transect zone and are intended to provide conventional or clustered single-family detached dwellings in a traditional rural setting. Clustered dwellings shall comply with the County's existing cluster district code. In addition to residential dwellings, the Rural Residential and Conservation Development districts may include and emphasize agricultural lands, conservation areas, and/or passive parks and open space. Dwellings may be included in a conservation subdivision designed to enhance the living environment and promote the ecological well-being of both the built and natural environments. Standards and requirements for neighborhood development will reflect a rural lifestyle in harmony with the non-residential uses permitted by location and shall emphasize placement of dwellings relative to open space, conservation and agricultural vistas. (Added 01/16, Ord. 2016-04)

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 IW-PD-RP 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.
[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.

FLU5.1.5.4 Within the Innovation Way Overlay, each IW-PD-RP 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,
   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 Within the Innovation Way Overlay, each IW-PD-RP adopted after January 26, 2016 shall identify the Innovation Way transect zones, districts, and uses and shall contribute to accomplishing an overall mix of residential and non-residential uses.

The following correlation table shall be used in connection with the evaluation of a proposed development's consistency and compatibility with the Innovation Way Overlay policies, the conceptual development framework depicted on Future Land Use Map Series Map 4, and the Innovation Way Regulating Plan document:

Transect Zones	Allowable Use Districts	General Uses	[1]Preferred Mix of Uses
T1 – Natural Zone (NZ)	N/A	Passive parks and open space, greenbelts, agriculture	[2]Passive Parks and Open Space, Agriculture
T2 – Rural Development Zone (RDZ)	Rural Residential Development Conservation Subdivisions	Clustered, conservation, and/or conventional single-family detached residential uses, agriculture, passive parks and open space	[2]Passive Parks and Open Space, Agriculture Residential
T3 – Low Medium Density Zone (IW-LMDZ)	Neighborhood Nodes Residential Neighborhoods	Single-family attached and detached, neighborhood commercial, business and personal services	Residential [2]Open Space/Parks/Recreation Neighborhood Node
T4 – Medium Density Zone (MDZ)	Town Center and Innovation Way Activity Center	Single-family attached and detached residential, apartments, business and personal services, employment centers, commercial and retail uses that serve the surrounding market area, high tech/clean tech and light industrial, hotel & entertainment, civic , health care	Non-residential Residential [2]Open Space/Parks/Recreation **[5]**High Tech/Clean Tech/Light Industrial
T5- Transit Station Area Core (TSAC)	Transit Station Area Core	Employment centers, commercial and retail uses that serve the surrounding market area, mixed-use buildings that accommodate retail, offices, workspaces, civic buildings, apartments, hotel, and high-tech/clean tech industries	Non Residential Residential [2, 4]Open Space/Parks/Recreation **[5]**High Tech/Clean Tech/Light Industrial
T-SD- Special District	PD-SD	Established during the Innovation Planned Development Regulating Plan process	Established during the Innovation Planned Development Regulating Plan process

[1]The mix of uses is listed for each transect zone in descending order of the preferred allocation. The mix of uses will be calculated as a percentage of net developable acres.

[2] Does not include "Stewardship Lands" as defined in Chapter 15 of the Orange County Code.

[3] Institutional and civic uses are allowed in any Innovation Way use district, except T-1 Natural Zone and as otherwise restricted by the Orange County land development codes.

[4] Within T-5 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.

[5] The percentage of High Tech/Clean Tech and the type of uses that constitute High Tech/Clean Tech shall be included in the non-residential percentage. (Added 01/16, Ord. 2016-04)

FLU5.1.7 The following densities and intensities shall apply to the transect zones, unless otherwise approved in a DRI, CRP or IW-PD-RP. Maximum development programs shall be established through the CRP or IW-PD-RP, except as exempted in Objective FLU5.14.

Innovation Way Transect Zone	**Residential** (Density)	**Non-Residential** (Intensity)
T-1 Natural Zone (NZ)	N/A	See FLU5.1.7.1
T-2 Rural Development Zone (RDZ)	Planned yield[1] of 2 du per net developable acre- with a range of 1-4 du/acre	See FLU5.1.7.1
T-3 Low-Medium Density Zone (LMDZ)	Planned yield[1] of 3-4 du per net developable acre with a range of 1-10 du/acre	See FLU5.1.7.1
T-4 Medium-Density Zone (MDZ)[1]	Minimum[2] of 7 du per net developable acre with a range of 4-20 du/acre	See FLU5.1.7.1
T-5 Transit Station Area Core [2]	Minimum[2] of 10 du per net developable acre with range of 7-100 du/acre	See FLU5.1.7.1
T-SD Special District	Established through the CRP process	Established through the CRP process
[1] The specific density will be determined by the IW-PD-RP.		
[2]The term "minimum" refers to the minimum number of units for the net developable area of any given transect.		

(Added 01/16, Ord. 2016-04)

FLU5.1.7.1 Maximum building heights, setbacks, floor area ratios, or any combination thereof may be used to regulate the intensity of the development of a mixed use and/or non-residential site within the transect zones defined for the Innovation Way Overlay. The standard(s) for building intensity shall be established as part of the IW-PD-RP and may vary by transect, district or site based on guidelines established in the Regulating Plan. (Added 01/16, Ord. 2016-04)

OBJ FLU5.2 **Innovation Way Future Land Use Map amendment (FLUM) and IW-Planned Development – Regulating Plan (IW-PD-RP).** The approval of development in the Innovation Way Overlay, shall require an IW Future Land Use Map designation and an approved IW-PD Regulating Plan, which determines the adopted boundaries and location of the transect zones. The proposed location of the transects shall be illustrated on the Conceptual Regulating Plan during the Future Land Use Map amendment process and finalized in the approved IW-PD-RP. Nothing in this policy is intended to supersede the exceptions as outlined in FLU5.1.1 and OBJ FLU5.14 and the associated policies. (Added 01/16, Ord. 2016-04)

FLU5.2.1 **Innovation Way FLUM.** A Future Land Use Map amendment for properties within the Innovation Way Overlay shall require the following:

A. Conceptual Regulating Plan (CRP): The Conceptual Regulating Plan is a general and illustrative representation of the proposed development and location of transects, and it is precursory to the IW-PD-RP. The Conceptual Regulating Plan is provided during the transmittal phase of the Future Land Use Map amendment application and review process, and will be refined throughout the review process. When a CRP is approved by the Board of County Commissioners, the net developable land area allocated for urban development by the Conceptual Regulating Plan shall be counted against the amount of additional land identified by FLU1.2.4. The following items shall be depicted on the Conceptual Regulating Plan or included as an attachment:

1. Location of the transect zones
2. The location of existing roadways and the proposed location of major roadways, trails, or other transportation modes
3. Location of any primary utility facilities and operations areas
4. Location of any fire or emergency response facilities
5. Location of public school sites
6. Orange County Public Schools Capacity Enhancement or Mitigation Agreement (prior to adoption)
7. Amount of net developable land area for each transect zone
8. Proposed development program
9. Environmental Land Stewardship Program (ELSP) lands

B. Transportation Analysis: Prior to submittal of an application for an IW PD, a pre-application meeting shall be required with the Transportation Planning Division to determine the methodology required for the traffic study. The traffic study shall be submitted in accordance with the deadlines for the associated IW-PD-RP and will evaluate the existing and future conditions of the transportation network in accordance with the agreed upon methodology and will serve as data and analysis for an Innovation Way Transportation Agreement (IW-TA).

C. Environmental Land Stewardship: Identification of the amount and type of land to be dedicated to Orange County to satisfy the requirements of the Environmental Land Stewardship Program (Chapter 15, Article XVIII), consistent with Ordinance 2010-04, as it may be amended from time to time. Data must be

based on professionally acceptable standards and analysis and identification of ELSP lands shall be based on the following sources: the Innovation Way Study, Florida Natural Areas Inventory, St. Johns River Water Management District and South Florida Water Management District Databases, Florida Land Use and Cover Classification Systems, Natural Resources 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.

D. Consistency with the Comprehensive Plan: The justification statement should:

1) Identify relevant Comprehensive Plan policies
2) Explain how the proposed request is consistent with the identified policies.
3) Any privately-initiated text amendments related to the application should also be included and explained as part of the justification statement. Proposals for privately-initiated text amendments must also include an evaluation of consistency with the Comprehensive Plan.

E. Infrastructure and Public Services: Development within Innovation Way is subject to the requirements of Orange County's Concurrency Ordinance and the Capital Improvements Element.

F. Coordinated Development: Although there is separate property ownership within the Innovation Way Overlay, planning for development will occur in a coordinated, comprehensive, and integrated manner. The Conceptual Regulating Plan will establish a general guide for connectivity and coordinated development.

G. Community Meetings/Public Participation: A minimum of two community meetings/public workshops shall be held. All workshops are subject to the County's notification requirements. The County maintains the discretion to require additional community meetings/workshops as part of the application review process.

Future Land Use Map Amendment: The first community meeting is intended to provide an overview of the proposed change and to present the proposed development program and Conceptual Regulating Plan and receive feedback from residents and property owners.

Rezoning/Planned Development Regulating Plan: The purpose of the second community meeting is to present the IW PD-RP which should incorporate and acknowledge the community input received on the Conceptual Regulating Plan.

Previous Submittals: If a Future Land Use Map amendment application was previously submitted to the County for review and workshops were held consistent with the requirements of the Comprehensive Plan policies requiring a Detailed Area Plan, only one workshop is necessary to explain the proposed revisions from the previous submittal. If the Comprehensive Plan amendment and IW-PD-RP are not processed concurrently, however, the County shall require an additional community meeting when the PD- Regulating Plan is submitted. (Added 01/16, Ord. 2016-04)

FLU5.2.2 **Innovation Way – Planned Development – Regulating Plan**

The IW-PD-RP requires the following during the rezoning phase of a proposed development in the Innovation Way Overlay:

A. Regulating Plan: The Regulating Plan shall finalize the specific transect locations and establish detailed development performance standards. The performance standards in the regulating plan shall be consistent with the adopted Innovation Way Regulating Plan Structure Guide and, at a minimum, address the following:

1. Classification of streets/street hierarchy
2. Location, boundaries and land area of transect zones
3. Location, boundaries and land area for land use districts within the respective transect zones
4. Block and intersection density standards within the transect zones
5. Open space requirements
6. Identification of Environmental Land Stewardship Program lands
7. Maximum building heights by districts/transects
8. Building frontage and placement standards
9. Landscape and streetscape requirements
10. Proposed location of major infrastructure components including water, wastewater, reclaimed water and stormwater
11. General location of public school sites
12. General location and size of proposed parks and open space based on development standards and park and open space types
13. Storm water management and low impact development standards and facilities where appropriate
14. General location of police substations, fire stations, and government buildings (if any)

B. Planned Development-Land Use Plan: The IW-PD-RP should be used as a mechanism to promote coordinated development that allows for a transit-ready development pattern and a comprehensive provision of infrastructure and services within the Innovation Way Overlay.

C. Development Program: The proposed development program shall be included and adopted as part of the IW-PD-RP. The development program shall be substantially consistent with the program submitted with the Conceptual Regulating Plan and approved with the IW FLUM amendment, with revisions necessary to reflect any changes to the boundaries of transect zones or as required for consistency with the provisions of the Regulating Plan and required Agreements.

D. Connectivity: All development within the Innovation Way Overlay shall provide for an interconnected transportation network. The intersection density shall range between 100 and 140 intersections per square mile. Compliance with the intersection density requirements shall be a condition placed on the IW-PD-RP and subsequent Preliminary Subdivision Plans, Development Plans, and amendments to the IW-PD-RP must meet the intersection density requirements.

E. Transportation Analysis: In conjunction with submittal of an application for IW PD, a pre-application meeting shall be required with the Transportation Planning Division to determine the methodology required for the traffic study. The traffic study shall be submitted in accordance with the deadlines for the IW-PD-RP and

will serve as the data and analysis for the provision of a financially feasible capital improvements plan as defined by the County and applicable policies in the adopted Comprehensive Plan, including but not limited to Objective CIE1.6 and implementing Policies CIE1.6.5 and 1.6.6.

F. Infrastructure Agreements: To facilitate coordinated infrastructure, the following items are required prior to or concurrent with the adoption of the IW-PD-RP:

1. Orange County Public School Capacity Enhancement or Mitigation Agreement;
2. Financially feasible capital improvements plan as defined by the County and applicable policies in the adopted Comprehensive Plan, including but not limited to Objective CIE1.6 and implementing Policies CIE1.6.5 and 1.6.6;
3. Adequate Public Facilities Agreement for sheriff, fire, utilities, parks and recreation; and
4. Prior to approval of the IW-PD-RP, the developer shall meet with Orange County Utilities to discuss connection points and any facility locations for water, wastewater, and reclaimed water.

G. Environmental Land Stewardship Program Compliance: Proposed ELSP lands shall be identified on the PD-IW-RP. If a 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 or wetlands, or both, 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 01/16, Ord. 2016-04)

FLU5.2.3 **Changes to and consistency with an Existing CRP.** Upon adoption of a Comprehensive Plan Amendment and its associated Conceptual Regulating Plan, any addition or deletion of property or substantial changes to the Conceptual Regulating Plan boundaries 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. Subject to approval by the Board of County Commissioners, the uses within any particular IW-PD-RP may vary in arrangement from the adopted Conceptual Regulating Plan, provided that the overall density for the Conceptual Regulating Plan continues to meet or exceed the minimum density requirements specified in Policy FLU5.1.7.

Approval of variations shall be based on consistency with the Conceptual Regulating Plan, Map 4 of the Future Land Use Map Series, and the Innovation Way policies. 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; Amended 01/16, Ord. 2016-04)

OBJ FLU5.3 HOUSING. Orange County will promote the provision of workforce housing as defined by Policy H1.2.1 within the Innovation Way Overlay to ensure a diverse mix of housing types and prices. Development within the Innovation Way Overlay is intended to create complete communities that offer a diversity of housing types to support a variety of lifestyles, family sizes, and opportunities for people to work and live within the same community. (Added 08/08, Ord. 06-08, Obj. 8.3; Amended 01/16, Ord. 2016-04)

POLICIES

FLU5.3.1 Granny flats and garage apartments will not be included in unit or density calculations. Loft apartments and rental units over retail or office may be included in unit calculations for density considered for an exemption from unit calculations for density purposes in the IW-PD-RP, or substantial changes thereto. In accordance with Policy H1.2.6, opportunities to include workforce housing and associated incentives shall be discussed and coordinated with Orange County staff at the time of the IW-PD-RP. (Amended 01/16, Ord. 2016-04)

OBJ FLU5.4 ENVIRONMENTAL RESOURCE MANAGEMENT. To ensure that viable 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, Obj. 8.4)

POLICIES

FLU5.4.1 Wetland and environmentally sensitive corridors significant to the Overlay area shall be identified prior to preparation of regulating plans affecting such corridors. Any new crossings of such corridors shall be evaluated on a case-by-case basis and the number of new crossings shall be minimized to the greatest extent practicable. In addition, effective wildlife crossings will be provided to maintain the continuity of affected wetland and environmentally sensitive corridors. To enhance the effectiveness of these wildlife crossings, Orange County shall require appropriately sized crossings and fencing to direct target species to the crossings. (Added 01/16, Ord. 2016-04)

FLU5.4.2 Orange County's land development code will be amended, if applicable, by July 1, 2017 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 Imperiled Species. Orange County has addressed the protection of state and federal Imperiled Species 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; Amended 01/16, Ord. 2016-04)

FLU5.4.3 Development shall minimize damage to wetland/environmentally sensitive areas by ensuring that public and private roads are sited on lands affording the least environmental impact, including impacts to the hydraulic needs of natural systems, FFWCC designated critical habitats and wildlife corridors. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.6; Amended 01/16, Ord. 2016-04)

FLU5.4.4 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.. (Added 08/08, Ord. 06-08, Policy 8.4.7-r; Amended 01/16, Ord. 2016-04)

FLU5.4.5 Orange County will collaborate with the FFWCC, the U.S. Fish and Wildlife Service (FWS), the Central Florida 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. 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; Amended 01/16, Ord. 2016-04)

FLU5.4.6 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; Amended 01/16, Ord. 2016-04)

FLU5.4.7 Orange County shall identify transect zones and land use districts through the CRP and IW-PD-RP approval process that establish appropriate densities for lands abutting the Econlockhatchee River Corridor and other regionally significant wetland/environmentally sensitive areas. The transect 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; Amended 01/16, Ord. 2016-04)

FLU5.4.8 The County shall 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; Amended 01/16, Ord. 2016-04)

FLU5.4.9 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; Amended 01/16, Ord.2016-04)

FLU5.4.10 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. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.14-r; Amended 01/16, Ord. 2016-04)

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 for Innovation Way property owners to participate in the Environmental Land Stewardship Program (ELSP) is hereby incorporated into the Comprehensive Plan pursuant to Chapter 163, Florida Statutes. The requirements for the ELSP, referred to in the following Policies as the "Program," have been adopted by Ordinance No. 2010-04.

The ELSP shall include measures to ensure perpetual protection of certain ecologically important lands within the Innovation Way Study Area consistent with the principles identified in FLU5.5.2. 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 shows the conceptual location of lands to be included in the ELSP. (Added 01/16, Ord.2016-04)

FLU5.5.2 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 ELS Program. Such alternative uses may include, but are not limited to:

A. Option agreements for sale to public entities or recognized conservation oriented land acquisition agencies. These agreements may be in the form of fee simple ownership or conservation easement;

B. Stewardship lands may be used as passive recreation and open space if designed in an environmentally friendly manner; and

C. Use of stewardship lands as recipient sites for gopher tortoises and/or other protected species.

Stewardship lands are those lands offered for preservation through the ESLP that are determined to be consistent with Comprehensive Plan Objective FLU5.5 and associated policies. Stewardship Lands must meet one or more of the principles of ELSP, which are to:

A. Provide additional buffers along the Econlockhatchee River;

B. Provide adequate crossings for wildlife and water conveyance;

C. Enhance or create wildlife corridors;

D. Protect habitat on ecologically important lands; or

E. Protect rare habitat. (Amended 01/16, Ord.2016-04)

FLU5.5.3 All property owners seeking a Conceptual Regulating Plan and/or IW-PD-RP, within the Innovation Way Overlay 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 pursuant to the requirements of the ELSP Ordinance. 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; Amended 01/16, Ord. 2016-04)

FLU5.5.4 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; Amended 01/16, Ord. 2016-04)

OBJ FLU5.6 GREEN INFRASTRUCTURE. Orange County shall develop a coordinated Green Infrastructure program for Innovation Way to address requirements for the provision of parks and open space, stormwater management and low impact development practices, energy conservation, and site lighting. (Added 01/16, Ord. 2016-04)

POLICIES

FLU5.6.1 Orange County will amend the land development code, to include 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 01/16, Ord. 2016-04)

FLU5.6.2 Orange County shall develop education programs and requirements for Innovation Way that encourage 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 Overlay Area. (Added 01/16, Ord. 2016-04)

FLU5.6.3 Master planning stormwater requirements shall be the preferred method to address the permitting requirements of Orange County and the Water Management Districts of jurisdiction. Wherever feasible, stormwater facilities should be located and sized to accommodate stormwater from multiple basins. Joint use stormwater facilities intended to serve drainage requirements associated with major thoroughfares as well as adjoining development should also be planned to provide the maximum benefits associated with master planning. It is the County's desire to reduce the number of stormwater facilities for which maintenance is required, and to increase opportunities to utilize master planned facilities as site amenities and as focal points for development within Innovation Way, while still being protective of the hydrologic needs of natural systems. (Added 01/16, Ord. 2016-04)

FLU5.6.4 The use of Low Impact Development (LID) practices will be encouraged by Orange County, particularly for:

A. Basins that drain to an impaired water body for which a BMAP is applicable; and

B. For land use districts that are intended for intense residential and non-residential development.

LID practices should be utilized, at a minimum, to improve water quality of receiving bodies, limit the amount of gray infrastructure required, and to reduce the amount of post development stormwater discharge. (Added 01/16, Ord. 2016-04)

FLU5.6.5 Parks and open space shall be provided for use by residents, employees, and the general public for many different functions, requiring a range of sizes and types. All parks shall be connected to each other by the network of sidewalks, trails, and streets. These spaces should be integrated into the fabric of the community along with other public infrastructure systems such as streets, utilities, and stormwater drainage. Therefore, a multitude of parks of different size and character is better than a small number of larger parks. Different elements of each park fall along a spectrum as described below and standards for these elements will be developed and included in the IW-PD-RPs:

A. Design ranging from formal to informal;

B. Use ranging from active to passive;

C. Activities ranging from planned and structured to spontaneous and unstructured; and,

D. Sizes ranging from tiny to expansive. (Added 01/16, Ord. 2016-04)

FLU5.6.5.1 Parks and Open Space. In order to accommodate a wide range of park sizes and types, all development within Innovation Way land use districts shall provide park space classified in the following levels:

A. Adequate Public Facilities (APF) Parks – APF parks are intended to be community-scale parks with a target size of at least twenty (20) acres. The locations of APF parks are identified as part of the IW-PD-RP. These parks are intended to be sized and designed to ultimately fall under County ownership and maintenance and they are to be included in an "Adequate Public Facilities Agreement".

B. Parks and Open Space. Parks and open space are intended to serve day-to-day park needs, provide for spatial community organization, and link homes, offices and workplaces with outdoor spaces. Parks and open space shall make up at least seven (7) percent of the net developable acreage of a land use district, and their type and location will be determined based on a service radius linked to the size of the park or open space and other criteria as defined in the standards associated with the IW-PD-RP, except as provided in Policy 5.1.6. These parks and open space shall be owned and maintained by a Home Owners Association or other similar entity. (Added 01/16, Ord. 2016-04)

OBJ FLU5.7 ECONOMIC DEVELOPMENT. Orange County shall promote economic development within Innovation Way through strategic job creation linkages to the University of Central Florida and Medical City/Orlando International Airport and the provision of incentives to attract High Tech/Clean Tech industries. These actions are intended to create 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; Amended 01/16, Ord. 2016-04)

POLICIES

FLU5.7.1 Orange County will develop a program that includes: incentives to promote Innovation Way as a premiere high-tech/clean-tech community; the identification of public/private partnership opportunities for infrastructure planning and development supporting sites intended for high-tech/clean-tech industries; and, a target industry analysis of high-tech/clean tech companies that provides a framework for economic development strategies designed to attract and site such industries. Orange County will coordinate with the Linkage Program Area property owners in the development of the program.(Added 08/08, Ord. 06-08, Policy 8.6.2-r; Amended 01/16, Ord. 2016-04)

FLU5.7.2 Orange County shall develop programs that provide expedited site and development plan review for Innovation Way development proposals that include high-tech/clean-tech 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/clean-tech uses. (Added 08/08, Ord. 06-08, Policy 8.6.3; Amended 01/16, Ord. 2016-04)

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)

POLICIES

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 Orlando, Florida Department of Transportation, Central Florida Expressway Authority, Lynx, and other transportation agencies as needed to ensure adequate funding for the transportation network. (Added 08/08, Ord. 06-08, Obj. 8.10; Amended 01/16, Ord.2016-04)

POLICIES

FLU5.10.1 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; Amended 01/16, Ord. 2016-04)

FLU5.10.2 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; Amended 01/16, Ord. 2016-04)

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, WASTEWATER, AND RECLAIMED WATER. Orange County will provide a reliable water supply for the Innovation Way Study Area and will provide adequate wastewater treatment capacities. (Added 08/08, Ord. 06-08, Obj. 8.12; Amended 01/16, Ord. 2016-04)

POLICIES

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, wastewater and reclaimed water collection and transmission infrastructure for all new development approved. (Added 08/08, Ord. 06-08, Policy 8.12.2; Amended 01/16, Ord. 2016-04)

FLU5.12.3 Water, wastewater, and reclaimed water transmission and collection infrastructure shall be sized to accommodate the ultimate flows at build-out associated with each Future Land Use Map Amendment Area (e.g., ICP, IWE, and Camino Reale). Sizes and connection points to existing utilities shall be in accordance with a detailed Master Utility Plan approved by Orange County Utilities. Water, wastewater and reclaimed water systems shall be designed to facilitate future extensions. (Added 01/16, Ord. 2016-04)

LAND AND ENVIRONMENTAL ASSETS

GOAL FLU6 PROTECTION OF RURAL LAND RESOURCES AND OTHER ASSETS. The County will promote the management of land uses within the Rural Service Area, including agricultural lands, historic resources, the Lake Pickett Study Area, and Rural Settlements, together with environmental lands, natural resources and the Wekiva and Econlockhatchee River Protection Areas environmental lands including the Wekiva Area, so as to conserve these assets and their values. (Goal 2-r; Amended 07/16, Ord. 2016-17)

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
Lake Pickett (LP)	Lake Pickett-Planned Development-Regulating Plan (PD-RP)

(Amended 07/16; Ord. 2016-17)

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 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:

A. Require isolation due to a high degree of security for national defense purposes, such use may involve hazardous operation or testing that should be located in remote areas away from population concentrations; or
B. by their nature are appropriate to locate in the Rural Service Area. Such uses may include gun ranges, landfills, and kennels.

Both types of uses will require review as 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:

A. General public safety measures;

B. Environmental impacts, particularly related to surface and subsurface hydrological effects and endangered flora and fauna;

C. Access limitation considerations and increased service provisions to ensure an adequate level of self-sufficiency, and

D. Availability and requirements for central water service

E. 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)

FLU6.1.9 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 presented in Chapter 163.3248, F.S., and consider cooperative implementation of this program where there are interested property owners, and adjoining entities willing to participate in this effort. (Amended 06/17, Ord. 2017-12)

FLU6.1.11 Orange County shall protect and promote the vitality of the nursery industry in Northwest Orange County.

FLU6.1.12 Orange County shall continue to promote the long-term viability of agricultural uses, and agribusiness itself, as an economic asset. (Obj. 2.2-r)

FLU6.1.13 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 Comprehensive Plan 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.

Rural Settlements
Bithlo
Bridle Path (annexed by Apopka)
Christmas
Clarcona
Corner Lake
Gotha
Lake Avalon
Lake Hart/Lake Whippoorwill
Lake Mary Jane
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

Rural Settlements were implemented to recognize communities that existed at the time of the 1991 Comprehensive Policy Plan adoption. The intent of the prohibition of expansions of existing or the creation of new rural settlements is to focus development within the County's Urban Service Area 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 Christmas, Clarcona, Gotha, Tangerine, and Zellwood 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 The County may use the Planned Development designation 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:

A. 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;

B. 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,

C. New buildings and structures shall be located where their construction or access does not cause substantial modification to the topography and natural resources.

D. 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)

FLU6.2.5 The permitted densities and intensities of land use within the Rural Settlements shall maintain their rural character. Factors to be considered shall include lot size, open space and views, tree canopy, building location and orientation, and compatibility with existing land uses. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(B). (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07, Policy 2.1.8-r, 2.1.9-r)

FLU6.2.6 The Future Land Use Map shall reflect the permitted densities of development within the Rural Settlements. Clustering of units with dedicated open space shall be allowed so long as the overall density does not exceed that specified on the Future Land Use Map. Density and Floor Area Ratio (FAR) calculations shall be defined as the language specified in the Future Land Use Element Policy FLU1.1.2(B). (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. (Added 12/00, Ord. 00-25, Policy 2.1.9-r)

FLU6.2.7 Amendments to the residential densities of the Rural Settlement shall not allow residential densities greater than one dwelling unit per acre, except for those exemptions listed below:

A. Land designated Low Density Residential or Low-Medium Density Residential at the time of the July 1, 1991, Comprehensive Plan adoption;
B. Land meeting the location and/or size criteria established in Policy FLU6.2.8;
C. County-certified affordable housing projects that are rural in character and meet the Small Scale Future Land Use Map Amendment criteria and requirements. (Added 6/94, Ord. 94-13; Amended 12/00, Ord. 00-25, Policy 2.1.10; Amended 08/22, Ord. 2022-11 FLUE-2-C-FLUE-2)

FLU6.2.8 Residential development in a Rural Settlement may be permitted at a maximum density of two (2) dwelling units per acre under the Rural Settlement Low Density (RSLD 2/1) Future Land Use Map designation in an area adjacent to higher density or intensity urban development located in adjacent municipal jurisdictions, or on an individual parcel of more than 100 gross acres situated within and along the perimeter of a Rural Settlement and adjacent to unincorporated land outside that Rural Settlement and designated Low Density Residential or Low-Medium Density Residential on the Future Land Use Map, provided such individual parcel is recognized by the Orange County Property Appraiser's official records as in existence on April 5, 2022.

Land designated RSLD 2/1 is intended to serve as a buffer and transition, with site design standards – including those otherwise required pertaining to minimum open space and environmentally-sensitive land – to ensure compatibility with surrounding Rural Settlement development. "Adjacent" per this Policy shall mean at least 25 percent parcel perimeter contiguity, excluding separation by a public right-of-way. An area or parcels greater than 25 acres benefitting from this Policy must be approved as a PD. Such increased density shall not be an impetus for the provision of central services elsewhere within the Rural Settlement. (Added 6/94, Ord. 94-13, 12/00, Ord. 00-25, Policy 2.1.17-r; Amended 08/22, Ord, 2022-11 FLUE-2-C-FLUE-2)

FLU6.2.9 RESERVED.

FLU6.2.10 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)

FLU6.2.11 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 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 or professional services that utilize existing structures and 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)

FLU6.2.12 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)

FLU6.2.13 Any proposed use within a Rural Settlement intended for the construction of a structure(s) with a Gross Buildable Area of 50,000 square feet (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:

A. The proposed use is located in a Rural Settlement that has maintained a rural and historic character, consistent with the intent of Rural Settlements;

B. 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;

C. The use, as determined by a market study, is primarily intended for those whose daily life activities do not occur within the Rural Settlement; and

D. It is not demonstrated that other potential sites were evaluated as being suitable. (Amended 11/17, Ord. 2017-19)

FLU6.2.14 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)

FLU6.2.15 Expansion of existing water and wastewater facilities providing service to Rural Settlements shall be consistent with Conservation Element C1.11.7, Potable Water, Wastewater and Reclaimed Water Element Objectives WAT1.5 and WAT1.6, 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)

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

Lake Hart/Lake Whippoorwill Rural Settlement

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 Study Area shall be incorporated into the Future Land Use Element Map Series as Map 19. (Added 10/09, Ord. 2009-28; Amended 11/15, Ord. 2015-20)

FLU6.3.1.2 To recognize the importance of protecting the visual, residential and environmental character of the Lake Hart/Lake Whippoorwill Rural Settlement and Lake Whippoorwill, which both adjoin the Study Area to the east, Orange County and the City of Orlando have entered into an interlocal agreement, approved by the Board of County Commissioners (BCC) on September 22, 2015, to provide general planning principles for the Narcoossee Roadway Corridor Study Area (depicted on Map 19 of the Future Land Use Map Series) in the event the City annexes or has annexed any portion of this Study Area and considers an application to amend the City's Growth Management Plan or an application for a development order for the area annexed. The interlocal agreement provides standards that ensure a transition from higher densities and intensities along the properties immediately abutting the east side of Narcoossee Road to lower densities and intensities abutting the Rural Settlement and Lake Whippoorwill, which are largely similar to standards outlined in Policies FLU6.3.2 through FLU6.3.4.2. (Added 11/15, Ord. 2015-20)

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 FLU6.3.2.1 through FLU6.3.4.2 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 of 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. (Added 5/01, Ord. 01-11; Amended 10/09, Ord. 2009-28, Policy 2.4.2-r; Amended 11/15, Ord. 2015-20)

FLU6.3.2.1 Upon adoption by the Board of County Commissioners, a property which is granted a future land use change to Planned Development (PD) pursuant to Policy FLU6.3.2 will be included in the Urban Service Area (with the exception of the portion of the PD that retains a Rural Settlement designation pursuant to Policies FLU6.3.2 and FLU6.3.2.2, which will remain in the Rural Settlement). 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 and must identify three development zones: a 'frontage zone' which abuts Narcoossee Road; a 'rural settlement zone' adjacent to Lake Whippoorwill; and a 'transition zone' which is the remaining area between the 'frontage zone'~~,~~ and the 'rural settlement zone'. (Added 10/09, Ord. 2009-28; Amended 11/15, Ord. 2015-20)

FLU6.3.2.2 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:

A. 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.

B. Cross Access. To minimize ingress and egress onto Narcoossee Road from the Study Area, and/or to provide access to properties remaining within the Rural Settlement, development within the Study Area shall construct an accessway. The accessway shall generally be oriented north and south and located at the junction of the 'transition zone' and the 'rural settlement zone'. It shall accommodate vehicular and pedestrian traffic and, when functionally feasible, on-street parking. The accessway will also be included within a cross-access easement to adjacent developments, consistent with approved land use plans. Additionally, shared parking may be approved by Orange County on a case-by-case basis.

C. Access Management. Any access to Tyson Road or Kirby Smith Road shall be designed to discourage trips heading east into the Rural Settlement.

D. Physical Buffering. Development on the eastern boundary of the Study Area must remain compatible with the Rural Settlement. A buffer averaging 300 feet from the normal high water elevation of Lake Whippoorwill shall be retained and included in the 'rural settlement zone'; and in no case shall such buffer be less than 200 feet. Within this buffer, a minimum of 100 feet shall remain undeveloped. This area may be planted with native species, and invasive species shall be removed as a condition of any future development order.

The western boundary of the 'rural settlement zone' shall generally align with the approved Rural Settlement boundary of the adjacent Planned Developments within the Study Area (if any), consistent with the approved land use plans. This land may be utilized for: single-family detached housing at a maximum density of one (1) dwelling unit per two (2) acres of developable land; passive open space incorporating walks or trails; or conservation through protective covenants running with the land. 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.

E. Management and Protection of Rural Settlement Lands and Resources. Those portions of the Study Area that will be preserved as part of the Lake Hart/Lake Whippoorwill Rural Settlement shall be protected and managed to preserve the natural resources and vegetation that provide wildlife habitat and a visual buffer between urban and rural land uses. All Planned Development-Land Use Plans shall incorporate natural resource inventories and land management practices designed to:

1) Maintain, and supplement, where possible, the height and opacity of existing tree canopy and understory vegetation;
2) Remove or manage invasive vegetation; and
3) Reduce the direct flow and increase the quality of stormwater to Lake Whippoorwill.

F. Stormwater Management. Stormwater retention and detention facilities designed to serve urban development may be permitted in the 'rural settlement zone', provided that all design standards for stormwater management facilities are met and such facilities are not located closer than 100 feet from the normal high water elevation of Lake Whippoorwill. However, a secondary system, such as a bioswale, may be allowed within that 100 feet in order to prevent overland stormwater flow from discharging into Lake Whippoorwill. In addition, the use of one or more Low Impact Development (LID) techniques approved by the County shall be strongly encouraged for all urban development within the Study Area. The purpose of utilizing Low Impact Development stormwater design techniques is to reduce pollutants entering Lake Whippoorwill by: capturing those pollutants close to the source; utilizing existing natural features and resources as stormwater filtering systems; and ensuring that stormwater retention and detention facilities are integrated into the overall project plan and designed, constructed, and maintained as project amenities.

(Original Policy FLU6.3.2.2 added 10/09, Ord. 2009-28; Policy deleted 11/15, Ord. 2015-20; new Policy FLU6.3.2.2 added 11/15, Ord. 2015-20)

FLU6.3.2.3 (Policy deleted 11/15, Ord. 2015-20; see amended Policy 63.2.2.)

FLU6.3.2.4 Allowable uses as part of the Planned Development shall be as follows:

A. Office. P-O (Professional Office District) uses for offices including, but not limited to, doctor's offices, attorney's offices, real estate offices, mortgage and finance offices and tax consultant services;

B. Commercial. Limited C-1 (Retail Commercial District) uses for neighborhood commercial and community-scale commercial and office development, such as small neighborhood-serving retail, eating and drinking places, and personal services.

Professional office (P-O) and retail commercial (C-1) uses may be allowed subject to the following:

1) The maximum intensity (Floor Area Ratio) for any site where professional office and/or retail commercial may be allowed shall be limited to 0.35;

2) Retail commercial uses shall be restricted to sites within the 'frontage zone' that have direct access (one of the approaches to the intersection is either internal to the subject property or abuts the subject property) to: an existing signalized intersection with Narcoossee Road; or direct access to an intersection that is consistent with minimum spacing standards for signalized intersections;

3) Retail commercial uses shall be limited to the amount of square feet of non-residential use consistent with a neighborhood center, as defined through Comprehensive Plan Policy FLU1.4.6 (per intersection).

4) Strip commercial shall be prohibited;

5) Professional office uses shall be permitted to locate anywhere within a Planned Development outside of the 'rural settlement zone' and may be developed in conjunction with retail commercial uses; however, office uses will not count toward the square footage limitation identified in Policy FLU1.4.6; and

6) The size and shape of sites where professional office/retail commercial uses may be allowed shall be compact and oriented to a signalized intersection.

C. Residential. Residential uses shall be permitted consistent with the following criteria:

1. The maximum density within the 'frontage zone' and 'transition zone' shall be limited to that permitted under the Low-Medium Density Residential (LMDR) future land use designation. The maximum density within the 'frontage zone' may be increased to the Medium Density Residential (MDR) when the 'transition zone' is used as a sending area and the units are transferred out of the 'transition zone' to the 'frontage zone' using the conversion matrix identified in the corresponding overlay district. Once the units are transferred out of the 'transition zone', that area can only be used for stormwater, parking, or open space.

2. The total number of dwellings that would be permitted under the Medium Density Residential (MDR) and Low-Medium Density Residential (LMDR) future land use designations may be developed as single-family detached, attached or multi-family housing types, subject to the limitations described below.

   a. Multi-family three stories or higher shall be restricted to the 'frontage zone'.

   b. Where residential dwellings are planned in the 'transition zone' to abut lands remaining within the 'rural settlement zone', single-family detached or attached dwellings are permitted. The number of attached units within a single building shall be limited, and buildings shall generally be oriented toward the 'rural settlement zone'. In addition, attached dwelling buildings shall be spaced in a manner compatible with the spacing of residential dwellings within the Rural Settlement.

(Added 10/09, Ord. 2009-28; Amended 11/15, Ord. 2015-20)

FLU6.3.3 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 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 shall impose restrictions on the use of watercraft and access to lakes. 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; Amended 11/15, Ord. 2015-20)

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 within the Study Area Boundary, as identified in Policy FLU6.3.2 (Added 10/09, Ord. 2009-28; Amended 11/15, Ord. 2015-20)

FLU6.3.4.2 Planned Development – Land Use Plans (PD-LUPs) within the Narcoossee Road – Lake Hart/Lake Whippoorwill Rural Settlement Study Area Boundary, as identified in Map 19 of the Future Land Use Map Series, approved prior to November 19, 2013 have been determined to be consistent with Policies FLU6.3.1.1 – FLU6.3.4.2, as approved by Ordinance 2009-28, and shall not be subject to revisions of the specified policies after that date with the following two exceptions: (a) a Future Land Use Map amendment is requested on a parcel for which a PD-LUP had been previously approved; or (b) a change to a previously approved PD-LUP is requested that increases the density or intensity of an approved use. Subject to approval by the Board of County Commissioners, the County may determine to limit the scope or applicability of revised plan policies to the subject property based on the type and characteristics of the proposed Future Land Use Map amendment or PD-LUP change.

(Original Policy FLU6.3.4.2 added 10/09, Ord. 2009-28; Policy deleted 11/15, Ord. 2015-20; new Policy FLU6.3.4.2 added 11/15, Ord. 2015-20)

Lake Avalon Rural Settlement

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 FLU6.2.8 (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 FLU6.2.8. Furthermore, notwithstanding anything to the contrary in FLU6.2.8, 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)

FLU6.3.5.1 Within the Lake Avalon Rural Settlement, subject to the criteria set forth below, up to two lot splits may be allowed on certain parcels designated Rural Settlement 1/5 (RS 1/5), provided that the resulting lots shall be a minimum of four and one-half (4½) acres (notwithstanding the existing zoning district standards) and shall not result in the creation of more than three total lots from the original parent parcel. Assuming such lot(s) meet each of the following criteria, the resulting lots shall be deemed consistent with the RS 1/5 designation and the intent of this policy to maintain the rural character of the Lake Avalon Rural Settlement:

1) The lot(s) shall be designated RS 1/5;
2) The lot(s) shall be between nine (9) and fifteen (15) net acres in size;
3) The lot(s) shall have been platted prior to the May 18, 2004, creation of the Lake Avalon Rural Settlement;
4) The lot(s) are otherwise consistent with the RS 1/5 Future Land Use designation and have met all other relevant land development code requirements. [Amended 07/22, Ord. 2022-17 (2022-1-B-FLUE-3)]

FLU6.3.6 Limited neighborhood commercial and office uses shall be allowed in the Lake Avalon Rural Settlement consistent with Future Land Use Element FLU6.2.12. 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 criteria listed in FLU6.2.4, non-residential development will be subject to the Lake Avalon Rural Settlement Commercial Design Guidelines and will be required to be zoned PD (Planned development) or granted a Special Exception. 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 development of multi-purpose trails, including equestrian, pedestrian and bicycling trails within the Lake Avalon Rural Settlement. (Added 5/04, Ord. 04-06, Policy 2.4.8)

FLU6.3.9 The County will identify the Lake Avalon Rural Settlement area boundaries and community facilities with a signage program. (Added 5/04, Ord. 04-06, Policy 2.4.9)

FLU6.3.10 . Any existing potable water facilities serving the Rural Settlement shall not be used as reason to increase allowable densities within 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 Development that is adjacent to the Lake Avalon Rural Settlement shall consider appropriate buffering and compatibility standards using the guidelines of FLU6.2.5.(Added 5/04, Ord. 04-06, Policy 2.4.12)

Bargrove

FLU6.3.13 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 50-foot 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)

Wedgefield

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 of 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 residences. 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 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.

POLICIES

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 Conservation Element Policy C1.4.1 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 XVII, Chapter 37 of the Orange County Code shall specify that 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., 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)

POLICIES

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)

FLU6.6.2 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:

   1) Residential street and parking area designs shall minimize the development footprint (total amount of impervious surface)

   2) 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.

   3) 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:

   1) Landscape design that considers natural soils and vegetation in plant selection, such as xeriscaping,

   2) Irrigation systems that minimize ground water use through efficient watering zones, use of reclaimed water if available, and use of stormwater.

   3) Landscape designs that minimize fertilization and use of chemicals.

   4) 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:

   1) Structural and non-structural BMPs and appropriate on-site techniques during construction to control erosion and sedimentation.

2) Buffering of sensitive areas such as lakes, sinkholes, stream-to-sink areas, spring runs, creeks, and any wetlands associated with these features.

3) 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:

1) Holding runoff in shallow vegetated infiltration areas;

2) Using clay or geotextile liners for wet detention ponds;

3) Employing offline stormwater retention areas;

4) Constructing many small retention areas rather than only a few large retention areas;

5) Installing sediment sumps at inlets to retention and detention areas;

6) Using shallow grassed swales for the conveyance for stormwater;

7) Constructing swales with cross blocks or raised driveway culverts;

8) Fully vegetating stormwater retention basin side slopes and bottom;

9) Using the treatment train concept and low impact development principals, discussed above;

10) Minimizing the amount of impervious surfaces;

11) Maximizing the amount of open space left in natural vegetation;

12) Maximizing the use of pervious pavement in parking areas;

13) 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:

1) 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.

1) 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.

2) 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.

3) 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.

4) 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 The County shall implement 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)

FLU6.6.10 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. 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)

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 Nature-based 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, nature-based 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)

FLU6.6.11 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 to minimize DCIA and provide high levels of stormwater treatment. (Added Ord. 07/20, Policy 4.5.9)

FLU6.6.13 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)

FLU6.6.14 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 and as may be amended. 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. (Amended 6/10, Ord. 10-07)

All areas shown as High Recharge Areas identified in the Data and Analysis of the Future Land Use Element map series, 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).

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)

POLICIES

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)

FLU6.7.2 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:

A. Annexation in an orderly fashion that is consistent with Chapter 171, Florida Statutes and the Joint Planning Area Agreement;

B. 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;

C. Service delivery;

D. Impact fees;

E. Timing of development;

F. Location of development;

G. Avoiding creation of fragmented parcels and enclaves as defined by Section 171.031, Florida Statutes;

H. Ensuring Wekiva protection standards are met;

I. Extra-jurisdictional impacts; and,

J. 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)

OBJ FLU6.8 LAKE PICKETT FUTURE LAND USE DESIGNATION. The Lake Pickett (LP) Future Land Use Map designation may only be applied to the area located north of East Colonial Drive, south of the Orange County boundary line, east of South Tanner Road and/or the Econlockhatchee Sandhills Conservation Area, as applicable, and west of Chuluota Road, excluding land within Rural Settlements, which is depicted on Map 22 of the Future Land Use Map series – Lake Pickett Study Area. This Objective shall be implemented through the following development framework policies.

The LP designation manages the transition of development from surrounding rural neighborhood densities and preservation areas to more dense development clustered towards the center of the Lake Pickett Study Area. Transition is provided through compatibility measures such as perimeter treatments and preservation of natural systems/habitats.

Compatibility is ensured on LP designated lands through the use of Transect Zones, conservation best management practices, neighborhood design principles, interconnected open space systems, and streets with a strong pedestrian/bicycle orientation. Transect Zones allow development to occur by gradually transitioning from less to more dense development. Each Transect Zone shall have a stated density unique to that Transect, and each series of Transect Zones shall build upon each other from the least dense Transect to the most dense Transect. Transect Zones allow contiguous rural character to be preserved which may include like-to-like lot configurations along the boundary.

Nothing in these policies is intended to supersede Orange County's existing environmental regulations contained in Chapter 15, Articles X and XI, Orange County Code of Ordinances. (Added 07/16, Ord. 2016-17)

POLICIES

FLU6.8.1 **Lake Pickett Guiding Principles.** All future development within the Lake Pickett Study Area depicted on Map 22 of the Future Land Use Map series shall adhere to the following guiding principles:

- Preserve the rural lifestyle and character of existing communities through design, integration and preservation of natural resources, amenities such as shared community gardens and greenhouses and other low impact agricultural uses, parks and play spaces, and areas promoting community congregation, fitness and well-being.
- Manage natural, open space and community areas by:

  a) Preserving *Natural Areas*, which include but are not limited to lands governed by Chapter 15, Articles X and XI of the Orange County Code, by protecting native species, habitat, and water quality, and other natural resources in accordance with all applicable governmental regulations;

  b) Providing *Open Space Areas* for the preservation of green space and community character through agricultural lands, upland and wetland buffers, outdoor sports fields, parks, pathways and trails that connect to existing and proposed county/state trail systems, and cultural, artistic, and open non-walled structures, which promote gathering and outdoor community activity;

  c) Constructing *Community Space Areas* containing public amenities, such as community buildings, indoor sports facilities, agricultural facilities, education

centers, child care facilities, and similar built environment facilities that promote intercommunity congregation, healthy living and personal enrichment.

- Implement a "complete streets" philosophy by identifying, creating and constructing an interconnected network for all users and all modes of transportation, consistent with, and appropriate to, the neighborhood design and community character.
- Use Transect Zones to govern development intensities and densities within neighborhoods.
- Provide a transition between existing development, which is rural in character and located along the perimeter of the community, and more intense uses within the Lake Pickett Study Area. Such transition shall be provided through the treatment of edges based upon the context, character, and scale of adjacent development.
- Create a mix of walkable neighborhoods organized around centralized focal points that serve as neighborhood destinations. Each neighborhood shall provide a mix of housing types and/or lot sizes and community space areas, as defined in Policy FLU6.8.1(c).

(Added 07/16, Ord. 2016-17)

FLU6.8.2 **Transect Zones.** Development densities and intensities within each Lake Pickett community and neighborhood shall be governed through the use of Transects, which will define a series of zones that transition from the rural edge to the denser core. The Transect Zones provide the basis for neighborhood structure, which requires walkable streets, mixed use, transportation options, and housing diversity. The Transect Zones vary by the ratio and level of intensity and density of their natural, built, and social components. Average densities associated with Transect Zones are determined by dividing the total number of units within a Transect Zone by the net developable area of such Transect Zone. The net developable area is defined in FLU1.1.2(C). Each of the Transect Zones is described below:

- **T1 Natural/Wetland:** Consists of natural lands, including land unsuitable for settlement due to topography, hydrology, conservation area designation, habitat corridors, or listed species (plant or animal) habitat protection areas. The T1 Natural Zone shall be applied to areas that will remain undeveloped and/or designated for agriculture use, passive recreation, conservation, or related activities, buffer zones that have been permanently protected from development, and areas previously conveyed to a state or local agency for protection.
- **T2 Rural:** Consists of sparsely settled lands in open or cultivated states and allows for compatibility with natural and rural areas. The T2 Rural Zone shall serve as a link between existing Rural Settlements or agricultural uses and higher density neighborhoods within each Lake Pickett community. To provide compatibility with the adjacent developed areas, the T2 Rural Zone may include like-to-like type density buffers, such as matching lot widths, as further defined in Policy FLU6.8.3. Where large single-family lots are used as a buffer or transition between existing and proposed development, the lots within the transition area shall include additional building setbacks along the perimeter of the development to remain undeveloped. The average density of development shall not exceed 2 DU/acre.
- **T3 Edge:** Consists of lands with predominantly single-family detached residential uses within walkable neighborhoods but may also include central focal point uses, community buildings, and community gardens and parks. Rear loaded attached single-family uses may be permitted when located either proximate to the T4 Center Zone, on the community loop or spine road, or adjacent to central focal points that are located at least 250 feet away from the T2 Rural Zone. Development shall not

exceed an average density of 5 DU/acre, a maximum FAR of 0.25, or a combination thereof.

- **T4 Center:** Consists of lands developed with a mix of residential (single-family attached and vertically integrated uses) and non-residential uses, including commercial, office, service, and civic uses that serve a Lake Pickett community, as well as the surrounding area. Residential density and non-residential intensity shall be calculated on the net developable acreage (gross acreage less natural waterbodies and wetlands). The average residential density within the overall T4 Center shall not exceed 6.0 units per acre, and the average non-residential intensity within the overall T4 Center shall not exceed a 0.15 Floor Area Ratio (FAR). Although density and intensity within specific T4 development tracts may exceed the maximum average of the overall T4 Center, higher concentrations of development shall be located in the most southerly portion of the Lake Pickett Study Area, adjacent to SR 50, at a maximum FAR of 1.0. Multi-family complexes shall be prohibited.

  (Added 07/16, Ord. 2016-17)

FLU6.8.3 **Transition.** Transitional treatment of the edges of the Lake Pickett Study Area, that is contextual, is critical for achieving compatibility with existing adjacent development. Transition should be accomplished through any one or more of the following mechanisms.

- Lands located along the perimeter within the Lake Pickett Study Area shall be compatible with adjacent lands outside of the Lake Pickett Study Area, with the exception of the Econlockhatchee Sandhills Conservation Area.
- Substantial buffers consisting of Florida native plant species, as required by Chapter 15 Article XI of the Orange County Code, shall be used to replace or enhance perimeter transition treatment and shall be provided along Lake Pickett Road and South Tanner Road to preserve existing rural viewsheds or create a visual buffer from the proposed development within Lake Pickett communities. The buffer along Lake Pickett Road shall average 200 feet in width on each side, and in no case shall such buffer be less than 100 feet. The buffer along South Tanner Road shall be a minimum of 100 feet in width. Buffers shall be developed in conjunction with a Lake Pickett Planned Development Regulating Plan (PD-RP) and shall be depicted as T1 Natural/Wetland Zone on the Conceptual Regulating Plan. All buffers within each community, excluding rights-of-way maintained by Orange County, shall be designated on a PD-RP as tracts and maintained by a Homeowners Association, or a similar type of organization.
- To ensure preservation and to enhance protection of lands located north of the Lake Pickett Study Area, including the East Rural Area of Seminole County, a minimum of 300-foot buffer shall be provided along the County boundary line and designated as T1 Natural/Wetland Transect Zone on a Conceptual Regulating Plan. Such buffer can serve as a wildlife corridor.
- Additional compatibility measures, including site design standards, shall be determined during the PD rezoning process and included on a Lake Pickett PD-RP.

  (Added 07/16, Ord. 2016-17)

FLU6.8.4 **Green Infrastructure Plan.** Each community within the Lake Pickett Study Area shall adhere to a Green Infrastructure Plan. The Green Infrastructure Plan shall include a Master Stormwater Plan that identifies applicable Low Impact Development (LID) practices described in the Orange County LID Manual and a Master Conservation, Open Space and Community Space Plan that shows all three levels of open space systems defined in Policy FLU6.8.1 and identifies proposed connection(s) to community and countywide trail systems.

The Green Infrastructure Plan shall describe the relationship between stormwater management facilities, components of the conservation, open space and community area systems, and applicable LID practices, and may define a bonus system which describes open space credits for use of LID practices and provision of amenities in the traditional stormwater management facilities. Amenitized stormwater management facilities, as well as master stormwater facilities and LID practices incorporated within the components of the interconnected open and community space systems, may be used to satisfy a portion of the minimum thirty-five percent (35%) open space requirement for each of Lake Pickett communities, which is further defined in Policy FLU6.8.6. Amenitized stormwater management facilities shall not count for more than fifty percent (50%) of the total required open space, while the combination of LID practices and amenitized stormwater facilities shall not count for more than seventy-five percent (75%) of the total required open space.

The Green Infrastructure Plan containing performance standards, requirements for amenitized stormwater facilities, an open space bonus system specifications, and programs proposed to govern development within each Lake Pickett community shall be finalized and adopted as part of a Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17)

FLU6.8.5 **Natural Areas.** Natural areas, as defined in Policy FLU6.8.1, are not included in the requirement for open space or community space, the standards for which are provided in Policy FLU6.8.6. To promote viability and assure continuity of habitat, Lake Pickett communities shall interconnect uplands, wetlands, floodplains and stormwater management facilities. (Added 07/16, Ord. 2016-17)

FLU6.8.6 **Open Space and Community Space.** Each community, as described in Policy FLU6.8.8, shall have a minimum thirty-five percent (35%) of net developable land incorporated within the open space and community space systems as identified in Policy FLU6.8.1(b) and (c), respectively. Community space as identified in Policy FLU6.8.1(c) may occupy a maximum of five percent (5%) of the combined total open and community space.

The interconnected open space and community space systems shall be submitted as part of the Green Infrastructure Plan, and their development standards shall be finalized as part of a Lake Pickett PD-RP. Any proposed amendments to components of the interconnected open and community space systems may be reviewed and approved by the Development Review Committee. In no case, however, shall the interconnected open and community space systems be less than thirty-five percent (35%) of the net developable land. Upland landscape and wetland buffers, as provided in accordance with Policy FLU6.8.3 and depicted on a Conceptual Regulating Plan and/or Lake Pickett PD-RP, may count towards meeting the minimum open space requirement. Additionally, recreational facilities associated with a public school site can be used to satisfy a portion of the minimum open space requirement.

The Green Infrastructure Plan shall take into account, identify and incorporate measures to implement the goals of the *Sustainable Orange County Plan* (as accepted by the Orange County *Board* of County Commissioners on May 13, 2014), including, but not limited to, provision of clean water and clean air, preservation of green and open spaces,

creation of walkable neighborhoods and provision of transit choices. (Added 07/16, Ord. 2016-17)

FLU6.8.7 **Agriculture**. Low-intensity agricultural uses, consisting of agricultural lands and agricultural facilities, may be established to promote community interaction, facilitate fitness and healthy lifestyles, provide recreation and education, and preserve rural character.

Agricultural uses may include activities such as those permitted within the A-R (Agricultural-Residential) Zoning District, as well as equestrian facilities and lands. The use or sale of harvested produce for on- or off-site restaurants and farmer's markets shall be allowed. (Added 07/16, Ord. 2016-17)

FLU6.8.8 **Communities.** Subject to approvals, there may be two communities within the Lake Pickett Study Area: one to the north of Lake Pickett Road and another community south of Lake Pickett Road. While each community can be designed to meet the development standards outlined below independently, connectivity between the two communities shall also be provided using local street design and trail concepts that facilitate access but discourage cut-through traffic between communities. (Added 07/16, Ord. 2016-17)

FLU6.8.9 **Neighborhoods.** All development within each of the Lake Pickett communities shall be organized as neighborhoods designed around a centralized focal point, park, community garden, community center, civic building/use, day care facility, or a similar type of use. Each neighborhood shall provide for a mix of housing styles and/or lot sizes, be walkable in character, and limited to 125 acres. All neighborhood development shall generally be located within a ¼-mile distance from the centralized focal point. Centralized focal points shall average a minimum of 1 acre in size and be connected to trails or complete streets and, to the extent possible, to all other focal points in the community, as well as schools and community parks. Focal points may include lands that are part of the open space and community space systems. (Added 07/16, Ord. 2016-17)

FLU6.8.10 **Community Centers.** Development within the T4 Center Transect Zone may include community center(s) incorporating non-residential (neighborhood-commercial and office) uses and civic facilities that are larger in size than those accommodated within the community space areas. The community centers shall be compatible with the surrounding residential uses, and their performance standards shall be outlined on a Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17)

FLU6.8.11 **Street Network.** All streets in Lake Pickett communities shall be designed and operated for all users, including pedestrians, bicyclists and motorists. All streets shall have a pedestrian orientation and may include on-street parking and/or bike lanes.

At a minimum, street typology shall consist of collector streets and local neighborhood streets. Additional street types may be proposed on a Conceptual Regulating Plan. Street typology and cross-sections shall be finalized on a Lake Pickett PD-RP. Connectivity between the two communities shall be provided by a minimum of two connection points as full intersections between Lake Pickett Road and two-lane local streets, consistent with FLU6.8.8. (Added 07/16, Ord. 2016-17)

FLU6.8.12 **Interconnectivity.** Each Lake Pickett community shall provide a street network that supports vehicular, bicycle, and pedestrian modes of transportation while discouraging cut-through traffic within the neighborhoods. The connectivity measure shall be provided on a Lake Pickett PD-RP as identified in FLU6.9.2.

To provide continuous circulation systems for pedestrians, bicyclists and automobiles, unconnected streets (culs-de-sac, T turnarounds and dead ends) shall be avoided. In places where an unconnected street cannot be avoided, pedestrian and bicycle connectivity shall be provided with a through-connection designed into the street.

Street connections shall be made between adjacent developments and neighborhoods to continue the interconnected transportation network. (Added 07/16, Ord. 2016-17)

FLU6.8.13 **Trail System.** Each Lake Pickett community shall contain an interconnected multi-purpose trail system. Additional facilities may also be located within open or community space areas and utility corridors (through use agreements if allowed with the utility) or other corridors, as approved by the County. Parcels that are isolated from the primary development area by natural features shall be required to provide pedestrian paths that connect to the interconnected trail system. Features proposed within wetlands or similarly regulated natural area will be required to meet environmental permitting requirements. The overall trail system shall be designed to lead to a destination, such as a central focal point of each neighborhood, school, commercial development, or a similar type of use, and it shall be connected both internally and externally.

Should the alignment of the County's East Orange Trail (a multi-use trail that is part of the countywide trail system, which is proposed along the County's northern boundary and Chuluota Road) be modified to allow for integration into the Lake Pickett communities, the integrity of this trail shall be maintained and the number of driveways and street crossings shall be minimized.

The general location of the trails and their connectivity to the surrounding communities shall be depicted on a Conceptual Regulating Plan and finalized on a Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17)

FLU6.8.14 **Infrastructure and Public Services: Water, Wastewater and Reclaimed Water**. All development within the Lake Pickett Study Area shall receive service from central water, wastewater, and reclaimed water facilities operated by Orange County.

Water, wastewater, and reclaimed water transmission and collection infrastructure shall be sized to accommodate the ultimate flows at build-out for the entire Lake Pickett Study Area. Sizes and connection points to existing utilities shall be in accordance with a Master Utility Plan (MUP) approved by Orange County Utilities. Water, wastewater, and reclaimed water systems shall be designed to facilitate future extensions.

To support the capital improvements necessary to provide utilities service to each Lake Pickett community, the County may impose conditions on a Lake Pickett PD-RP requiring the pre-payment of 500 ERUs (for wastewater capacity) and 500 ERCs (for water capacity) prior to the first phase of development within the Lake Pickett Study Area. In addition, an APF Utility Tract for a reclaimed water facility that is no greater than five acres in size shall be included in the Adequate Public Facilities Agreement(s) referenced in Policy FLU6.9.2.

Prior to construction plan approval for any Lake Pickett PD-RP, all property owners within the PD-RP, excluding public entities, shall be required to enter into an agreement between the parties addressing their proportionate share of funds for the costs of off-site and on-site master utilities sized to serve the Lake Pickett Study Area requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement, provided master utilities sized for Lake Pickett Study Area requirements are constructed. (Added 07/16, Ord. 2016-17)

FLU6.8.15 **Neighborhood Schools**. Public schools shall be a permitted use in the LP future land use designation. The Conceptual Regulating Plan for each Lake Pickett community shall depict a reserved school site for Orange County Public Schools. An adopted Lake Pickett PD-RP shall contain the following school facilities:

- Lake Pickett community north of Lake Pickett Road: One middle school or K-8 school;
- Lake Pickett community south of Lake Pickett Road: One elementary school.

School sites shall be located in accordance with the County's Public School Siting Regulations, as may be amended from time to time, and shall be sited in each community in coordination with, and approval from, Orange County Public Schools (OCPS). To be eligible for school impact fee credits at a value not to exceed $58,000 per acre, the school sites shall be located in an area of the community to provide functional access for all users, including pedestrians, bicyclists and motorists of all ages, and shall be served by the trail network and at least two (2) full access points or connections to collector or local streets within each community. The school sites shall be included in the Master Stormwater Plan and provide offsite stormwater retention satisfying the applicable needs for the school. Prior to the conveyance of the school site to Orange County Public Schools, the school site shall be free of all hazardous materials or endangered species. Connections to adequate infrastructure for electric, central water with sufficient fire flow not to exceed 3,200 gallons per minute, wastewater and reclaimed water transmission and collection in accordance with the requirements of Orange County Public Schools and the Master Utility Plan, shall be provided at the property boundary to the school sites prior to conveyance of the school sites. If these conditions are not met, school impact fee credits will be valued at a maximum of $28,000 per acre.

Sites shall be conveyed to OCPS in accordance with the Capacity Enhancement Agreement (CEA), which shall be fully executed prior to approval of the LP Future Land Use Map (FLUM) Amendment. (Added 07/16, Ord. 2016-17)

OBJ FLU6.9 Lake Pickett Future Land Use Map (FLUM) Amendment and Conceptual Regulating Plan (CRP) and Lake Pickett Planned Development Regulating Plan (PD-RP). Development approval of a community within the Lake Pickett Study Area shall require an LP Future Land Use Map designation, public outreach, an approved Transportation Term Sheet or other transportation mitigation framework presented to and reviewed by the Board of County Commissioners and corresponding Agreement(s) for provision of infrastructure, and an approved Lake Pickett PD-RP, which determines the adopted boundaries and location of the Transect Zones. The proposed Transect Zone locations shall be illustrated on a Conceptual Regulating Plan (CRP) during the FLUM amendment process and finalized on an approved Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17)

POLICIES

FLU6.9.1 **Lake Pickett Future Land Use Map Amendment.** Requirements for all Lake Pickett Future Land Use Map Amendments include, but are not limited to, submittal of a draft Conceptual Regulating Plan, a proposed development program, a justification statement, an OCPS Consistency Determination Application, a Transportation Study, and the proposed community meeting schedule and shall be met at the time of submittal. Depending on the circumstances of the LP application, additional information may be required for transportation, utilities, drainage or other pertinent data as determined by Planning Division staff. Requirements shall include the following:

- **Conceptual Regulating Plan (CRP):** A CRP, a general and illustrative representation of the proposed development and location of transects, is precursory to a Lake Pickett PD-RP. A CRP shall be provided during the transmittal process and shall be refined throughout the review process. The following items shall either be depicted on a CRP or included as an attachment:
  A. General location of Transect Zones
  B. General location and types of the proposed agricultural uses (if applicable), natural areas, and transitional treatments
  C. General location of neighborhoods based on ¼-mile radius pedestrian sheds
  D. Location of existing and planned major roadways, trails or other transportation modes
  E. Location of potential and required connections, including external connections to adjacent roadways and those between the two Lake Pickett communities, and required internal connections between neighborhoods
  F. General location of public school sites and a copy of the application for a Capacity Enhancement Agreement with Orange County Public Schools
  G. Net developable land area for the project and for each of the Transect Zones
  H. Overall proposed community development program
- **OCPS Capacity Enhancement or Mitigation Agreement:** Prior to adoption of the FLUM amendment, a Capacity Enhancement Agreement (CEA) shall be approved and fully executed by Orange County Public Schools that mitigates the impact of the LP designation on the public school system. The CEA shall address the procedure for conveying the school sites to OCPS and address APF requirements. The value of the school site shall not exceed $58,000 per acre, and the school site must meet all Orange County Public Schools requirements to receive this value.

- **Transportation Analysis:** The traffic study shall be coordinated with the Orange County Transportation Planning Division and submitted in accordance with the deadlines for the associated LP FLUM amendment. The traffic study will be part of the data and analysis for the requisite adoption of a Term Sheet or transportation mitigation framework presented to and reviewed by the Board of County Commissioners and corresponding Transportation Network Agreement(s) required with the Board of County Commissioners Comprehensive Plan adoption public hearing.
- **Justification and Consistency:** The justification statement shall identify relevant Comprehensive Plan policies and explain how the proposed request is consistent with the identified policies. Any privately-initiated text amendment(s) related to the application shall also be included and explained as part of the justification statement. Proposals for privately-initiated text amendments also shall include an evaluation of consistency with the Comprehensive Plan.
- **Infrastructure and Public Services:** Development within the Lake Pickett Study Area shall be subject to the requirements of the Orange County Concurrency Management Ordinance, as amended, unless a separate agreement has been entered into with the County to establish an alternative method for addressing development impacts. Provision of land, connection, and access will be made to accommodate the siting and operation of utility and emergency services facilities, conveyances, and equipment accordingly.
- **Community Meetings/Public Participation:** A minimum of two community meetings/public workshops shall be held. All workshops are subject to the County's notification requirements. The County maintains the discretion to require additional community meetings/workshops as part of the application review process.

(Added 07/16, Ord. 2016-17)

FLU6.9.2 Properties within the Lake Pickett Study Area that obtain the LP FLUM designation must rezone to Lake Pickett Planned Development-Regulating Plan and comply with applicable agreements of Policies FLU6.9.2 and FLU6.9.3. The following items shall be submitted for completion of the Lake Pickett Planned Development-Regulating Plan rezoning:

A. Regulating Plan: All PD applications shall meet all PD submittal requirements, and shall have a Lake Pickett Planned Development-Regulating Plan (PD-RP) documenting the final locations of open space and preservation areas, Transect Zones, streets, neighborhoods, schools, trails, and parks. More specifically, each Lake Pickett PD-RP shall demonstrate consistency with the Lake Pickett Guiding Principles listed in FLU6.8.1 and provide detailed performance standards for the following community elements:

- Developable land area (requires an approved Conservation Area Determination)
- Transition buffer requirements for areas along Lake Pickett Road and South Tanner Road, and any additional compatibility measures
- Neighborhood locations based on ¼-mile pedestrian shed oriented around the central focal points
- Final location, boundaries, and land areas of each of the Transect Zones
- Proposed locations of community centers (if any) and their performance standards
- Street typology and cross-sections and pedestrian/bicycle facility standards

- Intersection density and connectivity measures within and between Lake Pickett communities and neighborhoods (per Policies FLU6.8.11 and FLU6.8.12)
- Final Green Infrastructure Plan integrating stormwater management facilities, required conservation, open space and community space (including location and type of park facilities and the proposed trail network), and Low Impact Development (LID) practices providing standards for a bonus system described in FLU6.8.4
- Landscape and streetscape requirements and their proposed maintenance responsibility
- General location(s) of public school sites and their proposed pedestrian/bicycle connections
- General location of police substations, fire stations, utility tract(s), and government buildings (if any)
- Summary of measures taken to comply with the Comprehensive Plan Conservation Element, including habitat and conservation area protection. Locations of stand-alone agricultural uses, their typology, and performance standards (Agricultural uses incorporated into a community open space area shall be depicted on the Green Infrastructure Plan.)

B. Development Program: The proposed community development program shall show unit counts and average densities and intensities by Transect Zone and their phasing, if applicable, and it shall be included and adopted as part of a Lake Pickett PD-RP and their totals incorporated into Policy FLU8.1.4. The development program shall be substantially consistent with the program submitted with a CRP and approved with a LP FLUM amendment, with revisions necessary to reflect any changes to the Transect Zones boundaries or as required for consistency with the provisions of the Regulating Plan and required Agreements. Any request to increase the development totals for a Lake Pickett PD-RP, as listed in FLU8.1.4, must be approved through an application to amend the Comprehensive Plan.

C. Infrastructure Agreements: To facilitate coordinated roadways, utilities, and school locations, the following agreements must be executed prior to or concurrent with the adoption of a Lake Pickett PD-RP:

- OCPS Capacity Enhancement or Mitigation Agreement;
- A Transportation Term Sheet or transportation mitigation framework presented to and reviewed by the Board of County Commissioners and corresponding Transportation Network Agreement(s); and
- Adequate Public Facilities Agreement ("APF Agreement") for applicable facilities within the PD-RP, such as sheriff, fire, utilities, public school sites, roads, and parks and recreation, substantially similar in form and substance to APF Agreements as such are described in Chapter 30, Article XIV, Orange County Code (the "APF Ordinance").

Neighborhood parks and community trails that are not within County rights-of-way will be owned and maintained by the home/property owner associations or a similar type of organization. Ownership and maintenance of community parks will be determined on a case-by-case basis.

Prior to approval of each Lake Pickett PD-RP, the developer shall meet with Orange County Utilities to discuss connection points for water, wastewater, and reclaimed water. (Added 07/16, Ord. 2016-17)

FLU6.9.3 **Funding of Transportation Improvements.** A Transportation Term Sheet or other transportation mitigation framework presented to and reviewed by the Board of County Commissioners, as well as their corresponding Transportation Network Agreements shall require a financially feasible, long-range transportation infrastructure funding framework and capital improvements program as defined by the County and applicable policies in the Comprehensive Plan, including, but not limited to, Objective CIE1.6 and implementing Policies CIE1.6.5 and CIE1.6.6. The planned transportation improvements shall ensure the overall safe and efficient movement of vehicles, pedestrians and cyclists through an interconnected multimodal transportation network. Potential funding sources for projects may include, but are not limited to, the following:

- Developer Contributions and/or other Public-Private Partnerships
- Road Impact Fees
- Available State or Federal Highway or Transit Funds
- Municipal Service Taxing Unit/Municipal Service Benefit Unit
- Tax Increment Financing District
- Community Development District
- County INVEST funding
- Others as approved by the Board of County Commissioners.

Orange County shall evaluate alternative funding mechanisms to ensure the adequate financing or funding of needed public facilities, including transportation infrastructure, necessary to accommodate the proposed development within the LP Future Land Use designation for the Lake Pickett Study Area defined in Objective FLU6.8. The County shall require developer participation in such funding programs, except that OCPS shall not be required to participate in any community development district or other potential funding sources.

A Lake Pickett PD-RP shall be implemented through a Lake Pickett Transportation Network Agreement(s), which shall:

A. Identify the list of transportation infrastructure improvements necessary to support the LP Future Land Use designation;

B. Denote specific private or public entities responsible for implementation and completion of each transportation infrastructure improvement;

C. Relate the completion of critical transportation improvements to development entitlements (i.e. trip allocations) and development phasing to identify when improvements are required; and

D. Demonstrate satisfaction of the requirements of the Orange County Concurrency Management Ordinance, as amended.

Future Land Use Map (FLUM) amendments for the Lake Pickett designation shall not be approved without a Lake Pickett Transportation Term Sheet or other transportation mitigation framework also presented to and reviewed by the Board of County Commissioners. Prior to County approval of any Comprehensive Plan amendment or any subsequent FLUM amendments, a corresponding Transportation Network Agreement that substantially conforms with a Lake Pickett Transportation Term Sheet or other transportation mitigation framework presented to and reviewed by the Board of County Commissioners must be signed by the owners of a majority of the acreage it addresses.

(Added 07/16, Ord. 2016-17)

FLU6.9.4 **Availability of Needed Transportation Facilities.** A Lake Pickett Transportation Term Sheet or other transportation mitigation framework presented to and reviewed by the Board of County Commissioners shall reflect a transportation funding framework and describe the roles and responsibilities of the participating parties and timing of required transportation improvements as to ensure a coordinated infrastructure improvement program. (Added 07/16, Ord. 2016-17)

FLU6.9.5 **East Orange Area-wide Transportation Study.** By Spring 2020, the County shall commence an East Orange Area-wide Transportation Study. The study area shall generally be bounded by the Seminole County line to the north, SR 50 to the south, Alafaya Trail to the west, and Chuluota Road to the east. The purpose of the study is to identify and analyze potential transportation projects to improve network connectivity and provide relief to constrained transportation corridors. The study shall be used by the County to identify potential future transportation improvement projects. In conducting the study, the County shall seek comment from local residents, property owners, and community associations. The County also shall coordinate with the Florida Department of Transportation, the Central Florida Expressway Authority, LYNX, the University of Central Florida, Central Florida Research Park, and Seminole County. (Added 07/16, Ord. 2016-17)

FLU6.9.6 In an effort to preserve the existing Chuluota Road buffer to the maximum extent possible, in the event the existing buffer is adversely impacted by County roadway expansion the County shall, in accordance with its usual policies and procedures, endeavor to provide a buffer between the expanded roadway and adjoining communities. In the event such buffer does not reasonably shield the roadway from view of adjoining communities, the County shall act to reasonably shield the expanded roadway from view. Such shielding shall, to the extent reasonably possible, be accomplished through the use of trees, enhanced landscaping, and/or other vegetation. For other roadway improvements in the Lake Pickett Overlay, the County will endeavor to maintain existing buffers and will consider similar compatibility measures on a case-by-case basis**.** (Added 07/16, Ord. 2016-17)

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

POLICIES

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 RESERVED.

FLU7.2.3 The County shall establish a Capital Improvements (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 Comprehensive Plan.

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 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 Future Land Use Goals, Objectives and Policies under which the Growth Center was originally approved. (Amended 10/11, Ord. 2011-08, Obj. 1.2)

POLICIES

Establishment or Extension of Growth Centers

FLU7.4.1 Establishment of new or extensions of existing Growth Centers shall only be accomplished through an amendment to the Comprehensive Plan, along with

(1) a Joint Planning Area agreement that is consistent with the Intergovernmental Coordination Element. If appropriate, the Joint Planning Area agreement shall define the Growth Center boundary and establish Future Land Use Map designations, infrastructure and utility provision, and development regulations., as applicable, or

(2) A service agreement between Orange County and a duly established Authority enabled to provide or secure an adequate level of urban public facilities and services to serve the use(s) for which the Authority is responsible, or

(3) An agreement with other service providers for the provision of all necessary public facilities and services. (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 Comprehensive Plan and application requirements are met. (Amended 10/11, Ord. 2011-08, Policy 1.2.2-r)

FLU7.4.3 RESERVED.

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)

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

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

A. The connection point(s) to Orange County facilities exists within two (2) miles (as measured along existing road right-of-way) of the proposed "affordable housing development;"

B. Capacity is available at the time of the requested Growth Center amendment;

C. Extension of services and facilities and reservation of capacity is at the expense of someone other than Orange County. (Added 8/92, Ord. 92-24; Amended 10/11, Ord. 2011-08, Policy 1.2.4)

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

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

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

(1) Additional stormwater treatment and retention (maintenance of water quality and recharge);

(2) Enhanced wastewater treatment;

(3) Limitations of certain allowed uses within the most vulnerable portions of the Study Area;

(4) Subdivision standards;

(5) Open space requirements;

(6) "Smart growth" roadway design standards;

(7) Parking lot design standards,

(8) Upland habitat protection, and

(9) Such other measures as required to protect ground and surface water in the Wekiva Study Area.

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

Established Growth Centers

Northwest Growth Center

FLU7.4.7 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)

West 192 Growth Center/Resort/PD

FLU7.4.8 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 Joint Planning Area 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:

1. 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)

Aviation Growth Center (West Orange Aviation District)

FLU7.4.9 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 Aviation Growth Center (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)

FLU7.4.10 The Part I process shall begin upon County approval and execution of a Compliance Agreement with the Florida Department of Economic Development 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 Aviation Growth Center (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 Aviation Growth Center (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:

   (a) Consistent with provisions of the Rural Future Land Use designation;

   (b) Up to the maximum entitlement of 90,000 square feet of airport-related uses authorized by these policies; or

   (c) 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 Planned Development 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 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)

FLU7.4.11 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)

FLU7.4.12 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 The following future land use and zoning correlation table shall be used to determine zoning 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 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 **Future Land Use and Zoning Correlation Table** is referenced herein as follows:

Future Land Use and Zoning Correlation		
FLUM Designation	*Density/Intensity*	*Zoning Districts*
Urban Residential		
Low Density Residential (LDR)	(0 to 4 du/ac)****	A-1*, A-2*, R-CE* R-1, R-2**, R-1A, R-1AA, R-1AAA, R-1AAAA, R-T-1, R-T-2, R-L-D, PD, U-V * R-CE is not available as a rezoning request in the USA.
Low-Medium Density Residential (LMDR)	(0 to 10 du/ac) + workforce housing bonus	R-1, R-1A, R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	(0 to 20 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
Medium-High Density Residential (MHDR)	(0 to 35 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
High Density Residential (HDR)	(0 to 50 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
Urban and/or Non-Residential		
Office (O)	1.25 FAR Unless otherwise restricted by County policy or code	P-O, PD
Commercial (C)	1.50 FAR unless otherwise restricted or increased 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 Policy FLU4.1.9	PD within adopted Village Boundary or conventional zoning districts within a Rural Residential Enclave. (See below)
Traditional Neighborhood Development (TND)		PD
Growth Center (GC)	See FLU Goal 7	PD
Innovation Way Overlay	See FLU Goal 5	Innovation Way – Planned Development – Regulating Plan (IW-PD-RP)
I-Drive District Overlay	See Conceptual Regulating Plan, Map 23 of Future Land Use Map Series	PD, C-1, C-2, I-2/I-3

Future Land Use and Zoning Correlation		
FLUM Designation	*Density/Intensity*	*Zoning Districts*
Rural Residential Enclave (FLUM designation varies)	See Objective OBJ2.5, related subpolicies, and Maps 25(a) through 25(f) of the Future Land Use Map Series.	PD, R-CE, A-1, A-2, A-R, R-1A, R-1AA (See: Maps 25(a) through 25(f) of the Future Land Use Map Series for minimum area requirements and location of identified Rural Residential Corridors.
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
Lake Pickett (LP)	Transect-based; Densities/intensities established on a Conceptual Regulating Plan	Lake Pickett Planned Development-Regulating Plan (PD-RP)
Rural Settlement Office (O)	0.15 FAR for Rural Settlements Unless otherwise restricted by County policy or code	P-O or PD
Rural Settlement Commercial (C)	0.15 FAR or Rural Settlements Unless otherwise restricted by County policy or code	C-1 or PD

Future Land Use and Zoning Correlation		
FLUM Designation	*Density/Intensity*	*Zoning Districts*

* (1) R-CE districts are consistent with the LDR designation only when located in a Rural Settlement or Rural Residential Enclave. (2) A-1 and A-2 districts are also consistent with the LDR designation only when located in a Rural Residential Enclave. (3) Within the Urban Service Area (USA), rezoning requests to R-CE, A-1, and A-2 shall only be allowed for properties located in a Rural Residential Enclave.

** Limited to 4 dwelling units per acre.

*** Consistent with FLU6.2.3.

**** The maximum density requirement of four (4) units per acre shall not apply to a legal lot of record as recognized by the Zoning Division with a future land use designation of Low Density Residential (LDR) and which, as of December 14, 2021, is zoned R-1A, R-1, R-2, or R-T-1, or may be rezoned from one of those four zoning districts to another of those zoning districts in accordance with this policy, provided that each of the following criteria are met:

1. The subject property is located within the Urban Service Area;
2. The proposed density and/or lot sizes are similar and compatible to those in the surrounding area and consistent with the pattern of surrounding development;
3. The subject lot of record, or each resulting lot of a lot split is proposed, is accessed by an open and maintained County-approved roadway;
4. The proposed minimum lot size and lot width requirements comply with the underlying zoning district, unless a variance or rezoning is obtained in accordance herewith;
5. Any proposed lot split would revert to the configuration of the originally platted lots or legally subdivided lots prior to 1991; if a parcel of land contains two (2) or more lots of record in their entirety, lot lines may be reconfigured, so long as each resulting lot created is able to meet the minimum lot width and area requirements (Subject to obtaining a variance if needed), and so long as the total number of lots created does not exceed the number of lots of record contained within the parcel as originally platted or legally subdivided; and
6. For R-2 zoned properties, the proposed use is single-family detached residential.

Also, provided the existing infrastructure is sufficient to support the lots created under this policy, a Preliminary Subdivision Plan (PSP), or an additional PSP, as the case may be, will not be required.

A property that needs to be rezoned in order to benefit from this policy may do so, provided: (1) it is rezoned from one of the above-referenced zoning districts to another of the above-referenced zoning districts, (2) the rezoning is necessary to ensure the proposed residential development of the property is consistent with the development pattern in the surrounding area, and (3) the Zoning Manager determines that any development, if built, would constitute a bona fide "urban infill" project in a manner consistent with the County's policies to encourage compact urban development and discourage urban sprawl.

General Notes:

a) 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.

b) Refer to 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.

c) 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.

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. (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; Amended 6/16, Ord. 2016-15; Amended 11/17, Ord. 2017-19; Amended 07/16, Ord. 2016-17, Amended 8/18, Ord, 2018-17; Amended 05/2025, Ord. 2025-11)

FLU8.1.1.1 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 Comprehensive Plan. The zoning categories indicated in the Zoning and Future Land Use correlation are those in effect as of the date of the consistency determination. This policy was FLU8.1.1(C)

FLU8.1.2 Planned Developments (PDs) intended to incorporate a broad mixture of uses under specific design standards shall be allowed, provided that the Planned Development land uses are consistent with the cumulative densities or intensities identified on the Future Land Use Map. (Policy 3.1.19)

FLU8.1.3 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 Planned Development Zoning District. Planned Development 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 Planned Development 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)

FLU8.1.3.1 Development proposals within the area between Boggy Creek Road and Happy Lane, located in the Boggy Creek USA Expansion area depicted on Map 5a of the Future Land Use Map Series, shall require the concurrent consideration of a Planned Development (PD) Future Land Use Map (FLUM) amendment application and a corresponding Planned Development/Land Use Plan (PD/LUP) rezoning request. Such proposals shall be consistent with the Boggy Creek Road Corridor Development Standards in Table FLU8.1.3.1 below. (Added 01/23, Ord. 2023-04)

Table FLU8.1.3.1 Boggy Creek Road Corridor Development Standards

Standards	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Land Use *Development shall include a mix of integrated urban land uses that support a broad range of mobility options along the corridor*	Medium to high density residential, retail, office, and limited light industrial uses within multi-story buildings oriented around transit, and with a vertical mix encouraged	Low-medium to medium density residential and complimentary mix of neighborhood serving retail and services	Low density single-family (attached and detached) residential
Block Configuration *A combination of square and elongated blocks shall be formed by an interconnected street network*	Smaller blocks formed between interconnected mixed-use corridors and primary streets	Blocks formed between interconnected primary and secondary streets	Larger blocks formed between primary and secondary streets
Density / Intensity *A transition from higher to lower densities and intensities shall occur from the corridor eastward*	**Max. 35 du/ac & 3.0 FAR**	**Max. 20 du/ac & 1.5 FAR**	**Max. 6 du/ac*** **Areas within a 150' linear depth along the western edge of Happy Lane shall be limited to min. 150' lot widths that front Happy Lane.*
Open & Civic Space *Functional public open space sized in the context of its surroundings (including civic uses and structures) shall be located along pedestrian pathways or adjacent to meaningful destinations*	Min. 15% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 20% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]	Min. 30% [Subject to the qualifying open space requirements of Sec. 38-1234, except for 38-1234(3)]

Standards	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Building Placement *Primary façades shall be oriented towards the corridor or primary street with setbacks or build-to-lines that result in a more predictable setting*	Building façades placed adjacent to sidewalk (subject to applicable setbacks)	Building façades placed generally close to sidewalks, but subject to applicable setbacks	Residential structures moderately setback from primary street (per Code), with some accessory dwelling units or garages recessed from rear lot line or alley
Building Frontage *Building frontage types vary by use and transition zone, but shall be designed to activate and shape the desired public realm*	70% min. frontage occupation, with use of terraces, stoops, common entries, arcades/colonnades, and galleries	60% min. frontage occupation, with use of porches, stoops, common entries, arcades/colonnades, and galleries	No min. frontage occupation. Use of porches and stoops
Building Height *Buildings shall transition in height from multi-story structures along the corridor to primarily one or two-story structures in single-family residential areas*	5 stories maximum	3 - 4 stories maximum***** **3 story maximum building height within 550' of the Happy Lane right-of-way*	2 stories maximum
Access & Connectivity *Strong vehicular, bicycle, and pedestrian access and connectivity shall be provided within and between development projects, with an emphasis on safe and convenient pedestrian access to corridor transit stops*	Full, controlled, or emergency-only vehicular access to adjacent primary and secondary streets, and alleys, along with an integrated bicycle and pedestrian network	Direct and/or emergency-only vehicular access to adjacent primary and secondary streets, and alleys, along with an integrated bicycle and pedestrian network	Direct and/or emergency-only vehicular access to adjacent primary and secondary streets, and public sidewalks

Standards	Urban Corridor (Transition Zone 5)	Traditional Neighborhood (Transition Zone 4)	Suburban Neighborhood (Transition Zone 3)
Parking			
Vehicular parking areas shall be located on the street, located behind or between buildings, or in parking structures with "liner" units or buildings at street level	Any combination of on-street angled and/or parallel parking, surface parking, and structured parking	Any combination of on-street angled and/or parallel parking, surface parking, and structured parking	Primarily on-site / parcel parking enhanced with on-street angled or parallel parking

FLU8.1.4 The following table details the maximum densities and intensities for the Planned Development (PD) and Lake Pickett (LP) Future Land Use designations 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
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-4-5 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

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
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/Commercial/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
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-4-5 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
2010-2-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
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

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
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-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
2015-1-S-3-2 Family Dollar Dean & Flowers	Planned Development-Commercial (PD-C)	8,353 square feet of commercial development	2015-08
2015-1-A-4-2 Twin Acres at Lake Underhill	Planned Development-Commercial/Low-Medium Density Residential (PD-C/LMDR)	Up to 15,000 square feet of commercial and professional office uses and up to 150 single-family residential dwelling units	2015-20
2015-2-S-2-3 Storage Units, LLC	Planned Development – Commercial (PD-C) (Rural Settlement) (RS)	20,386 square feet of self-storage space and continued operation of the boat and RV storage business	2015-22
2015-2-S-4-2 Moreno Commercial Plaza	Planned Development – Industrial/Commercial (PD-IND/C)	Commercial – 20,000 square feet Industrial – 20,000 square feet	2015-22
2016-1-A-1-5 Ruby Lake	Planned Development-Low-Medium Density Residential (PD-LMDR)	Up to 400 single-family residential dwelling units	2016-15
2015-2-A-5-1 The Grow	Lake Pickett (LP)	Up to 172,000 sq. ft. of non-residential uses and 2,078 residential dwelling units	2016-17
2016-2-S-3-1 Valencia College Lane Storage	Planned Development-Commercial (PD-C)	Up to 410,335 sq. ft. of commercial uses based on a maximum allowed FAR of 3.0	2016-27
2016-2-S-4-1 Orlando Medical Office PD	Planned Development-Office (PD-O)	Up to 24,000 sq. ft. of medical office	2016-27
2016-2-S-4-4 Nona Center PD	Planned Development-Commercial (PD-C)	Up to 27,300 sq. ft. of commercial development	2016-27
2016-2-A-5-1 Lake Pickett Center	Planned Development-Commercial/High Density Residential (PD-C/HDR)	Up to 296 multi-family residential dwelling units	2016-28
2016-2-P-FLUE-2 Eastmar Commons	Planned Development Commercial/Medium Density Residential (PD-C/MDR)	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. Land uses shall be as established on the PD Land Use Plan as it may be amended from time to time consistent with the FLUM designations.	2016-28
2017-1-A-4-1 Moss Park North	Planned Development - Medium Density Residential/Office/Conservation (PD- MDR/O/CONS)	Up to 650 residential dwelling units and 50,000 square feet of office/daycare/private school uses	2017-11

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2017-1-S-3-2 Sandlake Palazzo PD	Planned Development-High Density Residential (PD-HDR)	Up to 180 multi-family dwelling units	2017-13
2017-1-S-4-2 Aldi Food Market	Planned Development-Commercial (PD-C)	Up to 19,787 sq. ft. of Grocery Store development	2017-13
2017-1-S-1-4 Epoch Vista Oaks	Planned Development-High Density Residential (PD-HDR)	Up to 80 multi-family dwelling units	2017-15
2017-2-A-5-1 15169 E. Colonial Dr.	Planned Development-Commercial/Conservation (PD-C/CONS)	Up to 60,000 square feet of C-1 uses	2017-19
2017-2-S-5-3 Dr. Chau ALF	Planned Development-Office/Commercial (PD-O/C) (Assisted Living Facility)	Approximately 29,000 sq. ft. assisted living facility with fifty-six (56) beds and up to 35,435 sq. ft. office uses	2017-20
2017-2-A-1-2 (fka 2016-1-A-1-6) Flamingo Crossings	**East Portion:** Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]) **West Portion:** Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)	2,600 multi-family employee housing units and 150,000 square feet of C-1 (Retail Commercial District) uses	2018-06
2018-1-A-4-1 Bishop Landing Ph. 3	Planned Development-Low Density Residential (PD-LDR) and Urban Service Area (USA) expansion	53 single-family dwelling units	2018-30
2018-2-A-1-2 BB Groves	Growth Center – Planned Development – Resort/Low-Medium Density Residential (GC-PD-R/LMDR)	Resort and LMDR Uses: Capped at 500 units in total. Resort and LMDR uses shall be separated by a road network that does not integrate the uses on the same street or internal PD neighborhood. Resort Uses: Any combination of up to 500 detached/attached multi-family or single-family units, hotel rooms, resort villas, or timeshare units, all operated as transient or short-term uses LMDR Residential Uses: Any combination of up to 500 detached/attached, multi-family or single-family residential units Commercial: 10,000 square feet Office: 20,000 square feet	2020-39

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2018-2-A-1-4 Kerina Parkside	Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/ Senior Living/ Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)	Single-family residential: 301 dwelling units Multi-family residential: 400 dwelling units Senior living: 200 units (may include independent living, assisted living, memory care, and/or related supporting uses) Commercial/Office: 150,000 square feet of neighborhood retail and/or office development, limited to C-1 (Retail Commercial District) uses Park: 5.0 acres Conservation land/open space: 93.0 acres	2019-07
2018-2-A-1-7 Turkey Lake Condos	Planned Development Time Share/Medium High Density Residential/Hotel/ Office (PD-TS/MHDR/HOTEL/O)	One of the following uses: Up to 505 timeshare units, or up to 424 multi-family units, or up to 1,009 hotel rooms, or up to 366,340 square feet of office	2018-31
2018-1-S-1-3 (flk 2017-2-S-1-4) CERTUS Senior Living	Planned Development-Assisted Living Facility (PD-ALF)	46,000 sq. ft. assisted living facility with 64 beds	2018-13
2018-2-S-3-1 Sanchez Properties	Planned Development-Low-Medium Density Residential/Industrial (PD-LMDR/IND)	3 residential dwelling units (2 single-family detached homes and 1 manufactured home), 1 detached garage with 2 garage apartment units, freestanding family game room building, freestanding home office, 2 pole barns, and overnight truck parking for commercial vehicles	2018-29
2019-1-A-1-2 The Registry on Grass Lake	Growth Center-Planned Development-Medium High Density Residential (GC-PD-MHDR)	Up to 360 multi-family dwelling units	2019-04
2019-1-A-1-3 Ruby Lake	Planned Development Commercial/Low-Medium Density Residential (PD-C/LMDR)	Up to 20 townhome units and up to 200,000 square feet of non-residential uses, to include an off-site (freestanding) emergency department and commercial and offices uses permitted in the C-1 (Retail Commercial zoning district)	2019-04
2019-1-A-1-4 Bering I	Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)	Up to 400 multi-family dwelling units and 15,000 square feet of C-1 (Retail Commercial District) uses	2019-04
2019-1-A-4-1 Innovation Pointe	Planned Development-Medium Density Residential/Industrial/Parks and Recreation/ Open Space (PD-MDR/IND/PR/OS)	350 multi-family dwelling units, 284,000 sq. ft. of industrial, and parks and recreation/open space	2019-04
2019-1-A-4-3 Boggy Creek Crossings	Planned Development-Commercial/Medium Density Residential (PD-C/MDR)	Up to 45,750 square feet of retail commercial uses and up to 336 multi-family dwelling units The combined development program is limited by a maximum of 5,362 ADT (Average Daily Trips), as established in the approved traffic study	2019-04

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2019-1-A-5-1 12151 E Colonial Drive	Planned Development-Commercial/Medium Density Residential (Student Housing) (PD/C/MDR) (Student Housing)	Up to 162 student housing units (up to 650 bedrooms) or up to 802,375 square feet of commercial uses	2019-04
2019-1-A-5-3 Silver City Properties Student Housing	Planned Development-Commercial/High Density Residential (Student Housing) (PD-C/HDR) (Student Housing)	Up to 2,400 student housing bedrooms (600 student housing units) and up to 30,000 square feet of commercial uses	2019-04
2019-1-S-4-1 Eagle Lake	Planned Development-Commercial/Office (PD-C/O) and Urban Service Area (USA) expansion	Frontage zone: Up to 22,717 square feet commercial and/or office uses Transition zone: Up to 25,156 square feet of office uses	2019-05
2019-1-S-4-2 Bonnemaison	Planned Development-Commercial/Office/ Medium Density Residential (PD-C/O/MDR)	Up to 50,000 square feet commercial Up to 100,000 square feet office Up to 170 multi-family dwelling units The combined development program is limited by a maximum of 3,323 daily trips as established in the approved traffic study.	2019-05
2019-1-S-5-3 Express Carwash	Planned Development Commercial (PD-C)	Up to 6,000 –square-foot carwash and 5,000 square feet of additional commercial uses	2019-05
2109-1-S-5-4 Semoran Vista	Planned Development Commercial (PD-C)	Up to 45,000 square feet of retail commercial and office uses	2019-05
2019-2-A-4-2 12400 E. Colonial Drive	Planned Development-Medium-High Density Residential (PD-MHDR)	Up to 256 multi-family dwelling units	2019-18
2019-2-S-1-1 The Registry on Grass Lake	Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)	Up to 360 multi-family dwelling units	2019-19
2019-2-S-1-2 Townhomes at Westwood	Planned Development-Medium Density Residential (PD-MDR)	Up to 43 single-family attached dwelling units	2020-26
2019-2-S-4-1 Narcoossee Retail	Planned Development-Commercial (PD-C) and Urban Service Area (USA) expansion	Up to 15,703 square feet of C-1 (Retail Commercial District) uses	2019-19
2020-1-S-3-2	Planned Development-Medium-High Density Residential (PD-MHDR)	Up to 252 multi-family dwelling units	2020-21
2020-1-S-5-2 East Colonial Student Housing	Planned Development-High Density Residential (PD-HDR) (Student Housing)	Up to 208 student housing units/680 student housing beds	2021-02

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2020-1-A-1-1 IDI PD	Planned Development - Activity Center Residential (PD-ACR)	Up to 420 multi-family dwelling units	2020-34
2020-1-A-4-1 West Nona	Planned Development Commercial/Office/Medium Density Residential/Conservation (PD-C/O/MDR/CONS)	762 multi-family residential units 188 townhome units 29-unit (58-bed) age-restricted assisted living facility 150,000 sq. ft. of retail commercial uses 150,000 sq. ft. of office uses Uses may be converted from one use to another based on a trip conversion matrix, provided that the total unit count for non0age-restricted residential development does not exceed 950. 22.8 acres of conservation	2020-34
2021-1-A-1-1 Waterstar Orlando	Growth Center-Planned Development-Commercial/Medium-High Density Residential (GC-PD-C/MHDR)	Commercial: UP to 250,000 square feet Hotel: Up to 250 rooms Residential Up to 800 multi-family dwelling units	2021-20
2021-1-A-1-2 Avalon Grove PD	Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR)	Up to 600 multi-family dwelling units	2021-21
2021-1-A-2-1 The Parks of Mt. Dora	Growth Center-Planned Development-Low-Medium Density Residential	Up to 188 single-family detached dwelling units	2021-40
2021-1-A-4-1 Bennett Place	Planned Development-Commercial/Medium Density Residential) PD-C/MDR) and Urban Service Area (USA)expansion	Up to 350 multi-family residential units and 15,000 sq. ft. of commercial uses	2022-38
2022-1-A-4-1 Reserve at Alafaya	Mixed-Use Tract: Planned Development-Commercial/ Low-Medium Density Residential/Medium Density Residential/Parks and Recreation/Open Space (PD-C/LMDR/MDR/PR/OS)	Mixed-Use Tract: 200,000 sq. ft. of Commercial, 50,000 sq. ft. of Office, 597 Multi-Family Units, 100 Townhome Units, 20-acre Park and 3-acre Recreation Trail	2022-28
2022-2-A-1-1 Liki Tiki Village III PD	Growth Center-Planned Development-Medium Density Residential (GC-PD_MDR)	Up to 381 multi-family dwelling units	2022-39
2022-2-A-1-2 Village at Avalon	Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)	Residential: Up to 296 multifamily dwelling units Commercial: Up to 87,120 square feet of C-1 (Retail Commercial District) uses	2023-30
2022-2-A-4-1 Tupperware Heights	Planned Development-Medium-High Density Residential/Commercial/ Office (PD-MHDR/C/O)	Up to 1,354 multi-family dwelling units Up to 263,480 square feet of non-residential uses	2023-22

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2022-2-P-FLUE-1 Hannah Smith Property	Planned Development-Commercial/Office/Medium-High Density Residential/Activity Center Mixed Use (PD-C/O/MHDR/ACMU)	Multi-Family: Up to 1,300 dwelling units Commercial: Up to 328,482 square feed Office: Up to 347,000 square feet Hotel: Up to 220 rooms Timeshare: 1 unit Development of Tract 4 shall be limited to 220 hotel rooms, 347,000 square feet of office uses, and 29,482 square feet of commercial uses.	2022-42
2023-1-A-1-2 Sutton Grande	Growth Center-Planned Development-Medium High Density Residential (GC-PD_MHDR)	Up to 250 multi-family dwelling units	2024-20
2023-1-A-1-3 Gissy Mixed-Use (International Commerce Center)	Planned Development-Commercial/High Density Residential (PD-C/HDR)	Vertical Mixed Use of 200 hotel rooms, 470,000 square feet of commercial retail, and 2,882 multi-family units	2023-23
2023-1-A-4-1 Simpson Road Multi-Family	Planned Development-Medium-High Density Residential (PD-MHDR) and Urban Service Area (USA) Expansion	Up to 360 multi-family residential units and up to 10,000 square feet of Institutional uses, including churches and ancillary uses for the church	2023-24
2023-1-P-FLUE-1 (fka 2023-1-A-1-1) Sutton Lakes	Growth Center-Planned Development-Commercial/ Medium Density Residential/ Low Density Residential (GC-PD-C/MDR/LDR)	Single-Family: Up to 253 dwelling units Multi-Family: Up to 304 dwelling units Commercial: Up to 20,000 square feet	2024-15
SS-23-01-125 William Just Campus	Planned Development Commercial (PD-C)	103 Transitional Housing, Recovery Housing, and Residential Treatment residents plus associated office space.	2023-27
SS-23-04-013 (Sand Lake Commons PD)	Planned Development-Commercial/Medium-High Density Residential (PD-C-MHDR)	Up to 215 Multi-Family Units and up to 32,400 square feet of commercial and office uses.	2024-02
SS-23-07-036 (Boggy Creek Self-Storage PD)	Planned Development-Commercial (PD-C)	Up to 130,000 square feet of self-storage	2024-01
SS-23-10-072 (University Center Park North PD)	Planned Development High Density Residential-Student Housing (PD-HDR-Student Housing)	626 student housing beds	2024-06
SS-24-01-117 (14411 Boggy Creek Self-Storage PD)	Planned Development-Commercial (PD-C) and Urban Service Area (USA) Expansion	Up to 152,000 square feet of self-storage and 15,000 square feet of retail commercial uses	2024-28
Ss-24-01-120 Hope City Crisis Center	Planned Development-Commercial (PD-C)	Up to 120 transitional housing units, 120 emergency housing units, 9.000 square feet for a drug treatment center and associated office use, and 9,000 square feet for educational facilities and associated office use.	2025-14

Allowance for a one-time cumulative density or intensity differential of 5% based on Average Daily Trips within said development program at a staff level review to be

approved by the Planning Manager. (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)

FLU8.1.5.2 Those properties within the Boggy Creek Urban Service Area (USA) Expansion Area, as depicted on Map 5a of the Future Land Use Map Series, have been determined to be consistent with the adopted USA, Objective FLU1.3, and associated policies and may apply for a Future Land Use Map (FLUM) amendment for urban land use designations consistent with FLU1.1.2 and FLU1.1.4A. Those properties along the Boggy Creek Road Corridor between Boggy Creek Road and Happy Lane shall submit a privately-initiated Planned Development (PD) FLUM amendment application and corresponding Planned Development/Land Use Plan (PD/LUP) rezoning request, as established in Policies FLU1.1.4B. and FLU8.1.3.1, and shall be consistent with the Boggy Creek Road Corridor Development Standards in Table FLU8.1.3.1. (Added 01/23, Ord. 2023-04

FLU8.1.6 A proposed change to an approved PD that would

A. Increase the land use intensity within the PD Planned Development without a corresponding decrease in some other portion of the PD Planned Development, and

B. Result in greater off-site impacts

shall be reviewed to determine consistency with the Comprehensive Plan 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 Planned Development, 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 Future Land Use amendment, unless such timeframe is modified by the Board of County Commissioners. Reversion shall not be automatic, but through an amendment to the Comprehensive Plan. 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 Comprehensive Plan 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 Planned Development Land Use 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. (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 Planned Development 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 the Comprehensive Plan , 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 Future Land use changes shall be required to be compatible with the existing development and development trends 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 RESERVED.

FLU8.2.4 The Land Development Code shall require tourist-related commercial development to be submitted and reviewed under the Planned Development 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:

1) 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
2) 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.
3) For residential uses when the proposed use is single-family detached residential and the Zoning and Future Land Use are both residential. The lot upon which the single-family detached residential is proposed must be a Lot of Record, or a lot created prior to July 1, 1991 through a plat or lot split as recognized by Orange County.

Any development of such properties shall meet the minimum site and building requirements of the existing zoning district, except for substandard Lots of Record. 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; Amended 11/20, Ord. 2020-25)

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:

1) The proposed use is permitted only through the special exception process; and
2) 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 RESERVED.

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 Comprehensive Plan, including the use of design, redevelopment and aesthetic techniques to promote compatibility objectives.

POLICIES

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 Comprehensive Plan to implement strategies to physically and functionally integrate a mixture of land uses in a specified location. Proposals to amend the Comprehensive Plan 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, and Neighborhood Activity Corridor boundaries shall not be permitted without a prior 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 of 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 AND NOTIFICATION. Orange County shall provide for and encourage public participation in the comprehensive planning process, including consideration of proposed amendments to the Comprehensive Plan. (Added 6/98, Ord. 98-13, Goal 7-r; Amended 06/17, Ord. 2017-12)

POLICIES

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 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 community meetings, forums, visioning techniques, 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 State Land Planning Agency, Recommendations and Comments Report before the Local Planning Agency 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 Local Planning Agency 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 Board of County Commissioners 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 Board of County Commissioners' action. (Added 6/98, Ord. 98-13, Policy 7.1.2)

FLU8.4.6 In addition to any statutory requirements for changes to the Future Land Use Map, the published notice for the Local Planning Agency (LPA) transmittal and adoptions hearing(s) 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 Local Planning Agency and the Board of County Commissioners 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)

FLU8.4.7 Newspaper advertisement for proposed Comprehensive Plan amendments shall be consistent with the requirements of Policy FLU8.8.3 and Section 163.3184, Florida Statutes. 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)

FLU8.4.8 When a party proposing an amendment conducts or prepares special studies, text amendments or evaluations to support a requested change to the Comprehensive Plan, 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 Local Planning Agency 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 Comprehensive Plan 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)

POLICIES

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 (i.e. July 1, 1991) of adoption of Comprehensive Plan;

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 Future Land Use Map 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, i.e. July 1, 1991, of the Comprehensive Plan) 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)

FLU8.5.5 Pursuant to FLU8.5.4, an authorized determination that a particular development order request is "consistent" with the Comprehensive Plan 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 Comprehensive Plan. 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 Use 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 Comprehensive Plan update, the Community Village Center (CVC) shall no longer be available as a Future Land Use Map 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)

POLICIES

FLU8.6.1 Proposed land use amendments and development in Orange County shall be subject to the provisions of the Concurrency Management System (CMS), as set forth in the Orange County Code.

The Concurrency Management System 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 Concurrency Management System 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 applicable criteria of the Orange County Land Development Code and rules of the State of Florida. (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 Comprehensive Plan. (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.

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, Florida Statutes;

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 Level of Service 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 RESERVED.

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 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. (CIE1.6.4)

OBJ FLU8.7 PUBLIC SCHOOL SITING. Orange County shall promote safe and adequate public school site locations. (For purposes of this Comprehensive Plan, the terms "public schools," "schools," "public school facilities," "educational facilities," and the like, shall mean (1) traditional, publicly supported and controlled schools under the jurisdiction of the Orange County School Board, consisting of kindergarten, elementary and/or secondary school grades, and (2) schools organized as a nonprofit organization that have applied for and received authorization from the School Board to operate a charter school for kindergarten, elementary and/or secondary school grades in accordance with Florida Statutes pertaining to charter schools, which became law in 1996, as that statute may be amended or replaced, but only where the permanent student capacity is 550 or greater.) (Amended 11/17, Ord. 2017-19)

POLICIES

FLU8.7.1 Orange County shall support and encourage the location of new elementary, K-8, and middle schools, internal to residential neighborhoods, unless otherwise prohibited. (Added 12/00, Ord. 00-25, Policy 3.2.18; Amended 11/17, Ord. 2017-19)

FLU8.7.2 Orange County shall coordinate with the Orange County 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 Orange County 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 To the extent feasible, public schools shall be accessible from sidewalks and bikeways. (Policy 3.2.20; Amended 11/17, Ord. 2017-19)

FLU8.7.5 Within the Urban Service Area, elementary, K-8, middle, high schools, and ninth-grade centers developed in conjunction with high schools shall be allowed as permitted uses or may be allowed as special exceptions as stated in the Public School Siting Regulations of Article XVIII, Chapter 38, Orange County Code in each of the following future land use designations: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, High Density Residential, Institutional, Activity Center Residential, and Educational. High schools and ninth-grade centers developed in conjunction with high schools shall also be allowed as permitted uses or may be allowed as special exceptions as stated in the Public School Siting Regulations in each of the following future land use designations: Office, Commercial, and Industrial. (Added 9/96, Ord. 96-28; Amended 10/02, Ord. 02-16, Policy 3.2.21; Amended 11/17, Ord. 2017-19)

FLU8.7.6 Within a Rural Settlement, elementary, K-8, middle schools, and freestanding ninth-grade centers may be allowed within Planned Development Land Use Plans or as special exceptions in any Rural Settlement Future Land Use designation described in Policy FLU1.1.4H. Any such school in a Rural Settlement is exempt from Policy FLU6.2.12. High schools shall not be permitted in a Rural Settlement. (Added 9/96, Ord. 96-28; Amended 10/02, Ord. 02-16. Policy 3.2.21.1, Amended 11/17, Ord. 2017-19)

FLU8.7.7 In the event 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 as EDU 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; Amended 11/17, Ord. 2017-19)

FLU8.7.8 All new public school locations shall be subject to the terms and limitations established in the School Siting Regulations developed jointly by Orange County and the School Board, as it may be amended from time to time. The expansion of water and wastewater facilities in a Rural Settlement to serve public school sites shall not be the justification or impetus for future development in a Rural Settlement. (Added 9/96, Ord. 96-28, Policy 3.2.21.3; Amended 11/17, Ord. 2017-19)

FLU8.7.9 Public educational facilities shall be allowed in future land use designations specified in Policies FLU8.7.5 through FLU8.7.7. Subsequent to the construction of those facilities, the Future Land Use Map may be amended to reflect an Educational (EDU) designation. Any plan amendments required under FLU8.7.6 in the Rural Service Area or under FLU8.7.7 in a Rural Settlement shall be designated EDU. (Added 10/02, Ord. 02-16, Policy 3.2.21.5-r; Amended 11/17, Ord. 2017-19)

FLU8.7.10 Reserved. (Added 12/00, Ord. 00-25, Policy 3.2.22; Amended 11/17, Ord. 2017-19)

FLU8.7.11 For those projects that submitted a legally sufficient application for a Capacity Enhancement Agreement (CEA) prior to July 1, 2019, if the Orange County School Board determines that a 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.

POLICIES

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 Future Land Use Map or text amendment, or a privately-initiated Future Land Use 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 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, 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);

c) 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 A requests for a Future Land Use Map amendment and/or a text amendment to the Comprehensive Plan shall be considered only upon the submittal of a completed application satisfying the County's application requirements. Prior to submittal of the application, the applicant shall participate in a pre-application meeting with the appropriate County staff. (Added 6/94, Ord. 94-13, Policy 3.2.23-r, 3.2.23.1-r; Amended 6/14, Ord. 2014-12. Amended 11/21, Ord. 2021-45)

Per Sec. 163.3187(1), F.S., Orange County will continue its practice of processing amendments involving a use of 10 acres or fewer as small scale development amendments, subject to processing any such amendments as regular cycle amendments instead when circumstances warrant, and continue its practice of proposing those of larger acreage, including those of up to 50 acres, as regular cycle amendments. However, upon consultation with the applicable District Commissioners, the Planning Division may determine that certain amendments involving a use of greater than 10 acres and no more than 50 acres may be processed instead as small scale development amendments when circumstances warrant. Except for amendments involving a use of greater than 10 acres and no more than 50 acres, the Planning Division shall have the authority to determine the appropriate review cycle for each proposed amendments and shall develop publicly available criteria for making such determinations that is consistent with Sec. 163.3187(1), F.S. For any application, the County staff shall have the authority to request pertinent additional information and/or documentation related to an application during the course of its review. (Added 11/21, Ord. 2021-45)

A. The County shall be entitled to charge a reasonable application fee. An application fee waiver policy shall be adopted by the County, with any such waiver request reviewed and 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; Amended 11/21, Ord. 2021-45)

B. The County staff may deem a submitted application that has not been transmitted to the Department of Economic Opportunity (DEO) withdrawn if it remains inactive for two consecutive cycles. Consistent with Sec. 163.3184(3)(c)1, F.S., if the County has transmitted the amendment to the DEO and the amendment is not adopted within 180 days after the County receives comments from the DEO and other reviewing agencies, the application will be considered withdrawn unless extended by agreement with notice to the DEO and any affected person that may have provided comments on the proposed amendment. The 180-day limitation does not apply to an amendment processed pursuant to Sec. 380.06, F.S. (Added 6/14, Ord. 2014-12, Policy FLU8.8.2-r; Amended 11/21, Ord. 2021-45)

FLU8.3.3 RESERVED

FLU8.8.4 For consideration of each, any and all changes and amendments to the Orange County Comprehensive Plan, the requisite public hearings shall be the Local Planning Agency and the Board of County Commissioners 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 RESERVED

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 Comprehensive Plan, 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, green building objectives, and minimize adverse impacts on the built and natural environment from development through use of the Land Development Code. This objective shall be measurable by implementing the following policies.

POLICIES

FLU8.9.1 Orange County shall consider modifying its Comprehensive Plan, codes, and ordinances, as necessary, to promote the following sustainability strategies:

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

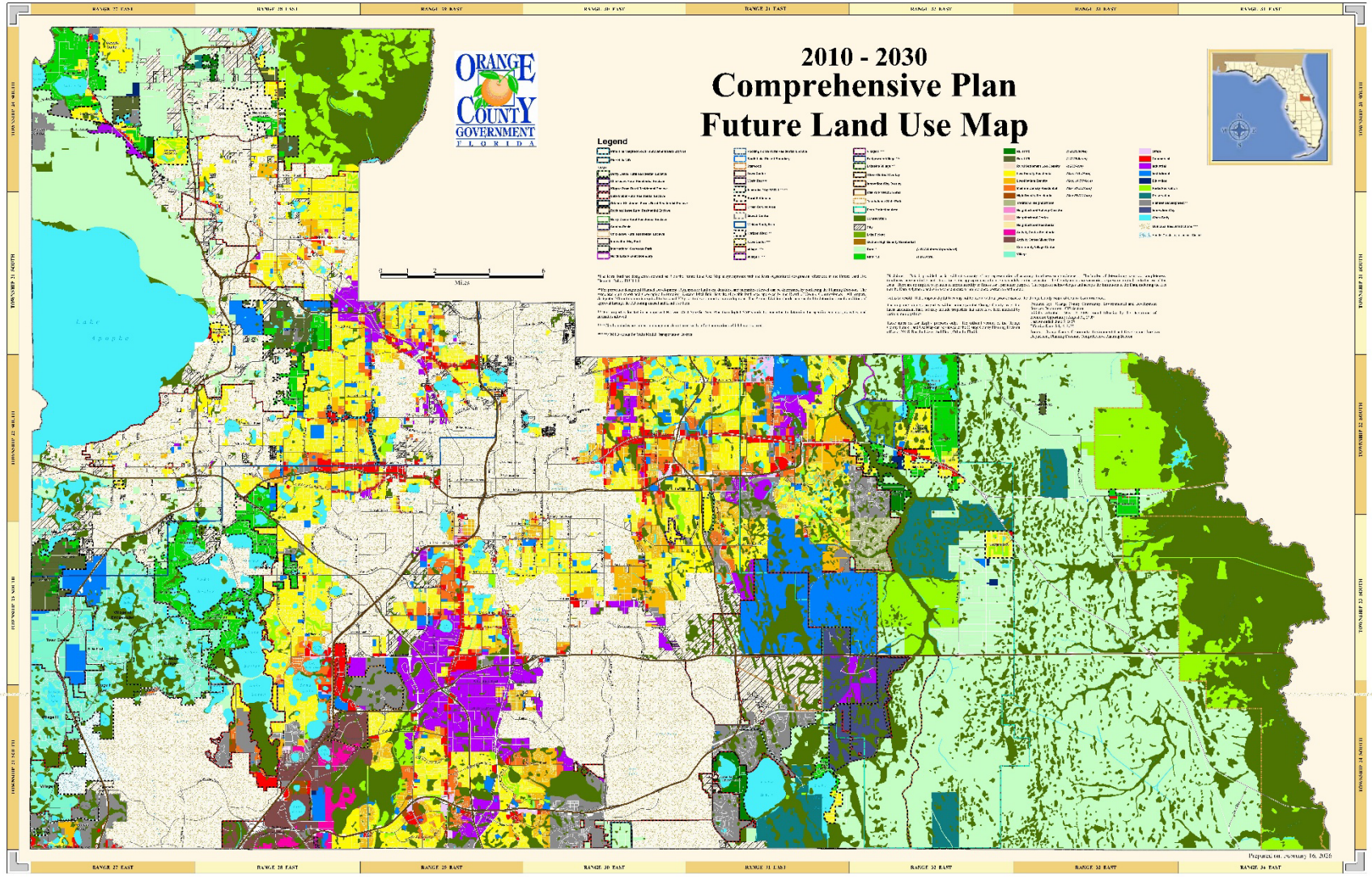
FLU8.9.3 Orange County shall promote protective and sustainable practices and green building objectives through design requirements in the Land Development Code and/or incentives.

APPENDIX

I. FUTURE LAND USE MAP SERIES

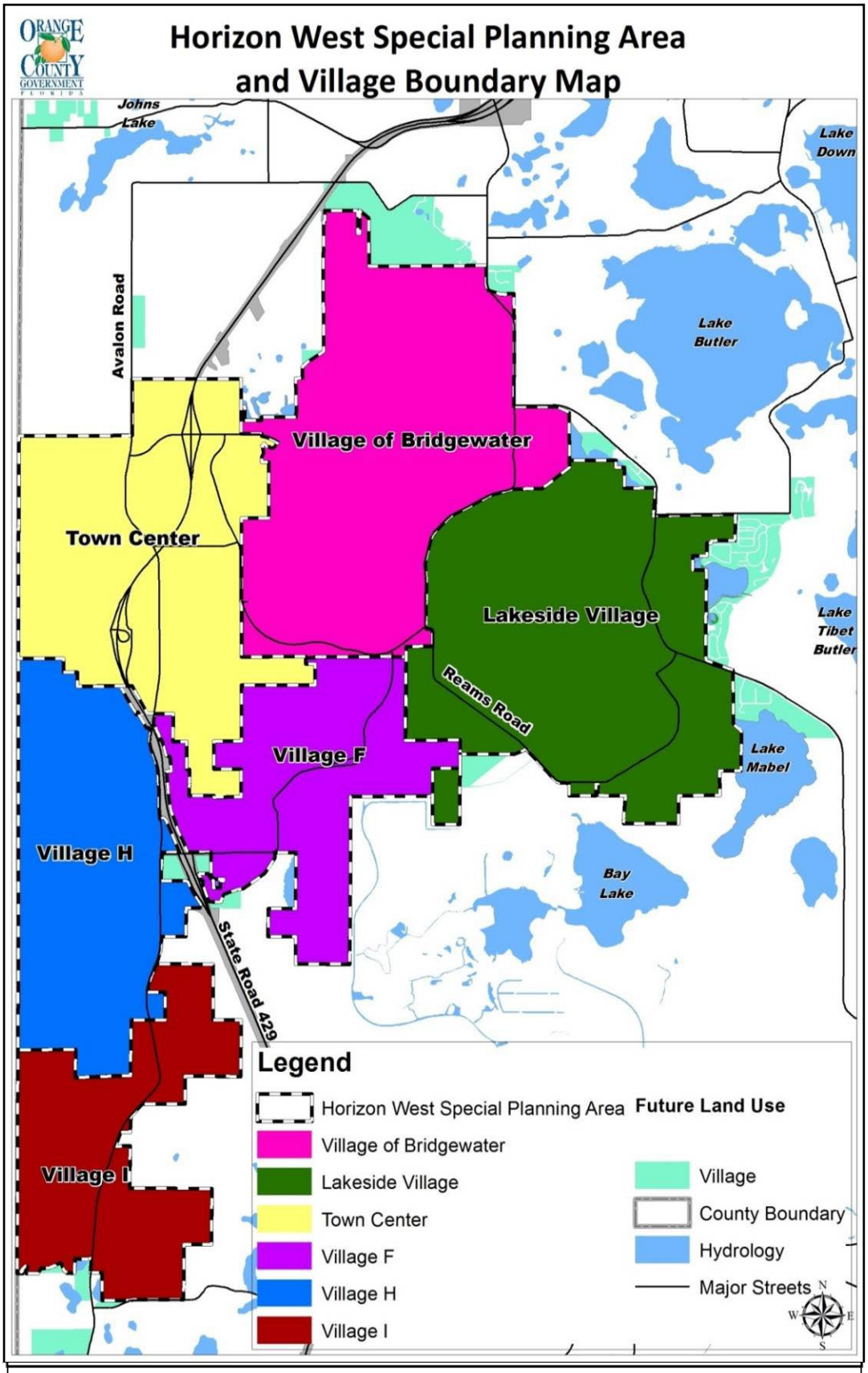
FLUM 1

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



FLUM 2

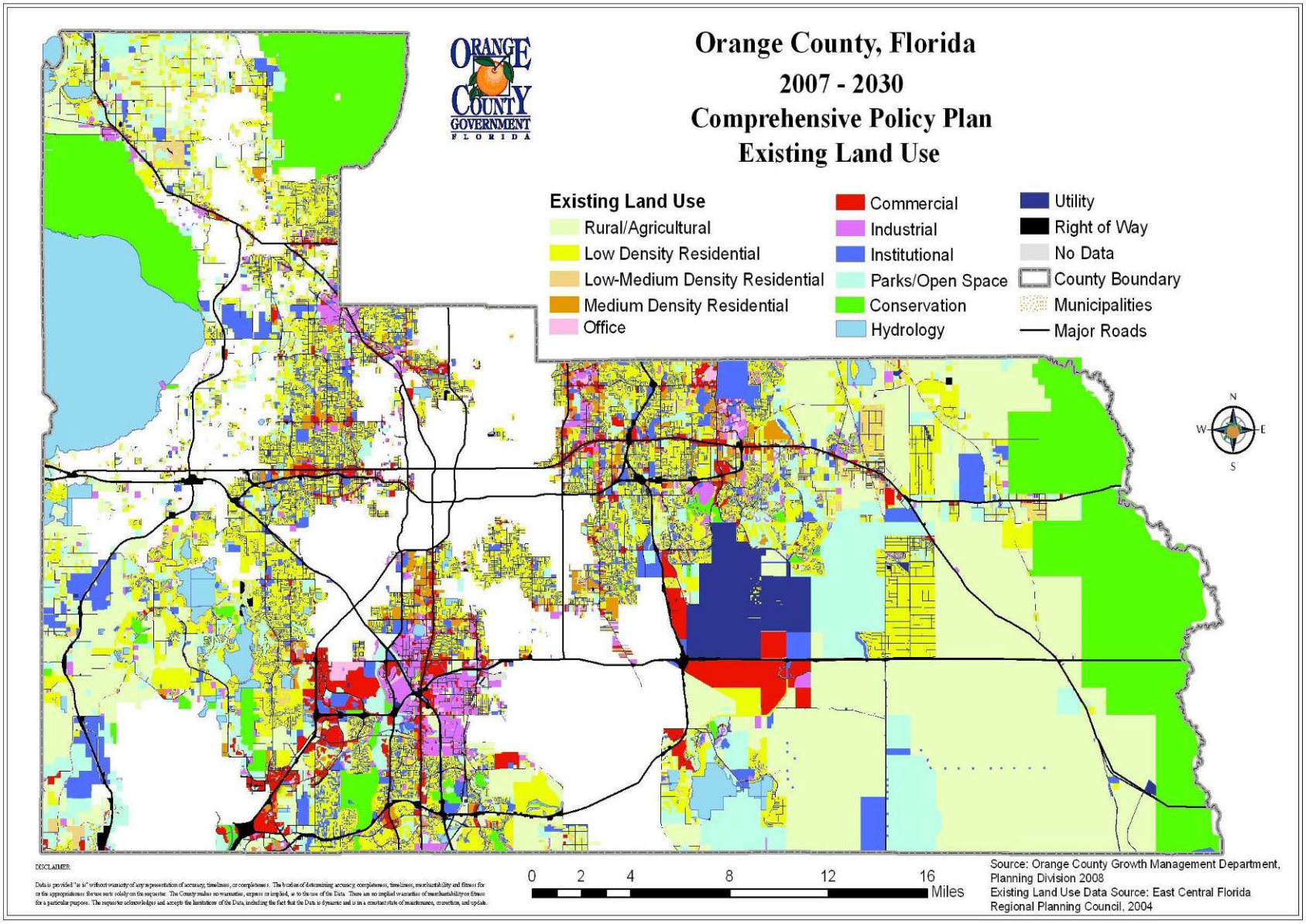
Map 2 Horizon West Specific Area Plan (SAP) Future Land Use



FLUM 3

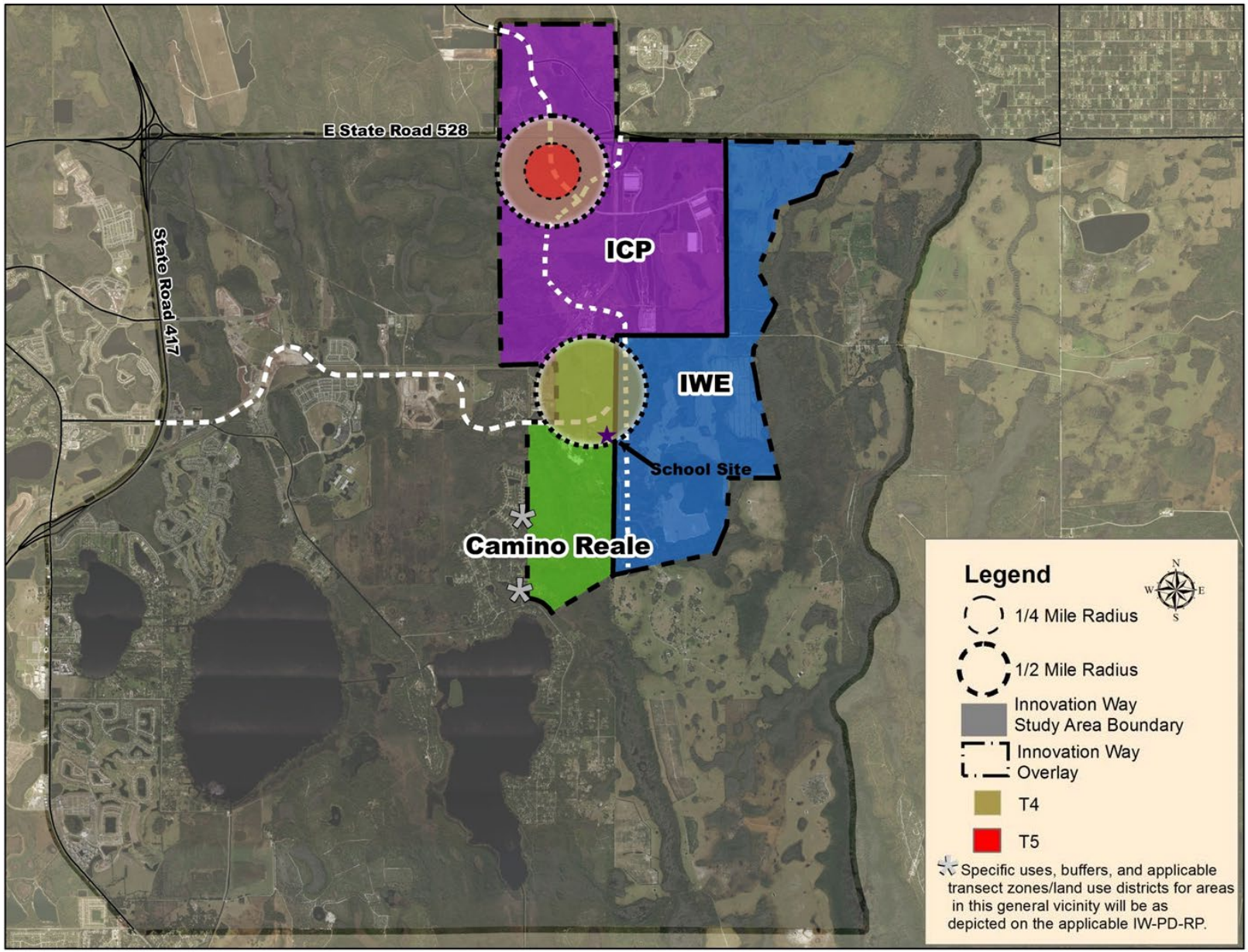
For more specific Land Use designations within each Village and Town Center please reference the Horizon West Special Planning Area Land Use Map, available for inspection at the offices of the Orange County Planning Division.

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



FLUM 4

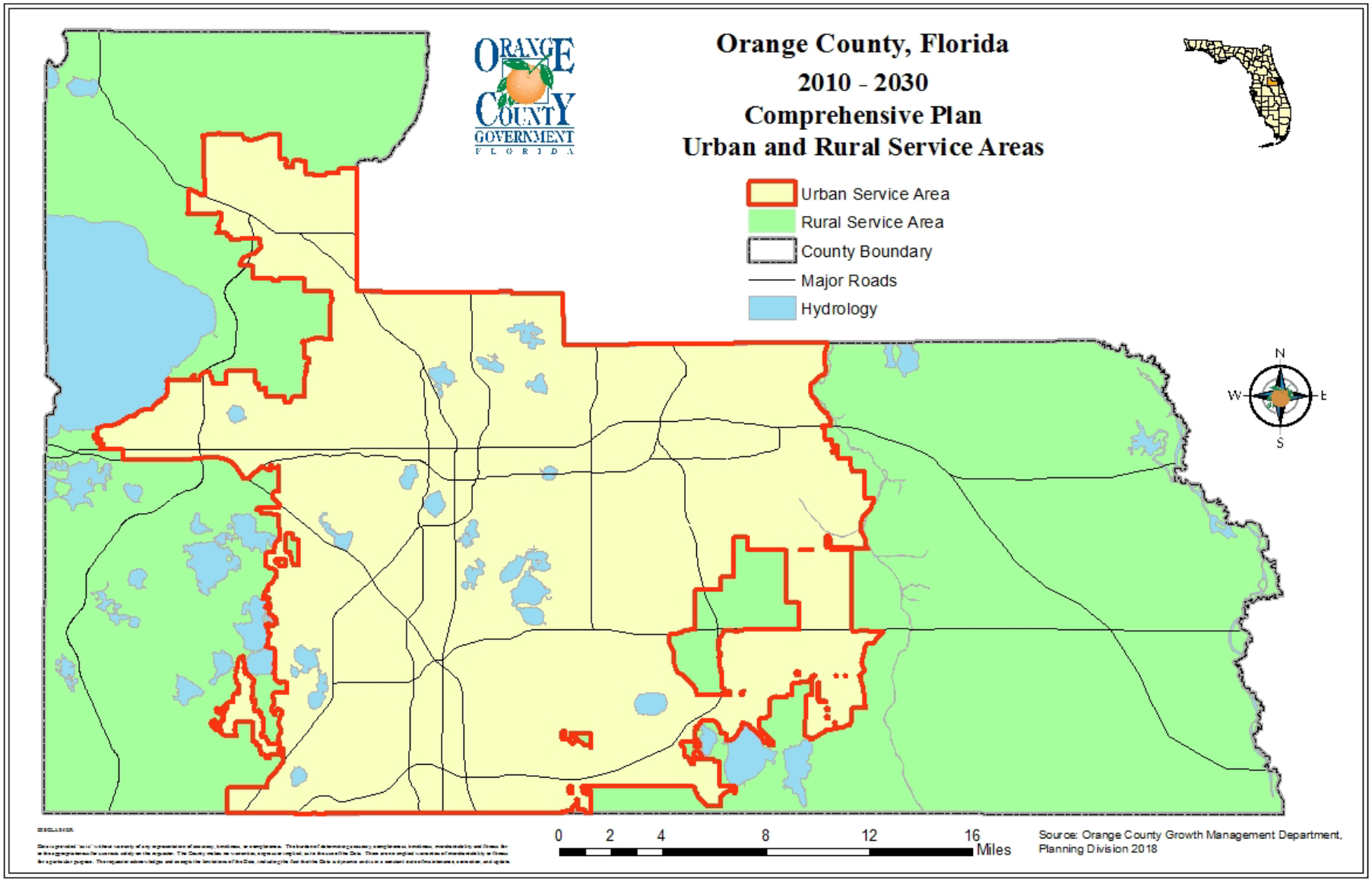
Map 4 Innovation Way Overlay



(Amended 01/16, Ord.2016-04)

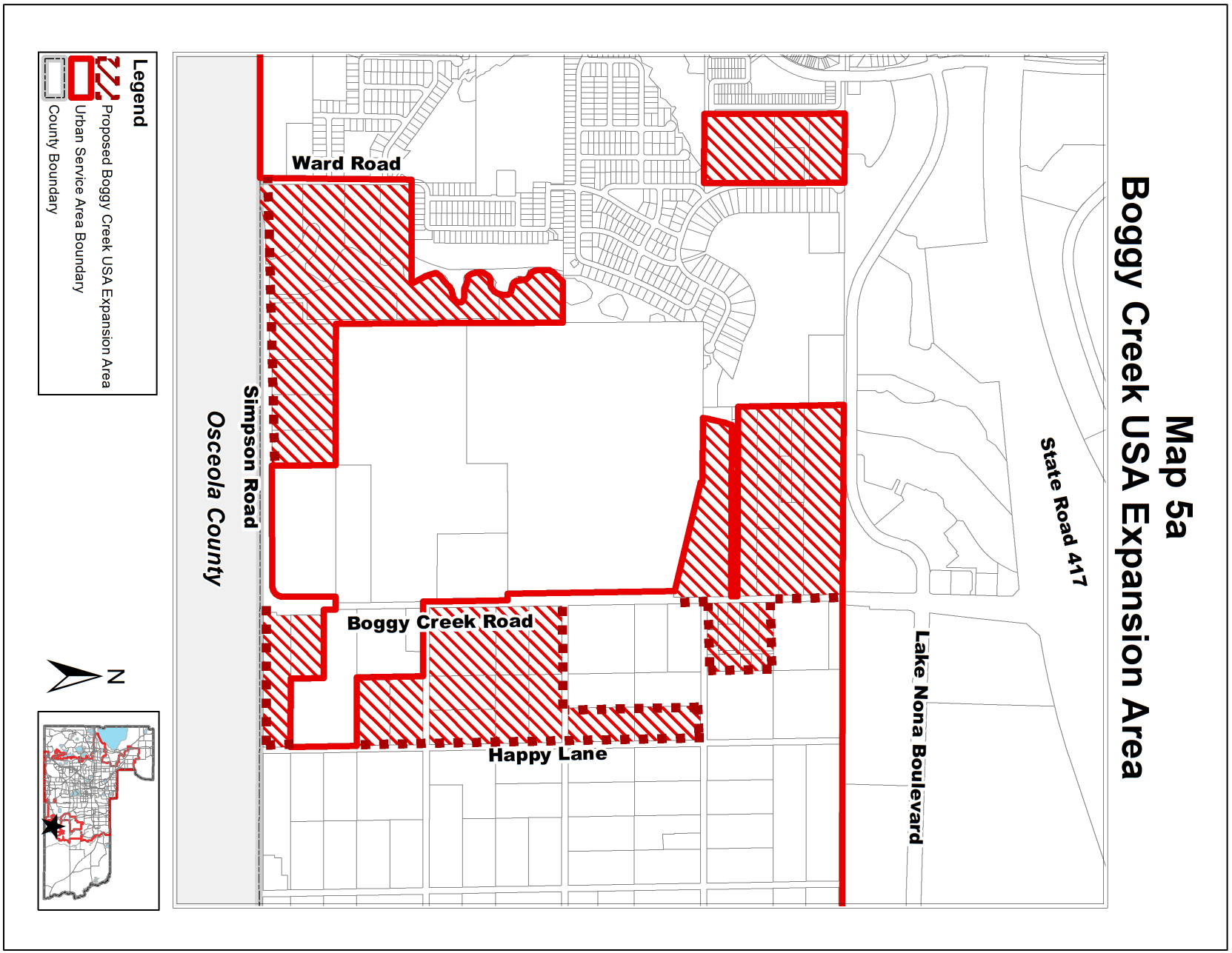
FLUM 5

Map 5 Urban and Rural Service Areas



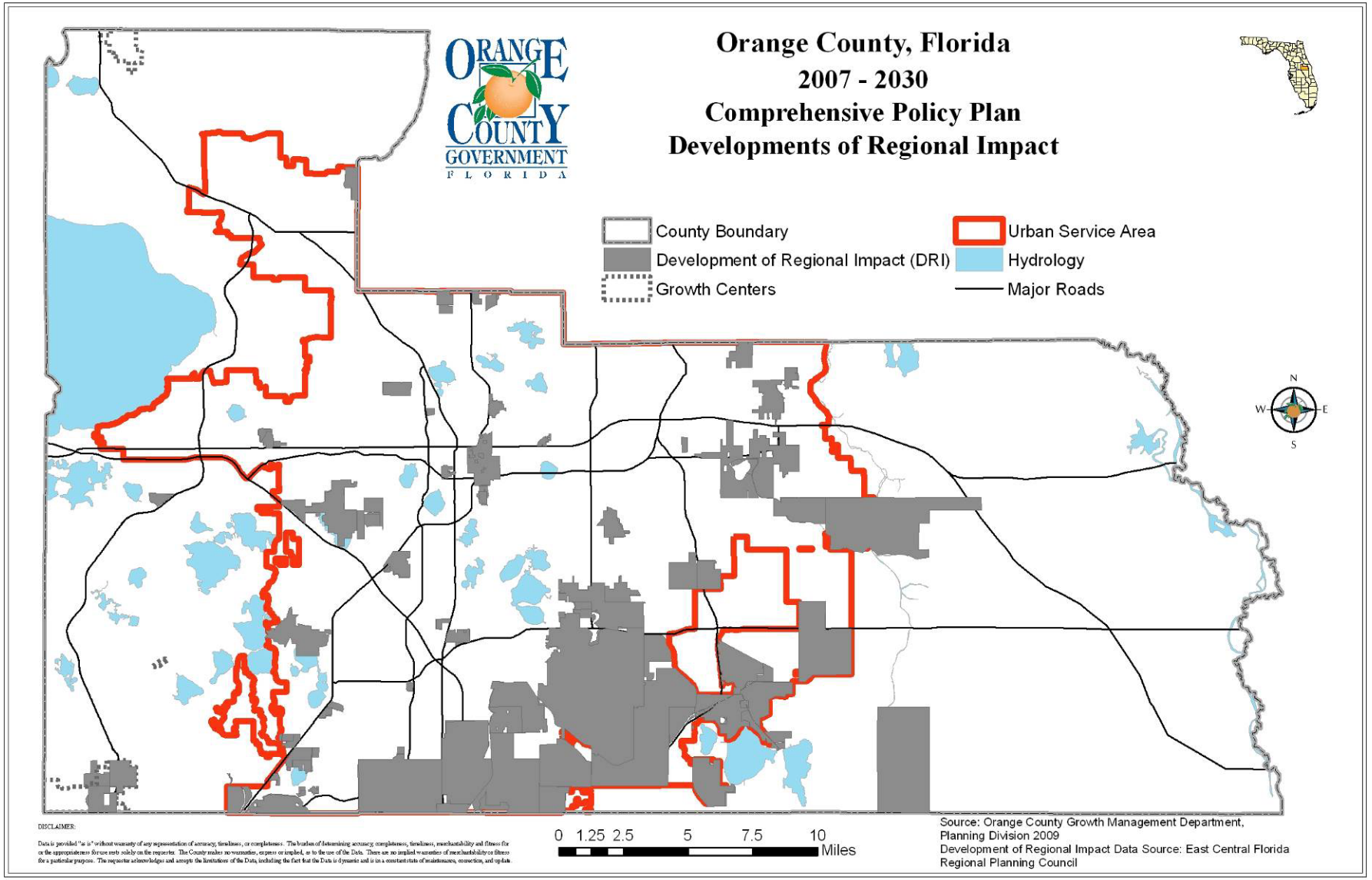
FLUM 6

Map 5a Boggy Creek USA Expansion Area

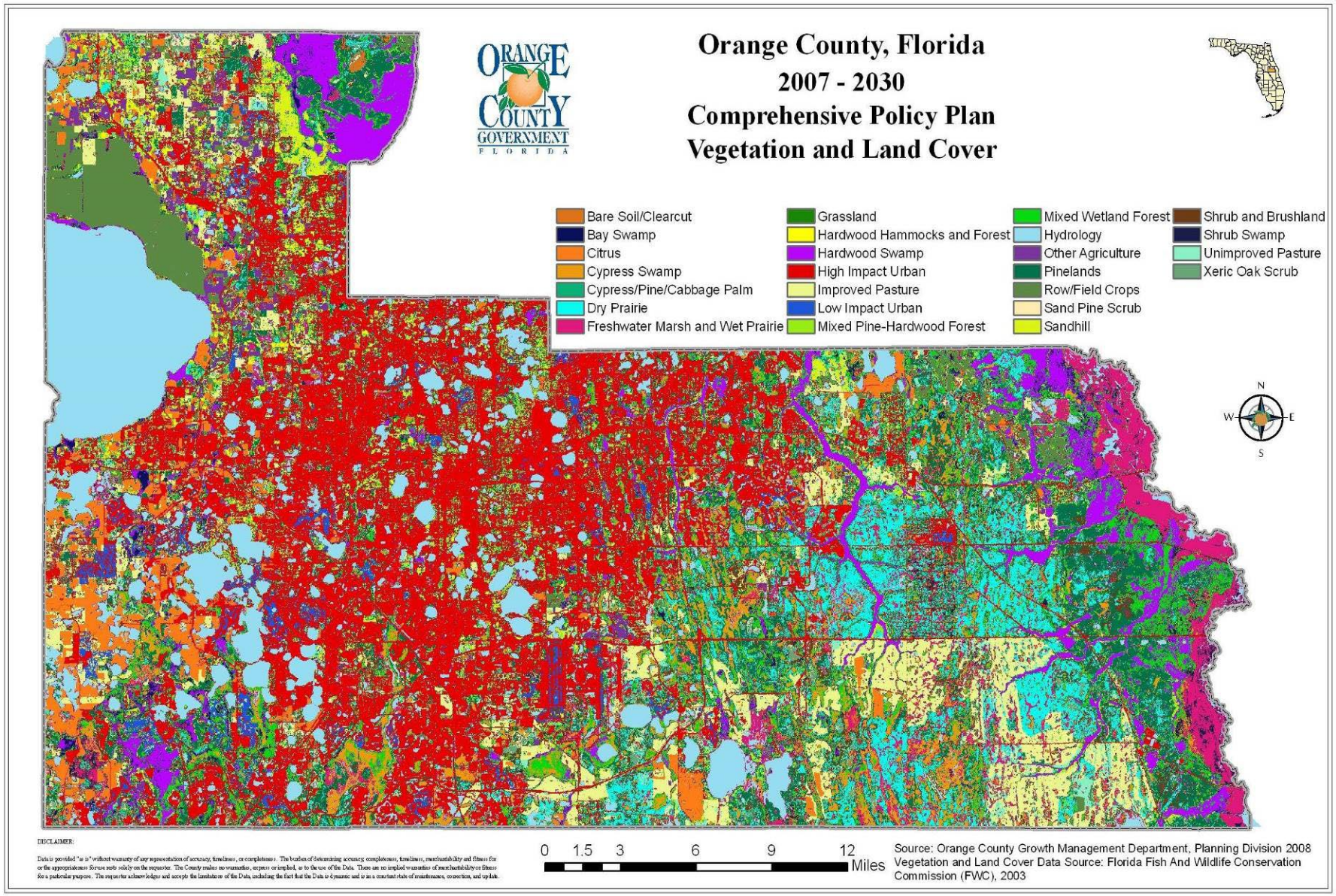


FLUM 7

Map 6 Developments of Regional Impact

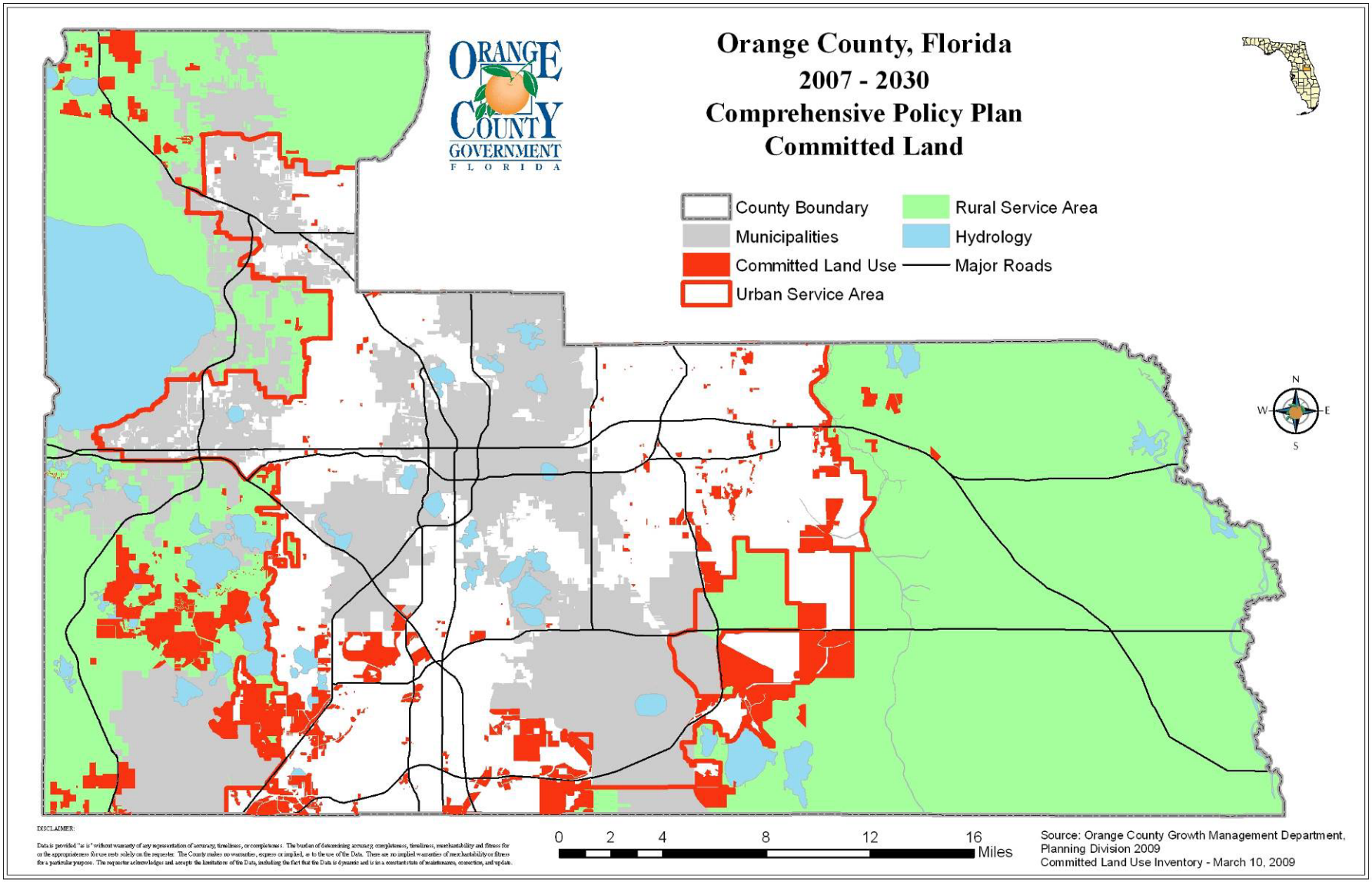


Map 7 Vegetation and Land Cover



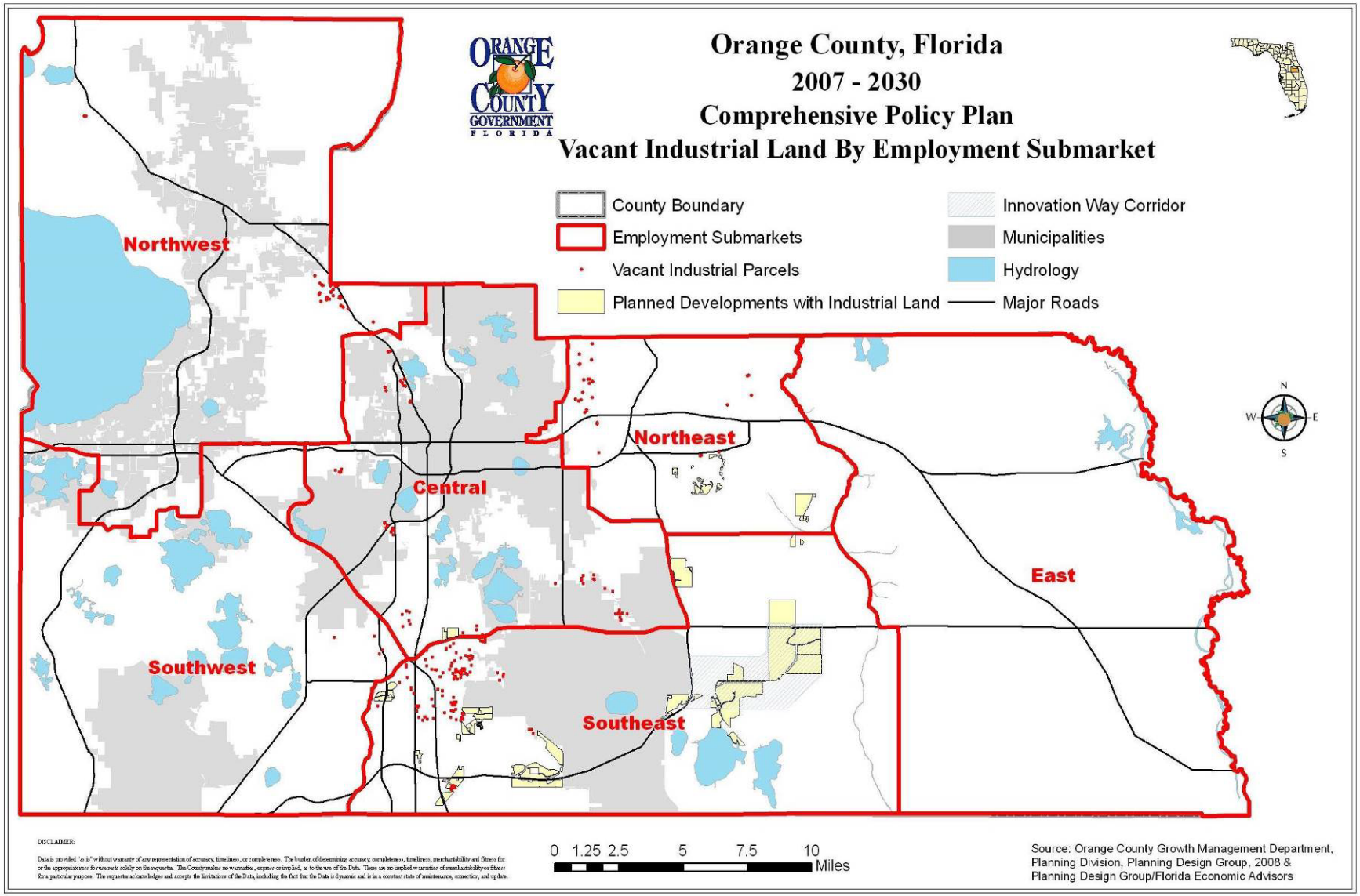
FLUM 9

Map 8 Committed Land Use Inventory



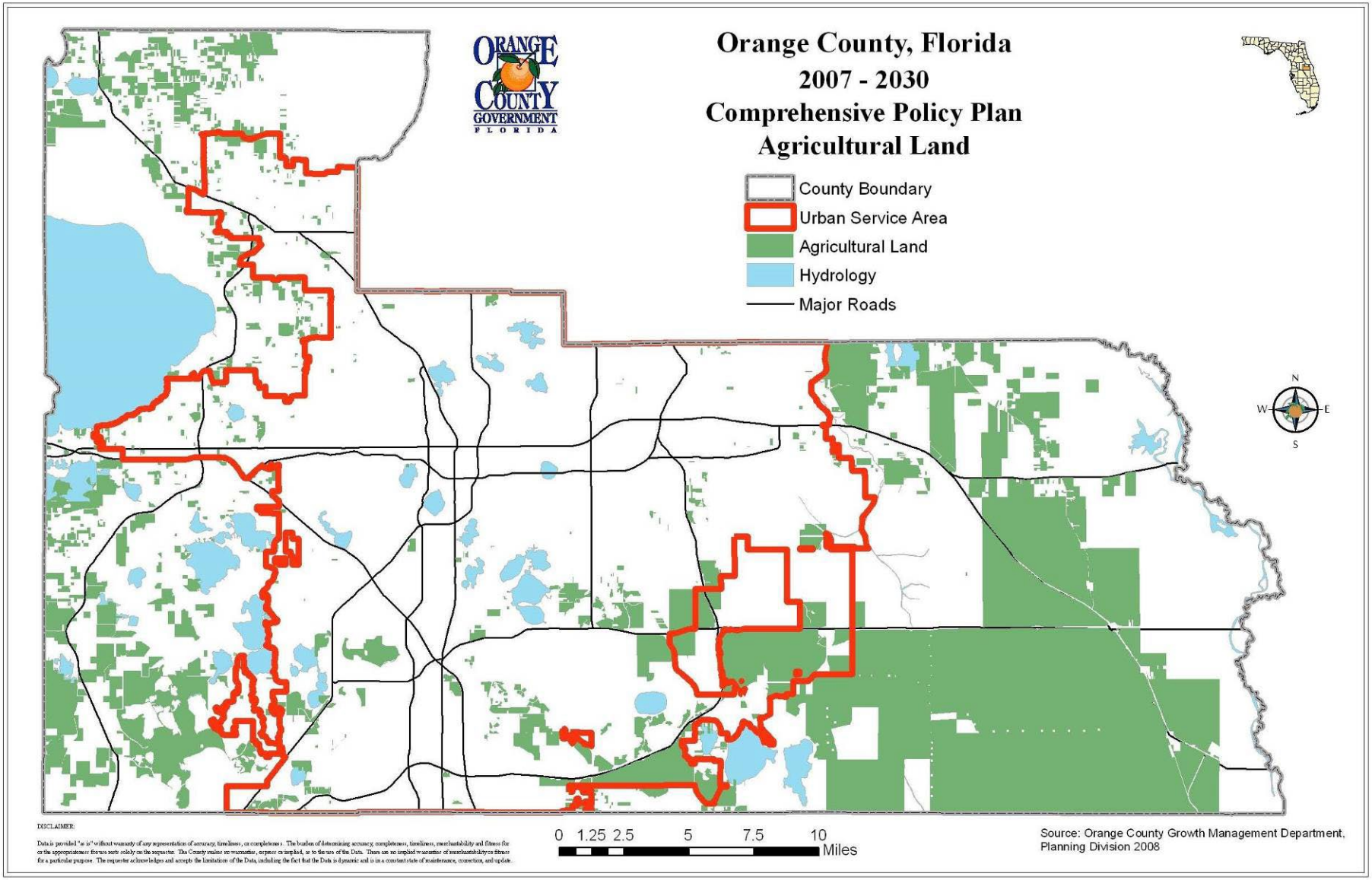
FLUM 10

Map 9 Vacant Industrial Land by Employment Submarket



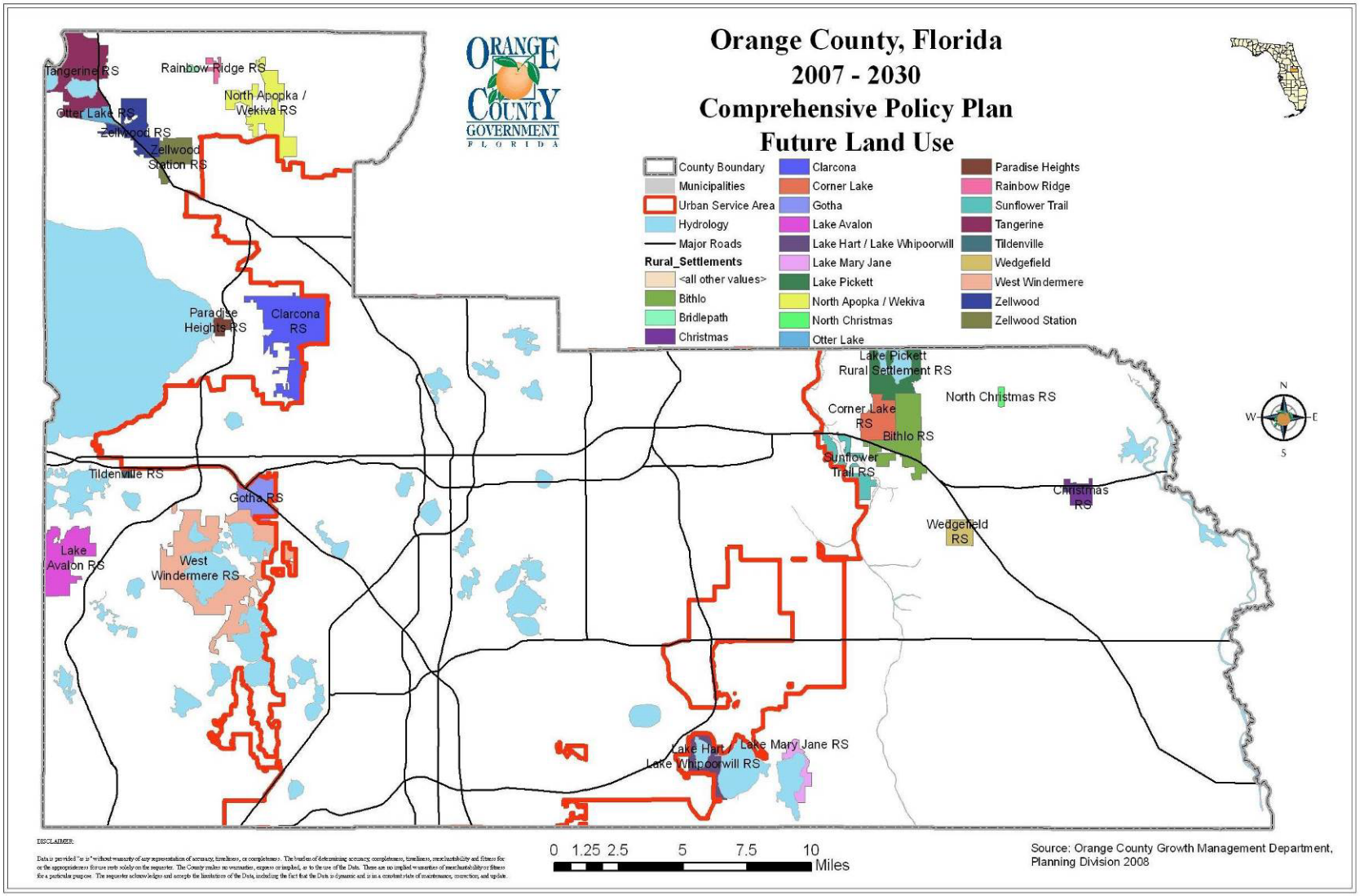
FLUM 11

Map 10 Agricultural Land



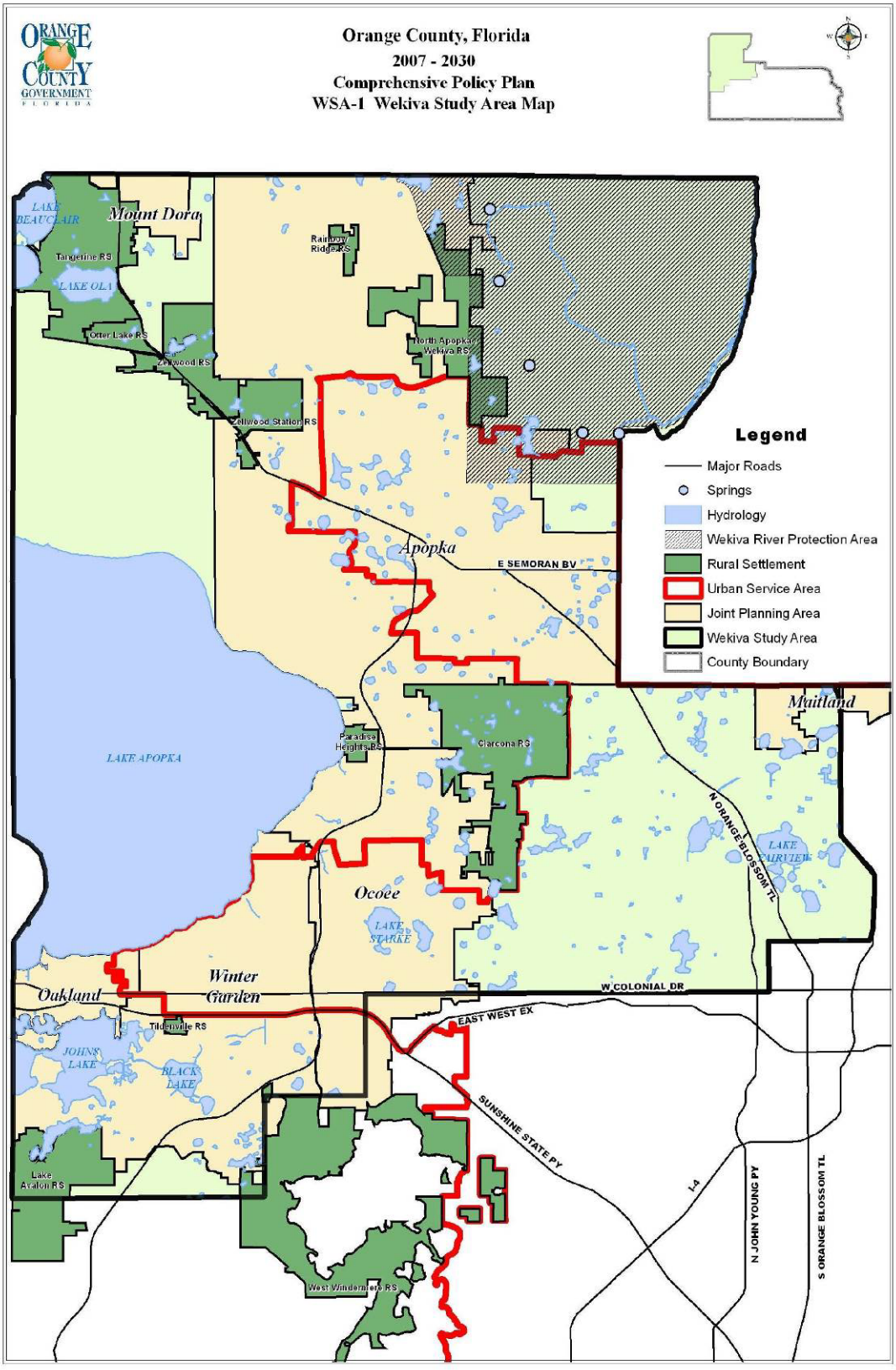
FLUM 12

Map 11 Rural Settlements



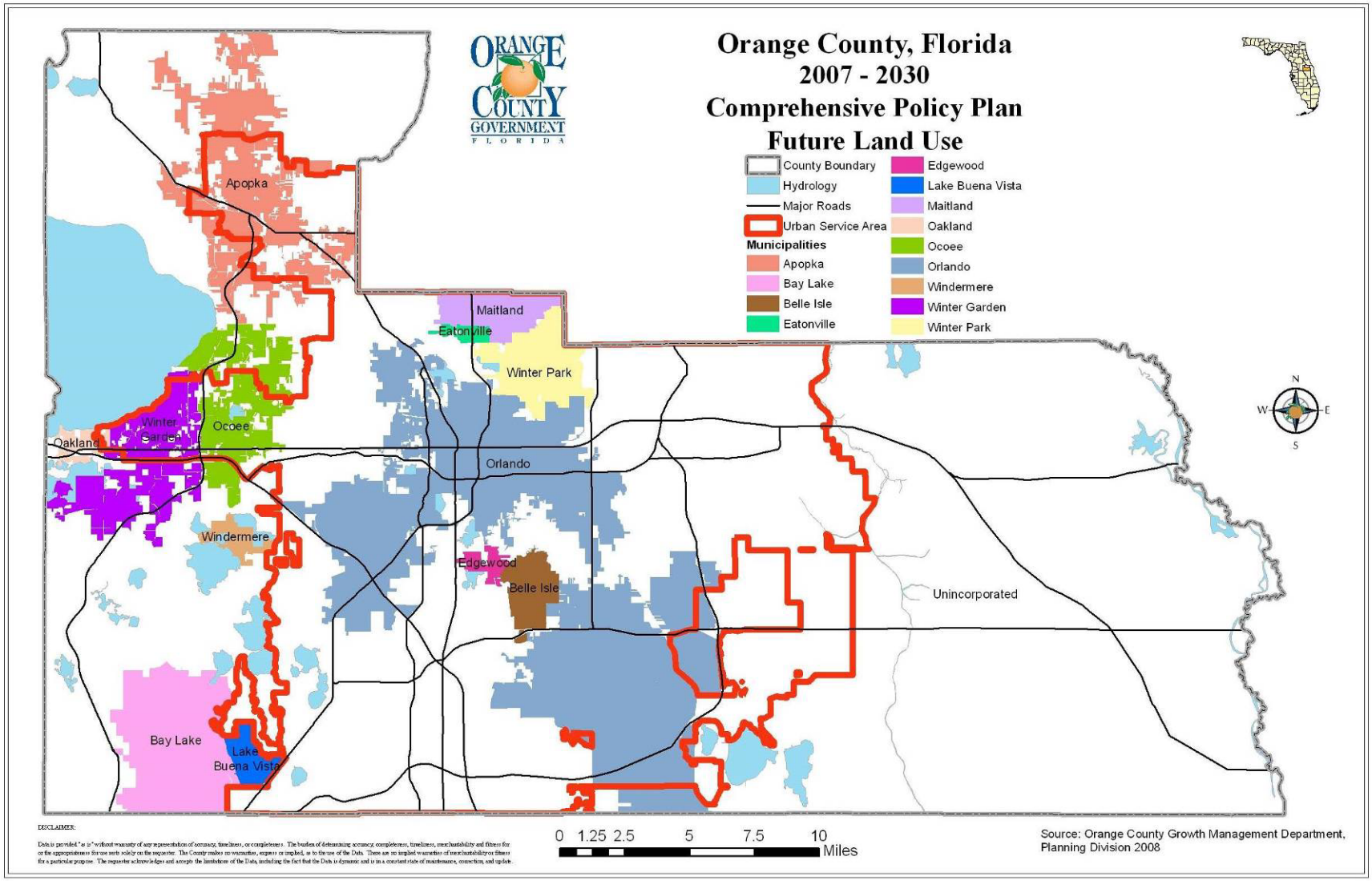
FLUM 13

Map 12 Wekiva Study Area (aka Figure WSA1)



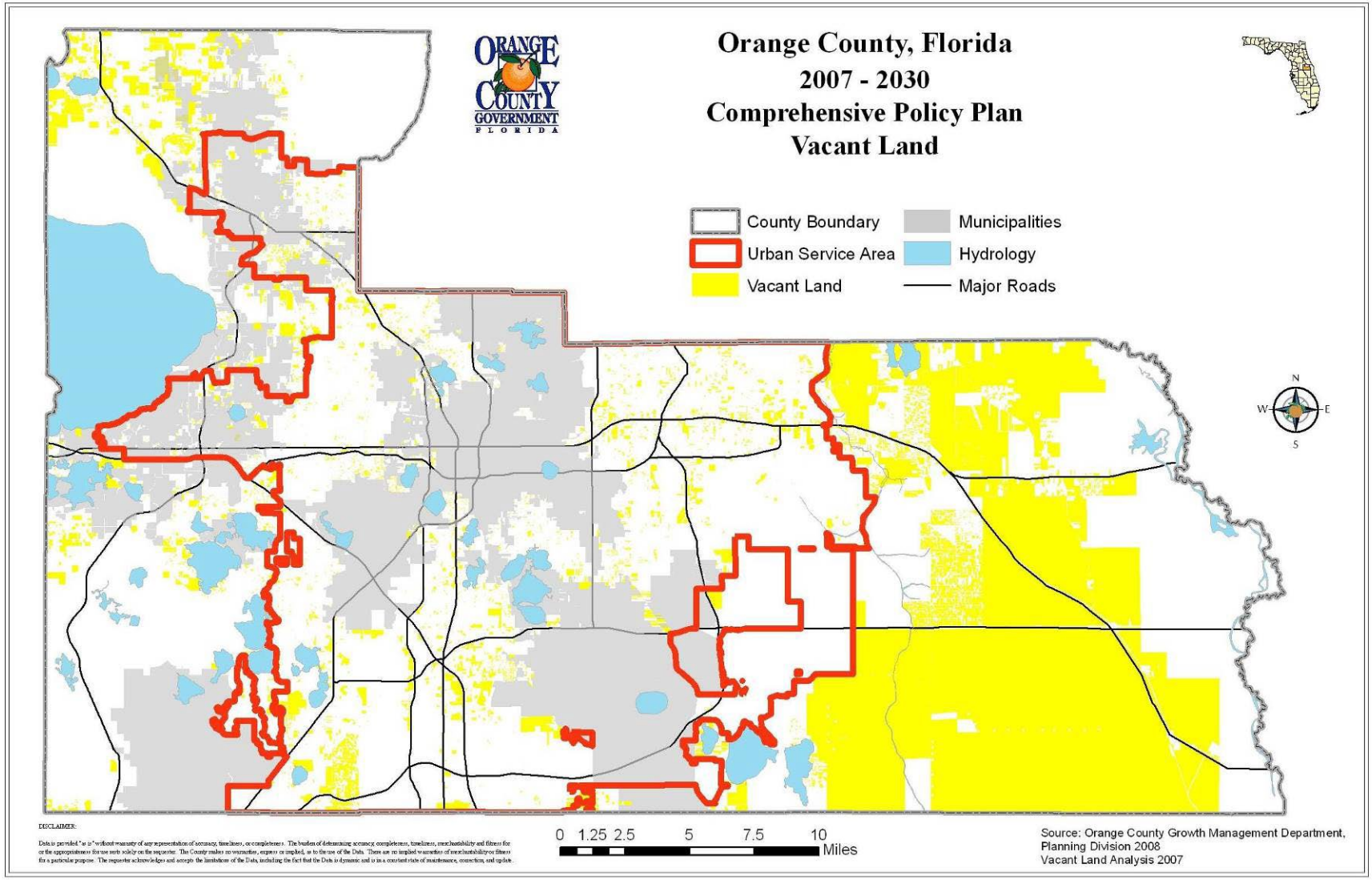
FLUM 14

Map 13 Orange County Municipal Boundaries, 2007



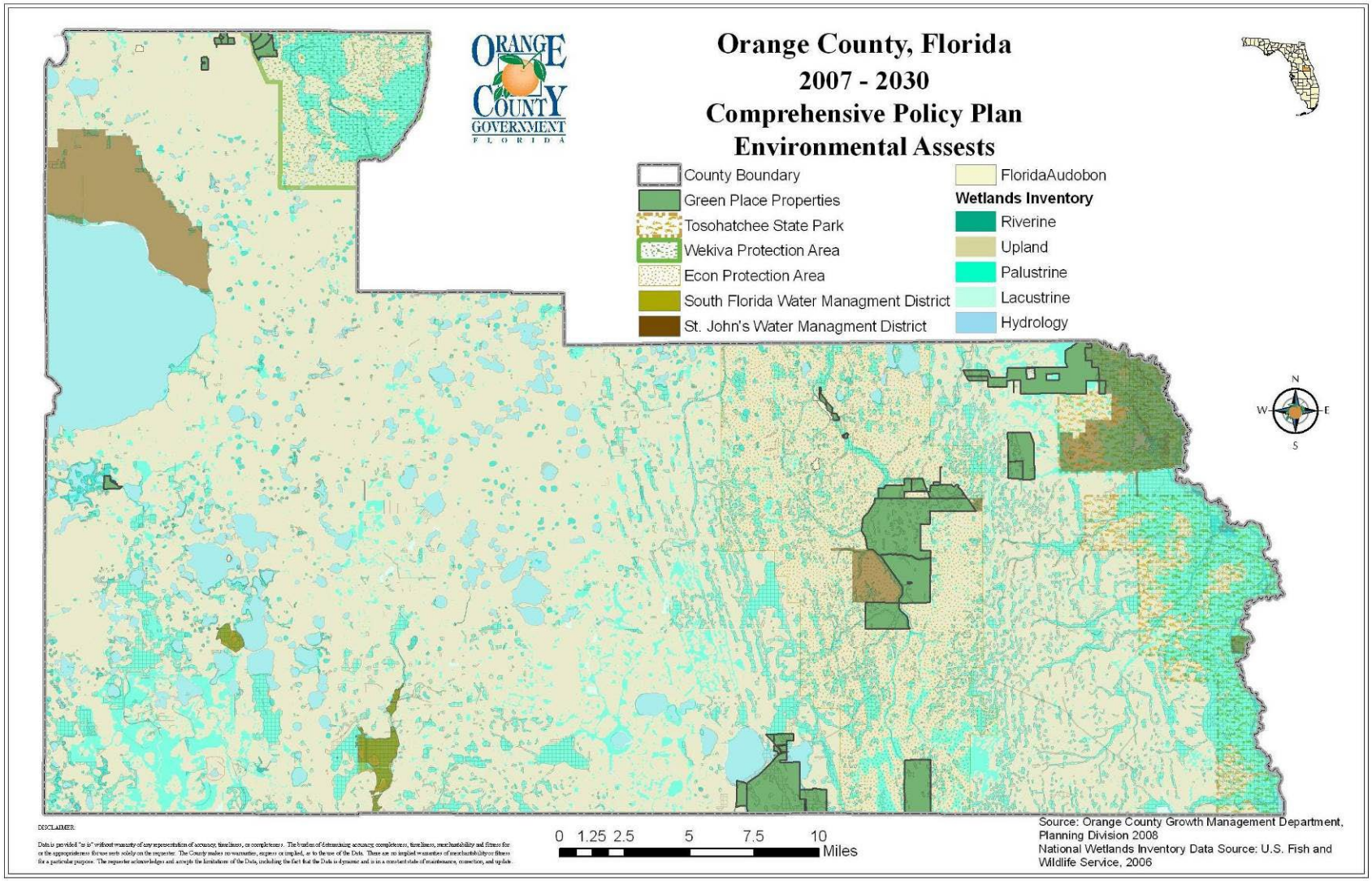
FLUM 15

Map 14 Urban Form and Vacant Land



FLUM 16

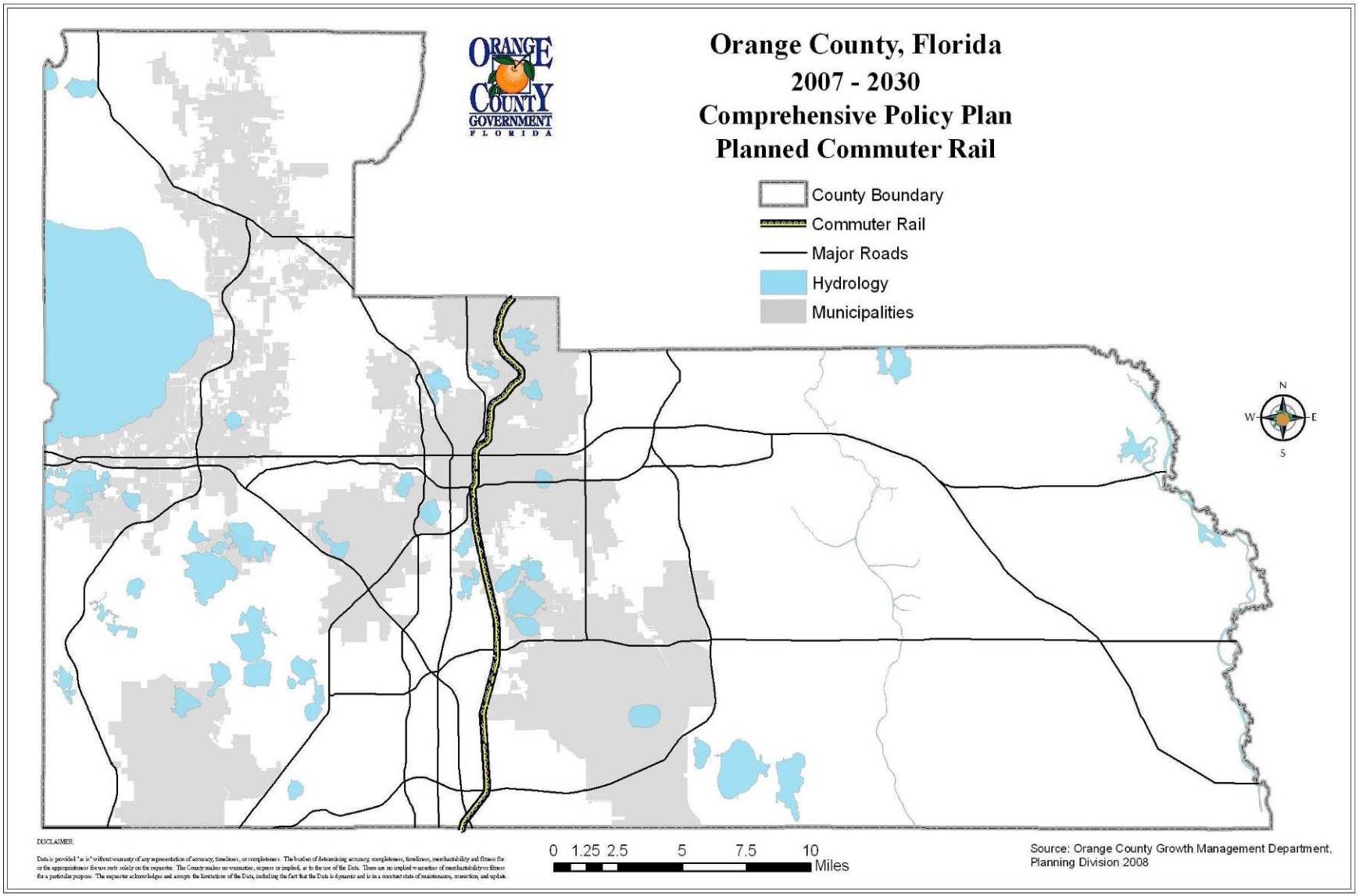
Map 15 Environmental Constraints to Development



FLUM 17

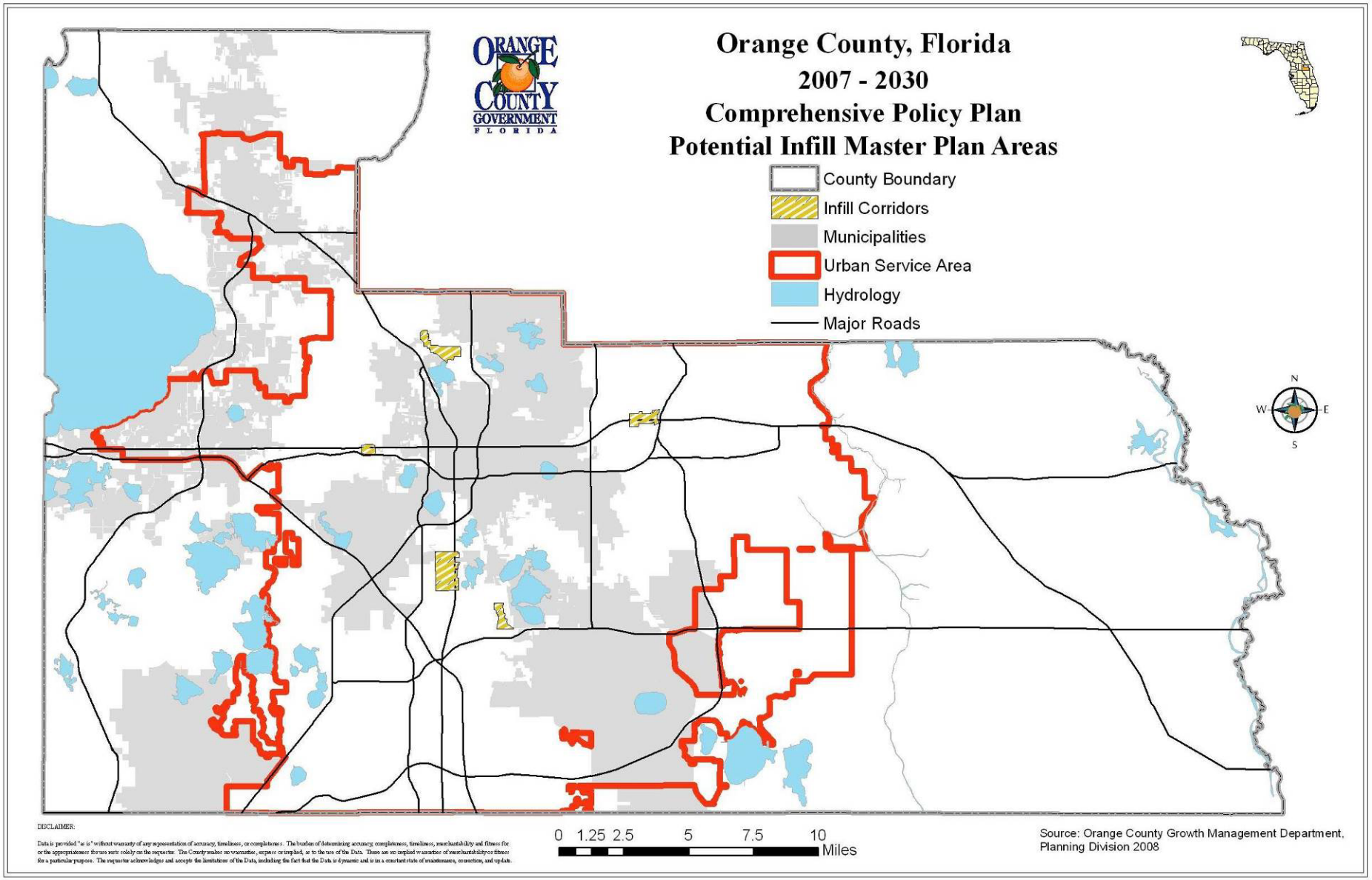
[Amended 07/22, Ord. 2022-16 (2020-2-C-CP-1) to delete Map 16 Alternative Mobility Areas]

Map 17 Planned Commuter Rail Line

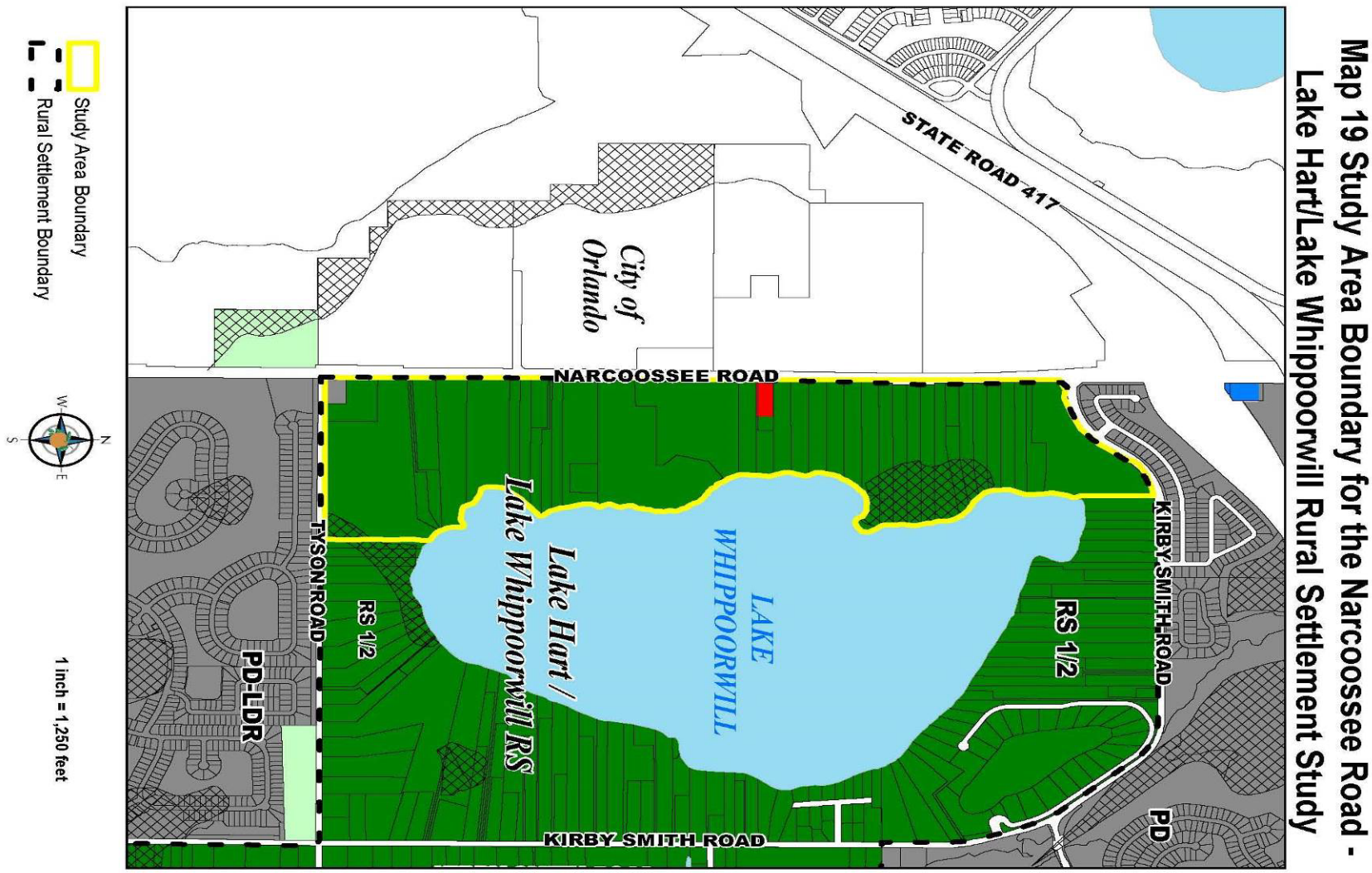


FLUM 19

Map 18 Infill Master Plan Potential Infill Areas

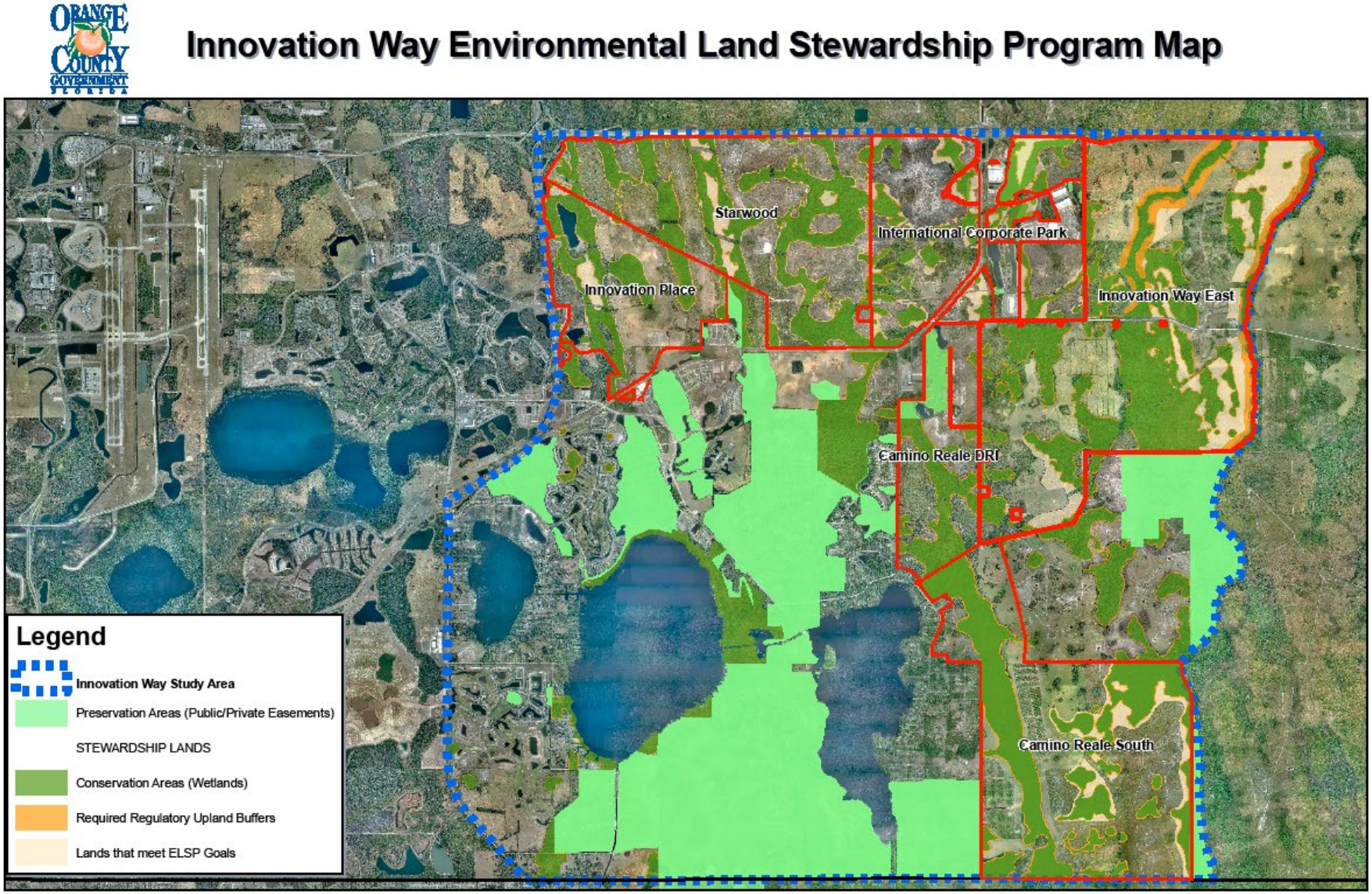


Map 19 Narcoossee Road Study Area Boundary



FLUM 21

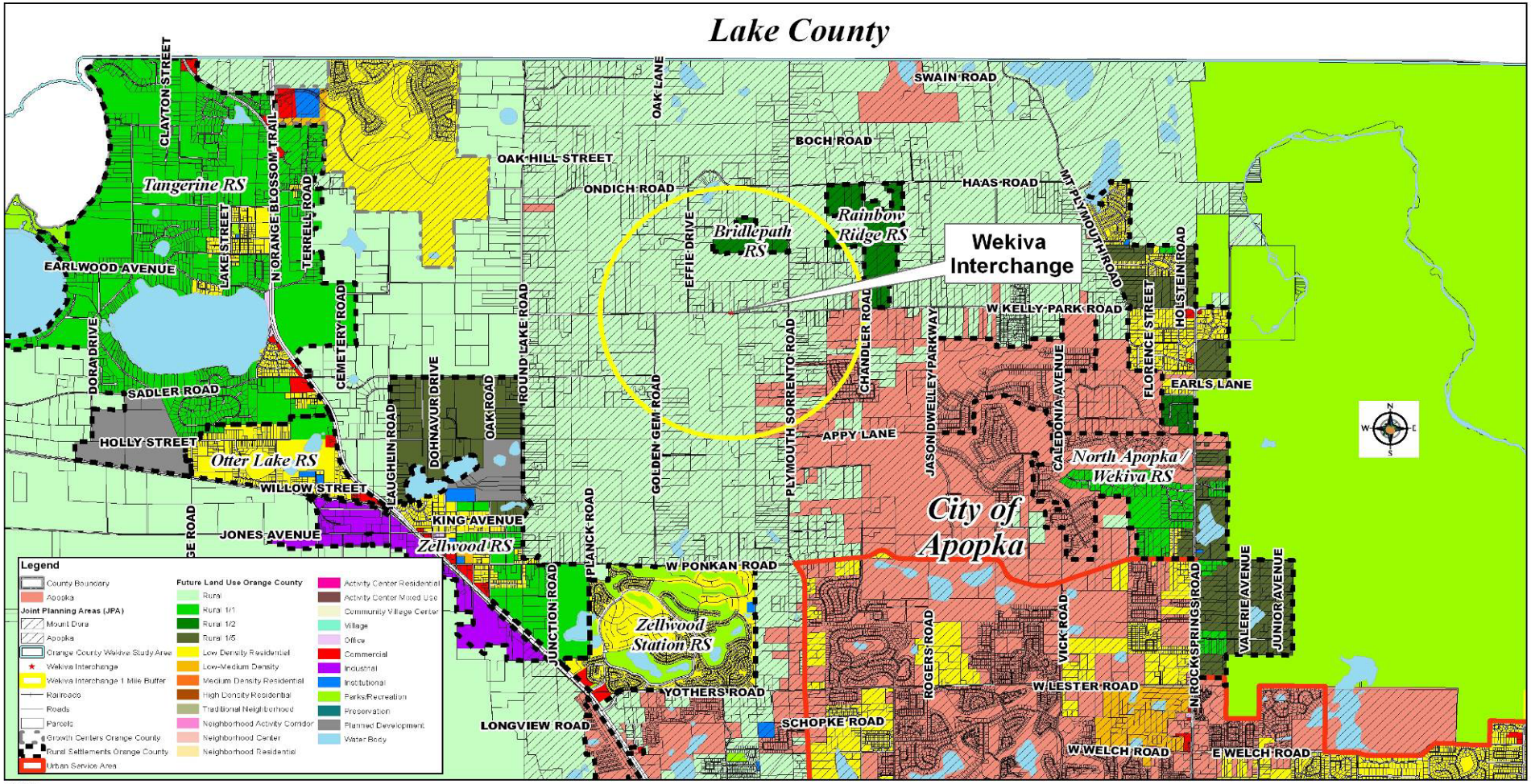
Map 20 Environmental Land Stewardship Program (ELSP)



FLUM 22

Map 21 Wekiva Interchange

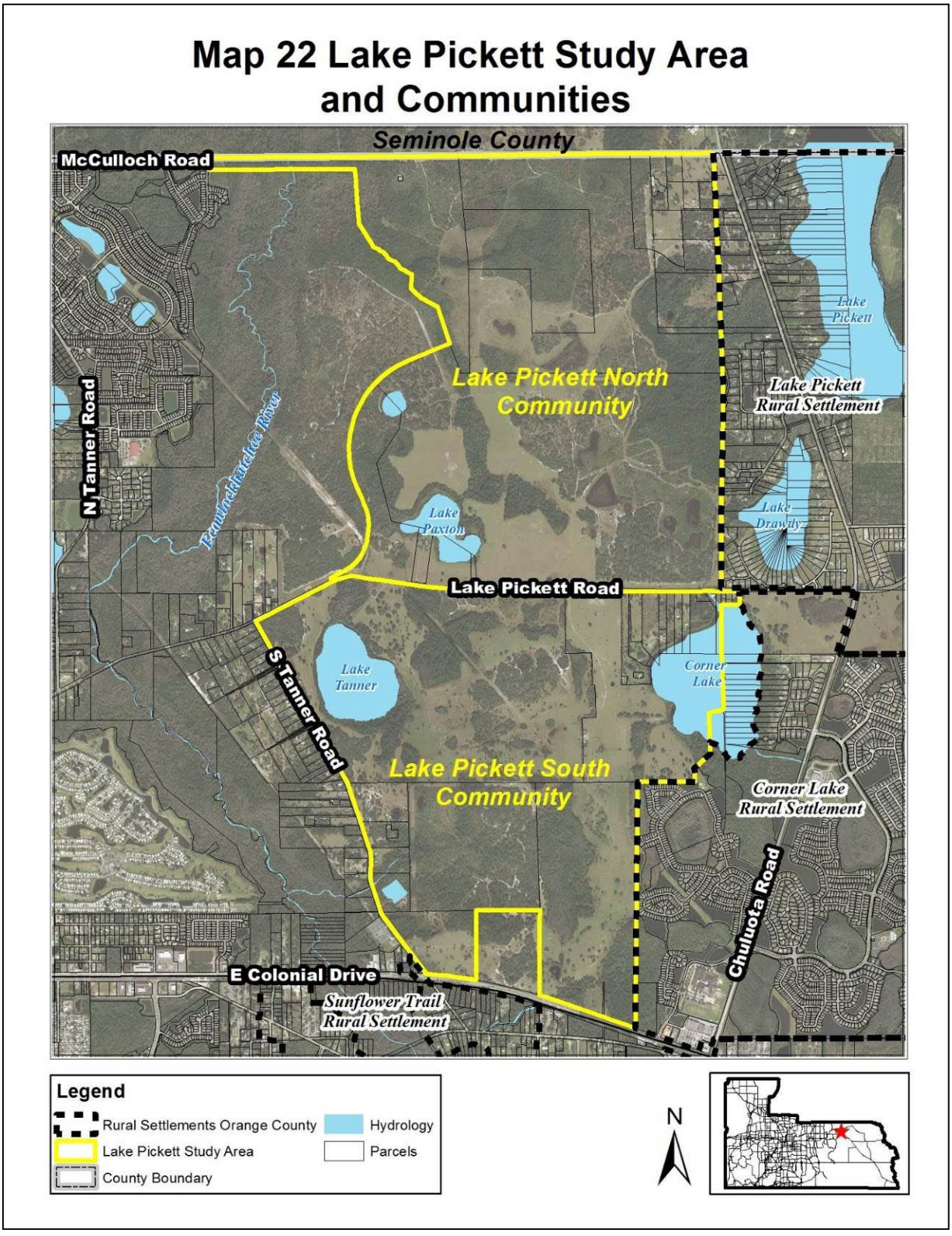
Orange County, Florida
Wekiva Interchange
Exhibit A



Source: Orange County Growth Management Department, Planning Division 2009

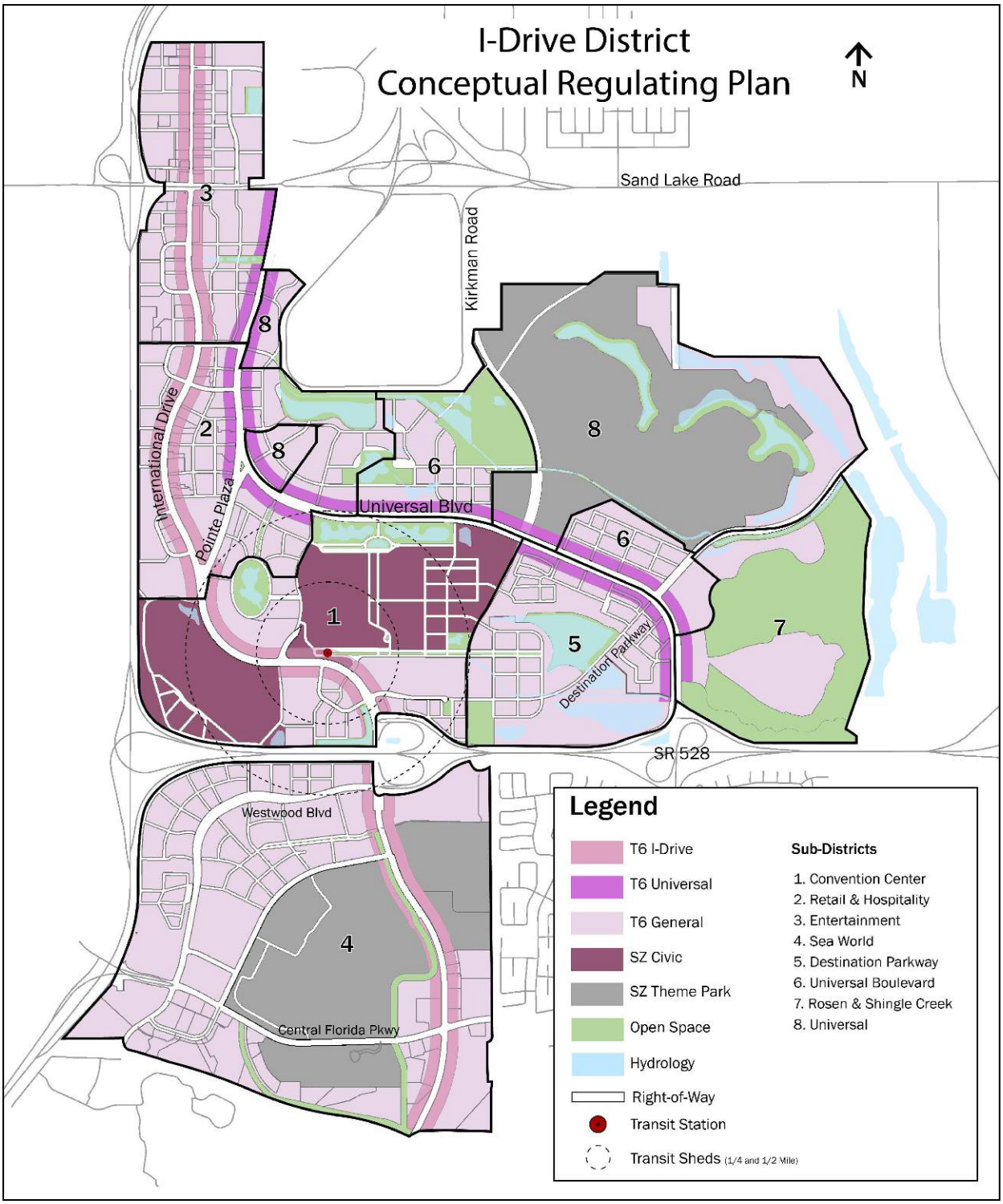
FLUM 23

Map 22 Lake Pickett Study Area and Communities



FLUM 24

Map 23 I-Drive District Conceptual Regulating Plan

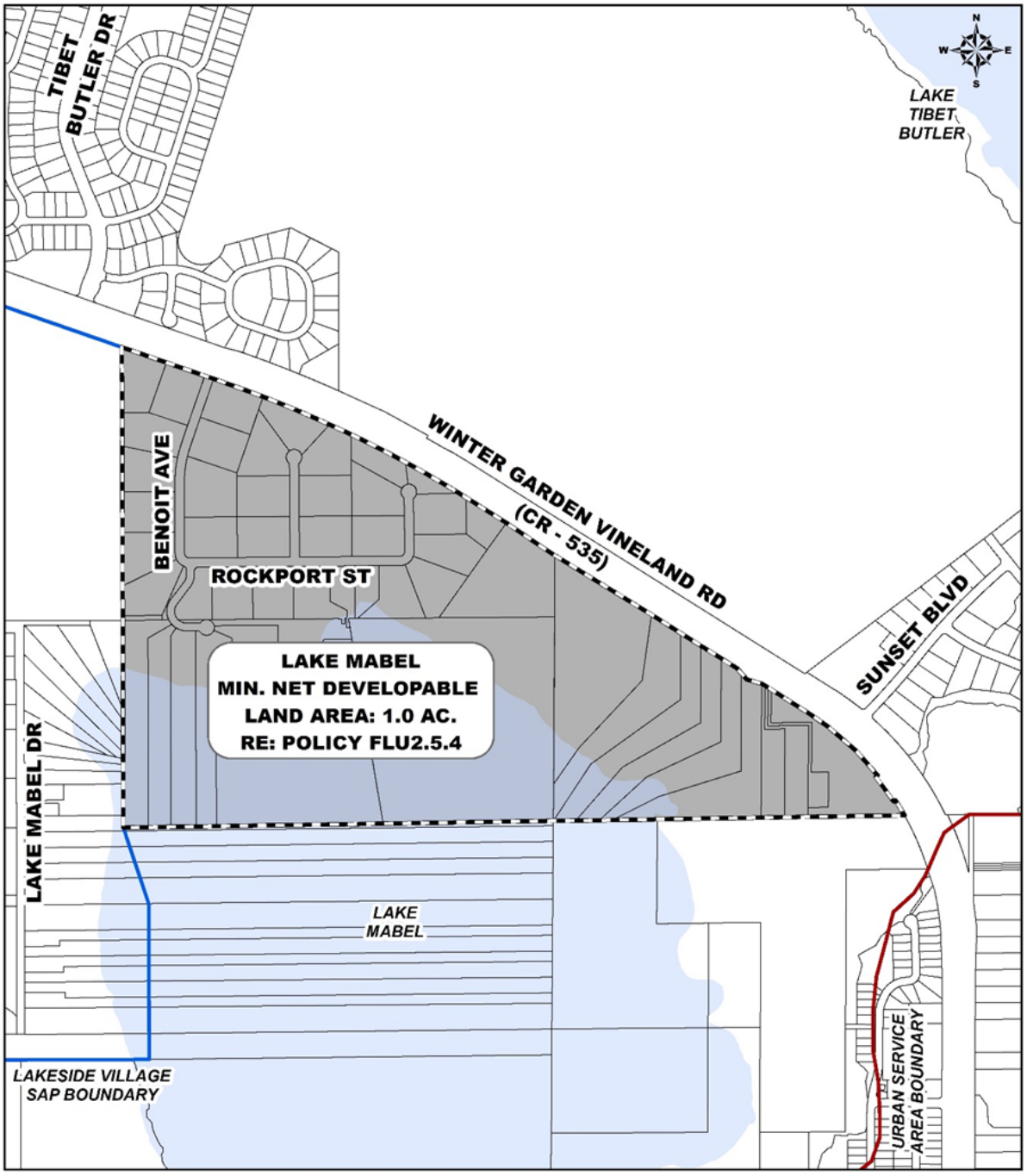


FLUM 25

Map 24

Reserved

Map 25(a) of Future Land Use Map Series
Lake Mabel Rural Residential Enclave

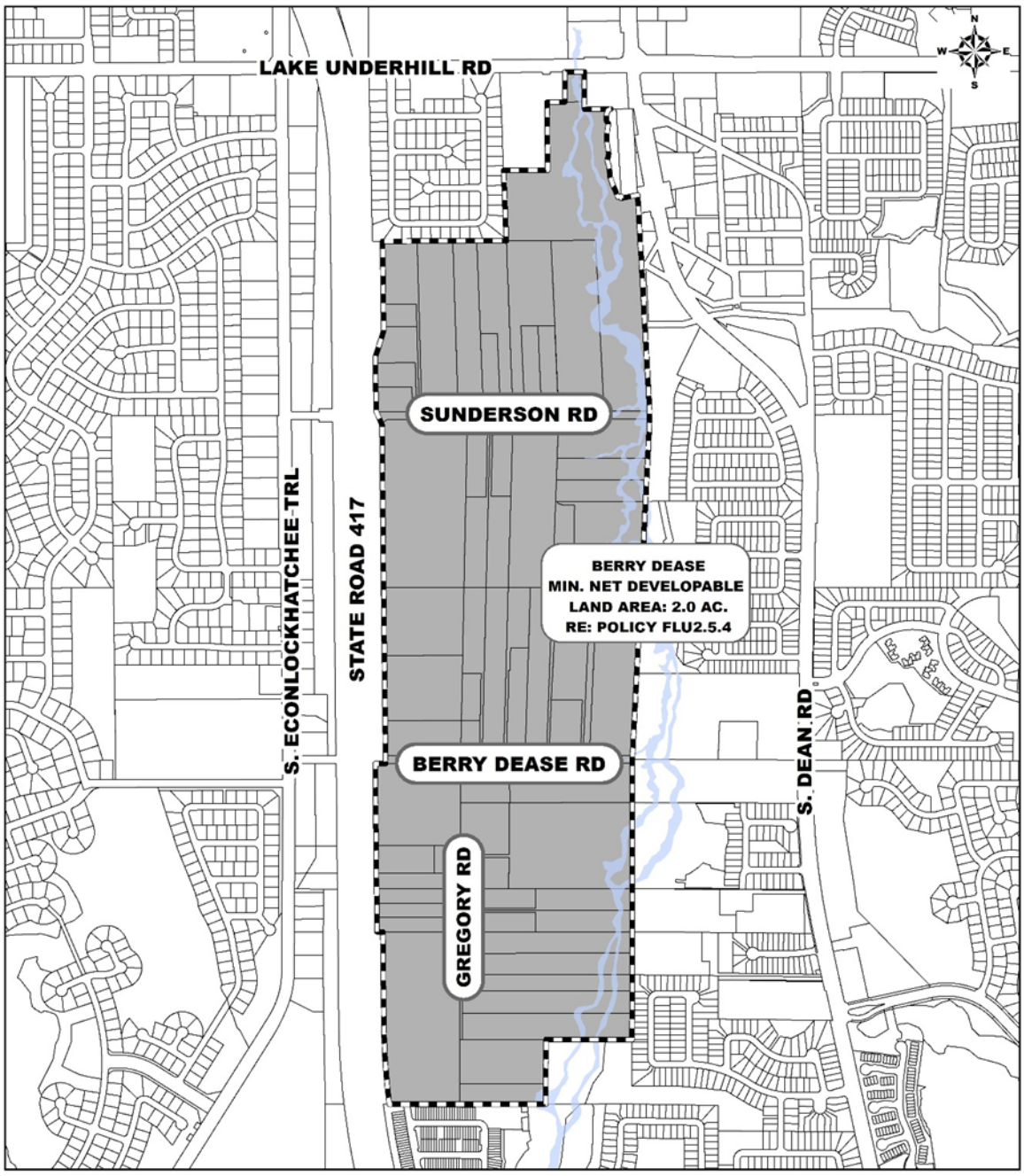


Rural Residential Enclave Boundary

0 250 500 1000 ft

FLUM 27

Map 25(b) of Future Land Use Map Series
Berry Dease Rural Residential Enclave



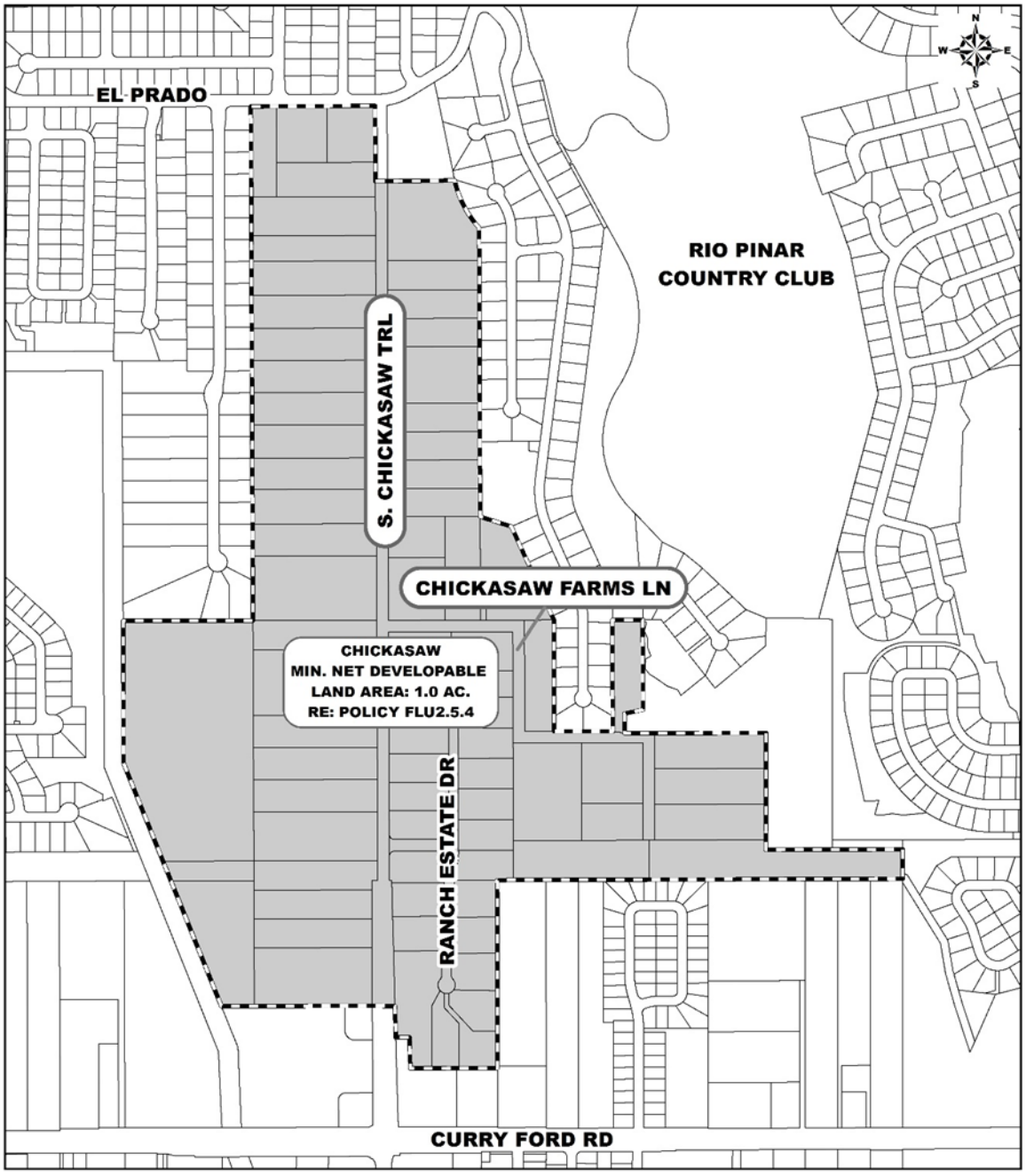
Rural Residential Enclave Boundary

LABEL Identified Rural Residential Corridors - Re: Policy FLUE2.5.7 (c)

0 500 1000 1500 ft

FLUM 28

Map 25(c) of Future Land Use Map Series
Chickasaw Rural Residential Enclave



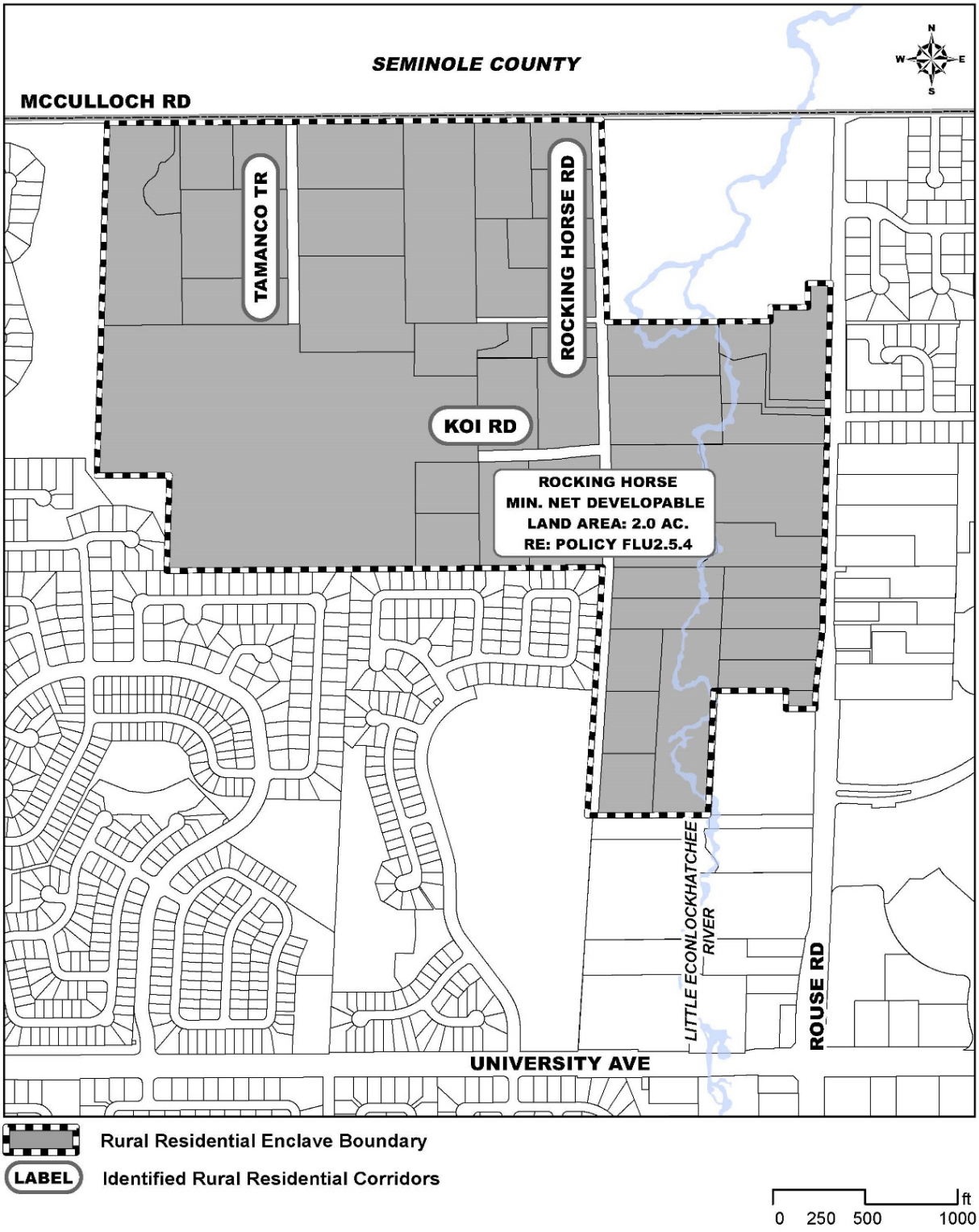
Rural Residential Enclave Boundary

LABEL Identified Rural Residential Corridors - Re: Policy FLUE2.5.7 (c)

0 250 500 1000 ft

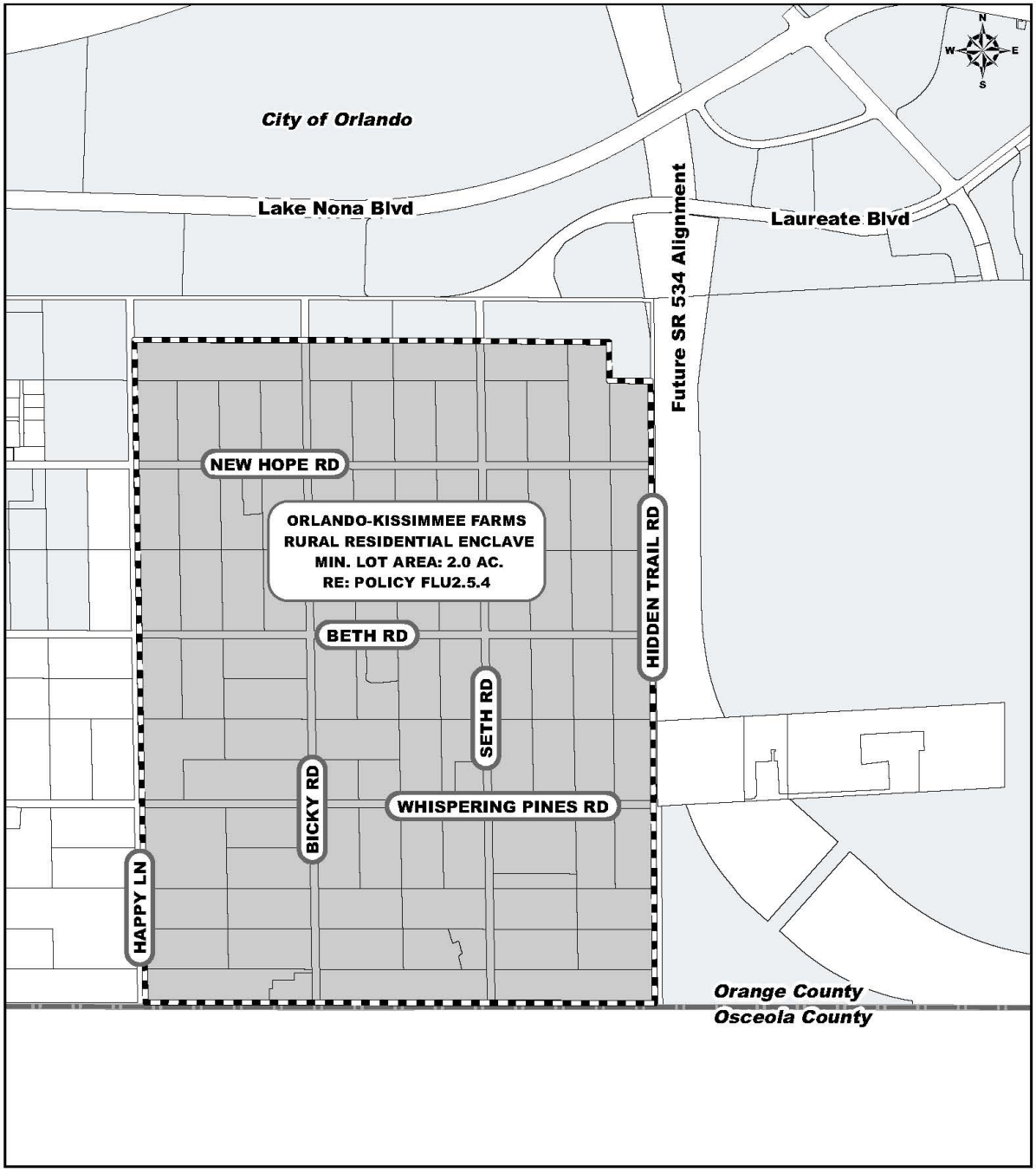
FLUM 29

Map 25(d) of Future Land Use Map Series
Rocking Horse Rural Residential Enclave



FLUM 30

Map 25(e) of Future Land Use Map Series
Orlando-Kissimmee Farms Rural Residential Enclave



Rural Residential Enclave Boundary

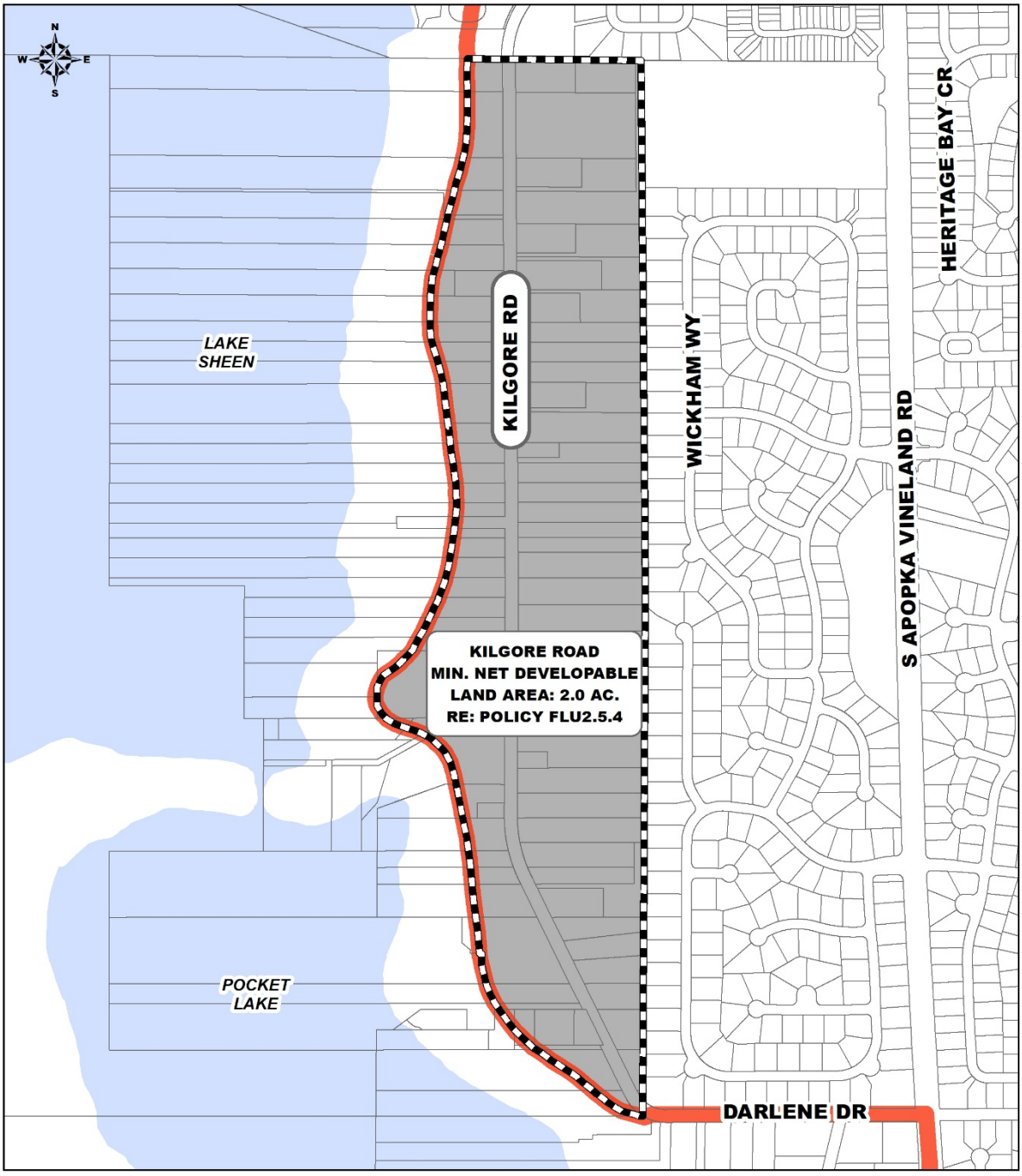
LABEL Identified Rural Residential Corridors - Re: Policy FLUE2.5.7 (c)

Incorporated Area (City of Orlando)

0 500 1000 1500 ft

FLUM 31

Map 25(f) of Future Land Use Map Series
Kilgore Road Rural Residential Enclave



FLUM 32

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 principles, 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.

POLICIES

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.

UD1.3.2 The shops and business along neighborhood nodes and gathering spaces should 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 Transit Oriented Development (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 Transit Oriented Developments (TODs).

UD1.4.4 Seek to reduce parking requirements for development within established distances of Transit Oriented Developments (TODs).

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.

UD1.5.3 Encourage owners, tenants and employers to foster alternative transportation 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 effects.

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, Transit Oriented Development (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 (TODs), 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 on-going 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.**

POLICIES

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 multi-family developments.

UD4.3.3 Encourage flexible site design to accommodate a variety of housing options.

UD4.3.4 The County should, when appropriate, encourage and facilitate integration of residential development within mixed land use office and retail settings.

UD4.3.5 Apply clear and objective design and development standards for housing, while allowing flexibility through review processes.

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 Crime Prevention Through Environmental Design (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 Crime Prevention through Environmental Design (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 Crime Prevention through Environmental Design (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" spaces.
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.

POLICIES

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, field-adjusted 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 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 International Drive (I-Drive) Area made up of the International Drive Activity Center and the I-Drive District Overlay.** (Amended 6/16, Ord. 2016-15)

OBJ 1.1 **Orange County shall establish the boundaries of the tourist-oriented Activity Center and assign future land uses which permit a mixture of tourism related uses.** (Amended 6/16, Ord. 2016-15)

POLICIES

ID1.1.1 The Future Land Use Map and Development within the International Drive Activity Center shall reflect the identified goals and objectives contained herein.

ID1.1.2 To encourage increased transit and pedestrian activity within the International Drive Activity Center, uses shall be balanced between projected density/intensity, and a mixture of land uses and planned infrastructure. (Amended 12/00, Ord. 00-25)

ID1.1.3 Land use designations, which encourage a mixture of tourist related development, shall be included in the International Drive Activity Center. Permitted uses within the Activity Center Mixed Use (ACMU) area shall reflect a tourist orientation and are as follows: (Amended 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 Managers	Public Services and Facilities

ID1.1.4 (Policy deleted 12/14, Ord. 2014-30; see Policy FLU1.1.4(D).)

ID1.1.5 Nonresidential development shall be conditioned upon the development and/or availability of residential units within the areas designated as Activity Center Residential (ACR) on the Future Land Use Map, to the extent permitted by law. Any 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 International Drive 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 (ACMU) shall be used for residential purposes.

ID1.1.8 RESERVED

ID1.1.9 RESERVED

ID1.1.10 RESERVED

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

POLICIES

ID1.2.1 RESERVED. 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 International Drive Activity Center shall be approved as a Planned Development (PD) district. This policy does not apply to property located within the I-Drive District Overlay. Refer to International Drive OBJ1.4.

ID1.2.3 The International Drive Activity Center shall be developed in a comprehensive and unified fashion. Gateways shall be designed and implemented to ensure the International Drive Activity Center is an identifiable destination.

ID1.2.4 RESERVED.

ID1.2.5 RESERVED.

ID1.2.6 Underground electrical distribution lines shall be required within the International Drive Activity Center.

ID1.2.7 The County shall apply lighting standards within the International Drive Activity Center to ensure safe nighttime outdoor activities. Such standards shall:

A. Ensure, where appropriate, consistency in lighting style; and,

B. Address different lighting needs for public and private property, such as extensive nighttime lighting of sidewalks due to the considerable amount of nighttime tourist activity, and lumens standards for different purposes, e.g., sidewalks, parking areas, road lighting.

ID1.2.8 A funding mechanism, such as but not limited to a Municipal Service Taxing Unit (MSTU(s)) and/or Municipal Service Benefit Unit (MSBU(s)), for financing underground utilities, maintenance of landscaping on public property, and lighting along major roads, including International Drive, shall be established.

ID1.2.9 The County shall apply stormwater management facility criteria, designed to enhance the aesthetic quality of the area, within the International Drive Activity Center. Such criteria shall:

A. Allow for 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

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, and promote a consistent and aesthetic appearance by requiring uniform material and construction methods.

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ID1.2.11 The County shall apply landscape criteria within the International Drive Activity Center that are designed to promote and reflect the landscape character of Orange County and Central Florida. These landscape criteria 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. Emphasize the use of native plants for public and private property;

C. Achieve a landscape design which complements and enhances the architecture of buildings, screens 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

G. Encourage landscaping of public and private property that promotes a unified development pattern within the International Drive Activity Center.

ID1.2.12 RESERVED.

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.

ID1.2.14 Reuse water for landscape irrigation of public and private property shall be used whenever feasible.

ID1.2.15 To the extent permitted by law, 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. This easement is exclusive of the transit easement noted in Policy ID2.2.2.

ID1.2.16 On-site open space regulations shall be adopted 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 International Drive Activity Center. (Amended 12/00, Ord. 00-25)

POLICIES

ID1.3.1 A direct transit connection from the International Airport and International Drive Activity Center shall be pursued by Orange County.

ID1.3.2 Orange County shall coordinate with Florida Department of Transportation (FDOT), LYNX, the Central Florida Expressway Authority, and other transportation agencies, as appropriate, to ensure level of service is maintained on roadways that serve the International Drive Activity Center.

ID1.3.3 RESERVED.

OBJ1.4 **The International Drive (I-Drive) District is generally located north of Central Florida Parkway, south of Carrier Drive, east of Interstate 4 and west of Shingle Creek, which is depicted as the I-Drive District Overlay on the Future Land Use Map. This District is the primary tourist destination of Orange County with venues and amenities for visitors, conventioneers, local residents, and businesses. Orange County shall promote mixed-use development within the I-Drive District Overlay that is characterized by complete streets, urban amenities, and a safe and walkable pedestrian environment that reinforces the District's stature as a world destination.** (Added 6/16, Ord. 2016-15)

Policies

ID1.4.1 **I-Drive District Goals**. As stated in the I-Drive 2040 Strategic Vision document accepted by the Board of County Commissioners on November 3, 2015, all future development and redevelopment within the I-Drive District Overlay shall strive to achieve the following District goals:

- Connected: Celebrate pedestrians by improving walkability, activating the streets, and offering ample multimodal options;
- Complete: Enable a complete community by ensuring that a diversity of uses, including residential, can be accommodated in the District;
- Authentic: Reinforce community identity and authenticity by providing civic and gathering spaces featuring public art;
- Prosperous: Foster economic development by promoting and facilitating infill and redevelopment opportunities within the District;
- Sustainable: Promote efficient use of natural resources by incorporating green building practices and capitalizing on local resources.
  (Added 6/16, Ord. 2016-15)

ID1.4.2 **I-Drive District and Sub-districts.** The I-Drive District, depicted as an overlay on the Future Land Use Map, has been divided into eight (8) Sub-districts that are characterized by certain uses, activity types and their unique functions. These Sub-districts include the following:

1. **Convention Center:** With the Orange County Convention Center as the focal point, this sub-district's hotels and tourist-supportive properties provide conventioneers with convenience and comfort in a walkable environment;
2. **Retail & Hospitality:** A mixed-use sub-district featuring lodging accommodations, restaurants, and shops. Situated around the Pointe Orlando complex and along the east side of International Drive this sub-district provides a venue for socialization to visitors;
3. **Entertainment:** Serving as the North I-Drive District gateway, this sub-district is characterized by large-scale tourist attractions and entertainment venues, and creates a point of interest for both local and worldwide visitors;
4. **Sea World:** Sea World, Discovery Cove, and Aquatica theme parks serve as the central attraction to this sub-district, with supportive uses such as office, retail, and residential developments;
5. **Destination Parkway:** An area centered around an abundance of residential development, this sub-district will serve as an incubator for vertically-integrated mixed-use development;

6. **Universal Boulevard:** With a well-balanced mix of housing, retail development, entertainment, and lodging, the Universal Boulevard Sub-District blends the needs and interests of local residents and tourists alike;
7. **Rosen & Shingle Creek:** Featuring the Rosen Shingle Creek Resort and golf course, this sub-district is prime for mixed-use development to provide an eastern edge to the I-Drive District;
8. **Universal**: Anchored with theme park attractions, this sub-district provides resort style development to visitors with a range of entertainment and retail options as well as supporting uses.___
(Added 6/16, Ord. 2016-15)

ID1.4.3 **Conceptual Regulating Plan (CRP).** The Conceptual Regulating Plan (CRP) for the I-Drive District is included as Map 23 of the Future Land Use Map series. The CRP depicts the District's boundary and provides a general and illustrative representation of the desired development pattern, including locations of various development zones, known as transects, within the District. (Added 6/16, Ord. 2016-15)

ID1.4.3.1 **Transects.** Development densities and intensities within the I-Drive District shall be governed through the use of Transects. The transect zones shall feature primary emphasis on building form, building placement, block configuration and connectivity. The transects are defined as follows:

- T6 Core – General (T6 General): Consists of the highest density and height, with the greatest variety of uses. Streets have continuous street tree plantings and buildings are set close to wide sidewalks. This zone is predominantly used on major thoroughfare types including International Drive and Universal Boulevard, near planned transit stations, and abutting major intersections.
- T6 Core – International Drive (T6 I-Drive): Treated similarly to the T6 Core-General Zone. Setbacks and minimum building heights are calibrated to compliment the specific features of International Drive and effectively frame the public realm.
- T6 Core – Universal Boulevard (T6 Universal): Treated similarly to the T6 Core-General Zone. Setbacks and minimum building heights are calibrated to compliment the specific features of Universal Boulevard and effectively frame the public realm.
- Special Zone – Civic (SZ Civic): This zone and its code standards will be based on the Orange County Convention Center's 2015 Master Plan with strong emphasis on walkability, urban development, and civic open spaces.
- Special Zone – Theme Park (SZ Theme Park): This zone consists of theme park or entertainment complexes, and their entertainment, hotel, resort and accessory uses, without open, public access.
(Added 6/16, Ord. 2016-15)

ID1.4.4 The land development code shall include regulations that implement the transect zones depicted on Map 23 of the Future Land Use Map Series. (Added 6/16, Ord. 2016-15)

ID1.4.5 **Phased Implementation and Infrastructure Funding.** Implementation of I-Drive 2040 Strategic Vision shall be phased based on the 5/15/25-year infrastructure funding schedule, as presented in the I-Drive 2040 Strategic Vision document. (Added 6/16, Ord. 2016-15)

GOAL 2 **The efficient, safe, and convenient movement of people and goods within the International Drive 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 transportation system within the International Drive Activity Center by establishing a transportation plan and development guidelines encompassing the safety and convenience of all users and modes as well as funding mechanisms to implement these plans. (Amended 12/00, Ord. 00-25)**

POLICIES

ID2.1.1 RESERVED.

ID2.1.2 RESERVED.

ID2.1.3 RESERVED.

ID2.1.4 RESERVED.

ID2.1.5 Interconnection of adjacent developments within the International Drive Activity Center shall be a condition of approval either by cross access easements or by public right-of-way.

ID2.1.6 RESERVED.

ID2.1.7 RESERVED.

ID2.1.8 RESERVED.

ID2.1.9 Partnership agreements, once executed, shall be considered in the planning and scheduling of transportation improvements related to the International Drive Activity Center. (Added 12/00, Ord. 00-25)

ID2.1.10 RESERVED.

OBJ 2.2 Land development regulations and financing strategies used within the International Drive Activity Center will foster an effective and efficient transit system that links internal and external land uses. (Amended 12/00, Ord. 00-25)

POLICIES

ID2.2.1 RESERVED.

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. This easement is exclusive of the landscape/pedestrian/utility easement noted in Policy ID1.2.15

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 is encouraged. The shuttle service shall be integrated with other area transit where feasible.

ID2.2.4 The County may consider the establishment of a Mass Transit Utility District, 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 RESERVED.

ID2.2.6 Major roads within the International Drive 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. (Amended 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 Orange County shall consider adopting density/intensity bonuses for the on-site provision of major and minor Transit Stations. .

ID2.2.9 The County shall consider adopting transit oriented design standards within the International Drive Activity Center, in order to ensure that new developments are accessible by transit vehicles. (Amended 12/00, Ord. 00-25)

ID2.2.10 The County shall consider creating incentives, such as density/intensity bonuses, for the 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.

ID2.2.11 The County shall consider adopting a reduction in parking requirements for development accessible to transit.

OBJ 2.3 **The adopted future land use map and the International Drive Activity Center shall facilitate a development pattern which encourages pedestrian activity, where appropriate.** (Amended 6/16, Ord. 2016-15)

POLICIES

ID2.3.1 The County shall continually update the standards within the International Drive Activity Center 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. (Amended 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 RESERVED.

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 International Drive 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. Various mechanisms, such as incentives, private investment, or use of a Municipal Service Benefit Unit (MSBU), may be employed for the streetscape program.

GOAL 3 **Residential development in proximity to employment areas of the International Drive Activity Center shall be facilitated in order to minimize travel distance and time between the uses.** (Amended 6/16, Ord. 2016-15)

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 International Drive 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 International Drive Activity Center Residential (ACR) 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	Pet Shops
Other Retail Food Stores (e.g., bakery, butcher, fish market)	Book and Stationery Stores
Florist	Liquor Stores
Drug Stores	Veterinary
Sporting Goods Stores	Child Care
Jewelry Stores	Business and Personal Services
Eating and Drinking Establishments	Medical Offices
Clothing and Shoe Stores	Automobile Service Stations
Fabric Stores	Banks
Hardware Stores	Barbers/Beauty Shops
Auto and Home Supply Stores	Laundry and Dry Cleaning
Retail Nurseries and Garden Stores	Shoe Repair
Toy and Game Shops	Travel Agent
Retail Music Stores	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 Managers, 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 The County may consider granting a density bonus for the provision of affordable housing within the International Drive Activity Center Residential (ACR) Area. Determination of "affordable" shall be consistent with the County's Affordable Housing Threshold Criteria. (Amended 12/00, Ord. 00-25)

ID3.1.3 Due to the intent of the nonresidential uses (excluding public facilities and services) permitted in the Activity Center Residential (ACR) 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 (ACMU) area shall be conditioned upon the development of residential units within the areas designated as Activity Center Residential (ACR) on the Future Land Use Map. 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 (ACMU) property who propose to build affordable housing within a designated Activity Center Residential Area (ACR). 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 #4.08.

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 International Drive Activity Center shall be considered as a hotel/motel use and permitted only in the Activity Center Mixed Use (ACMU) 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 RESERVED.

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 **Infrastructure programming and land use will be balanced within the International Drive Activity Center.**

OBJ 4.1 **Development regulations and financing mechanisms for the provision of infrastructure necessary to support the intended intensity of development within the International Drive Activity Center, shall be established prior to the issuance of building permits for development within the activity center.** (Amended 6/16, Ord. 2016-15)

POLICIES

ID4.1.1 Approval of development within the International Drive Activity Center shall be conditioned upon the availability of adequate services and facilities as measured by the adopted level of service/quality standards of the comprehensive plan.

ID4.1.2 A funding strategy, including but not limited to Municipal Service Benefit Unit (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/quality standards. Conditions of approval for development within the International Drive 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 International Drive 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 a Municipal Service Benefit Unit (MSBU) or other financing mechanism for the design and acquisition of road rights-of-way.

GOAL 5 **New land uses will be compatible with environmental protection within and adjacent to the International Drive Activity Center.** (Amended 6/16, Ord. 2016-15)

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 International Drive Activity Center. (Added 12/00, Ord. 00-25; Amended 06/17, Ord. 2017-12)**

POLICIES

ID5.1.1 Buffer techniques and varied development densities and intensities shall be employed to ensure land use compatibility and provide transitional land use activities within and adjacent to the International Drive Activity Center consistent with the objective. (Amended 12/00, Ord. 00-25)

ID5.1.2 RESERVED.

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 RESERVED.

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 RESERVED.

ID5.1.7 RESERVED.

ID5.1.8 RESERVED.

Transportation Element
Goals, Objectives and Policies

GOAL T1 **Orange County shall encourage 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)**

POLICIES

T1.1.1 The County shall implement the Long Range Transportation Plan (LRTP) by utilizing the following four-step process: Roadway Conceptual Analysis (RCA); 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) shall be completed as part of a proposed County roadway project as directed by the County. Partnership projects, when appropriate, shall perform a Preliminary Design Study (PDS) instead of an RCA. The RCA process includes a i public participation element, including a Board of County Commissioners (BCC) public hearing. Following BCC 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, construction, and operation of roadway corridors shall reflect the context of the communities and environment through which the corridors pass, to the fullest extent feasible. Through the Roadway Conceptual Analysis (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 to the extent feasible. (Added 05/04, Ord. 04-06, Policy 2.1.6; Amended 11/12, Ord. 2012-20; Amended 11/15, Ord. 2015-20)

T1.1.1.3 Whenever reasonably possible, future roadways 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 Florida Department of Transportation (FDOT), the Central Florida Expressway Authority, and other appropriate entities to help ensure that limited access and other roadway projects that are constructed by them avoid or minimize negative impacts to existing neighborhoods, wildlife corridors, and sensitive natural areas, and to coordinate these projects with conservation and land use decisions. (Added 12/07, Ord. 2007-20, Policy 2.1.7; Amended 11/12, Ord. 2012-20; Amended 11/15, Ord. 2015-20)

T1.1.2 The County will promote Travel Demand Management (TDM) and Transportation Systems Management Operations (TSMO) 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, MetroPlan Orlando, and the Florida Department of Transportation (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 The County shall identify high crash-frequency locations and review crash data to prioritize improvements for roadway, pedestrian and bicycle high crash-frequency locations that help ensure the safety of all users. (Added 05/04, Ord. 04-06, Policy 2.1.2-r; Amended 11/12, Ord. 2012-20; Amended 11/15, Ord. 2015-20)

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 The 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's capacity and operations to ensure freight mobility and efficiency. (Added 05/04, Ord. 04-06, Objective 1.5; Policies 1.5.1, 1.5.2, 1.5.3; Amended 11/16, Ord. 2016-28)

OBJ T1.2 **The County shall utilize a modeling tool consistent with the Metropolitan Planning Organization (MPO) model that accurately reflects projected transportation network conditions.**

POLICIES

T1.2.1 The County shall use and require the official transportation modeling structure as adopted by MetroPlan Orlando for traffic analysis, consistent with County methodologies. The 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)

T1.2.3 If the County develops or uses a countywide modeling tool, modeling analysis may include consideration of existing and forecasted freight movement. (Added 11/16, Ord. 2016-28)

OBJ T1.3 **The 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 The 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; Amended 06/17, Ord. 2017-12)

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 for all users;

B. Capacity or level of service deficiency;

C. Right-of-Way availability/preservation;

D. Partnership potential;

E. Consistency with the Comprehensive Plan and coordination with Metro-Plan Orlando's Long Range Transportation Plan and Transportation Improvement Program and the Florida Department of Transportation's adopted work program;

F. The use of alternative transit and non-motorized modes of transportation;

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

H. Congestion relief on backlogged facilities to the extent possible;

I. Optimal use of existing facilities; and

J. Support for emergency evacuation, response, and/or post-disaster recovery.

[Policy 4.1.10; Amended 11/12, Ord. 2012-20; Amended 11/15, Ord. 2015-20; Amended 07/22, Ord. 2022-16 (2020-2-C-CP-1)]

T1.3.3 The County shall consider all available funding sources, including those at the State and Federal levels, gasoline taxes, impact fees, development-related fees, 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 multimodal 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 pedestrian access improvements at project entrances to facilitate safe and accessible connections to the transportation network. (Policy 4.1.6; Amended 11/12, Ord. 2012-20, Amended 11/16, Ord. 2016-28)

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 The 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)

T1.3.6 To provide for an efficient and cost-effective transportation system, the County shall continue to acquire rights-of-way for timely management or acquisition of property 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; Amended 11/15, Ord. 2015-20)

OBJ T1.4 (OBJ T1.4 deleted 11/12, Ord. 2012-20)

T1.3.7 The County shall 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 Long Range Transportation Plan (LRTP) that are consistent with the County's adopted comprehensive plan and coordinated with MetroPlan Orlando's LRTP and Transportation Improvement Program and the Florida Department of Transportation's adopted work program. (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 The County may support LYNX in seeking appropriate dedicated transit funding sources and shall continue to support mass transit and paratransit, for people with physical or development disabilities, through the appropriation of funds on an annual basis. (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 RESERVED

T1.3.10 The County will continue to assess the investment of County funds in selected State roadway projects to ensure the timely construction of needed transportation improvements. (Policy 1.2.5; Policy T1.4.4-r, Amended 11/12, Ord. 2012-20)

T1.3.11 The County shall oppose the transfer of Florida Department of Transportation (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, the 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 **The County shall establish and maintain 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 shall 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 minimum peak-hour roadway 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

Type	**State and County**			
	Rural	*Urban Non-SIS and Non-TRIP*	*SIS Facilities*	*TRIP Funded Facilities*
Principal Arterial, Urban (Class I)	N/A	E	E	E
Principal Arterial, Urban (Class II)	N/A	E	E	E
Principal Arterial, Rural	D	N/A	N/A	N/A
Minor Arterial, Urban	N/A	E	E	E
Minor Arterial, Rural	D	N/A	N/A	N/A
Collector, Major and Minor Urban	N/A	E	E	E
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 Florida Department of Transportation (FDOT) *Quality/Level of Service Handbook* or other County-accepted methodologies.

T2.1.2 Quality of service standards for Multimodal Transportation Networks (MMTNs) as adopted in Policy T2.5.2 shall be maintained to avoid current and future deficiencies. (Replaced 09/13, Ord. 2013-19)

T2.1.3 RESERVED

OBJ T2.2 **The County shall maintain a concurrency management system that ensures that transportation facilities and services needed to support development and redevelopment are available concurrent with the impacts of such development. (Objective 1.4)**

POLICIES

T2.2.1 The 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. 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 Florida Department of Transportation (FDOT) Five-Year Transportation Plan shall be in the roadway capacity analysis of the Concurrency Management System.

C. The 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.

D. 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 09/13, Ord. 2013-19)

T2.2.2 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)

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 level of service standard adopted in the Orange County Comprehensive Plan is not being met, 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, based on available funding. The following roadway facilities are considered constrained:

FACILITY	SEGMENT
6th Street (Windermere)	Park Ridge-Gotha Road to Hempel Avenue*
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
Michigan Avenue	Bumby Avenue to Crystal Lake Drive*
Orange Avenue	Hansel Avenue North to Hansel Avenue South*
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 Drive to Princeton Street* 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*

*Roadway segments that are under state or municipal jurisdiction or located within a municipal jurisdiction as described in Transportation Policy T2.2.3. The County will coordinate with the respective agencies regarding projects to improve levels of service on these facilities.

(Amended 09/13, Ord. 2013-19; Amended 12/14, Ord. 2014-30; Amended 6/16, Ord. 2016-15; Amended 06/17, Ord. 2017-11)

T2.2.4 Within Orange County, development applications impacting 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.

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 with all counties and local governments in, or adjacent to, the County, as appropriate, to ensure that development impacts that traverse jurisdictional boundaries will not cause the level of service in the adjacent jurisdiction to diminish below the adopted standard. This shall be done 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 coordination meetings. (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 and the County's Concurrency Management System, as applicable. (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 ensure the appropriate distribution and assignment of trips from limited access facilities to other roadway facilities in the impact area in review of development-related transportation studies. (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 (TSM&O) enhancements, intersection improvements that provide for safe movement of pedestrians and bicyclists, and design that supports transit-oriented development. Considerations should include, but are not limited to, high-visibility pavement markings and pedestrian refuge islands, shared use 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 design standards as determined by a transportation impact study.

Orange County's designated multimodal corridors include:

Table 1 Orange County Designated Multimodal Corridors

FACILITY	SEGMENT
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 or high-frequency transit service is either existing or programmed or where recommended by the State, Metropolitan Planning Organization (MPO), or County. . (Amended 09/13; Ord. 2013-19; Amended 12/14, Ord. 2014-30)

Reserved. [Amended 06/10, Ord. 2010-07; Amended 03/13, Ord. 2013-07; Amended 07/22, Ord. 2022-16 (2020-2-C-CP-1) removed Objective T2.3 and policies T2.3.1 – T2.3.14]

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)

T2.4.3 Transportation 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 Networks (MMTN) where priority is placed on providing a safe, comfortable, and attractive environment for pedestrians, bicyclists, and automobiles, with potential access to transit. (Added 09/11, Ord. 2009-28; Amended 11/12, Ord. 2012-20; Amended 01/16, Ord. 2016-04)**

POLICIES

T2.5.1 **General Multimodal Transportation Networks (MMTN) Principles**

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

A. **Financial Feasibility.** Multimodal Transportation Network (MMTN) shall be approved only in conjunction with a financially feasible infrastructure plan as defined by the County and applicable policies in the Comprehensive Plan, including but not limited to Objective CIE1.6 and implementing Policies CIE1.6.5 and 1.6.6.

B. **Preservation of Strategic Intermodal System (SIS) Facilities**. Multimodal Transportation Network (MMTN) 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 Multi-Modal Transportation Network (MMTN) shall be mitigated within the MMTN to the extent possible. (Amended 11/12, Ord. 2012-20)

C. **Required Design Elements.** Multimodal Transportation Network (MMTN) 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; Amended 01/16, Ord. 2016-04)

T2.5.2 **Transportation Quality/Level of Service.**

A. Level of service shall be consistent with T2.1.1. the County establishes the following minimum quality/level of service standards for transit, bicycle, and pedestrian facilities and roadways within a Multimodal Transportation Network (MMTN). The Level of Service (LOS) shall be measured in accordance with professionally-accepted methodologies detailed in Florida Department of Transportation (FDOT) publications, handbooks, and/or software implementing multimodal quality of service, as they may be updated from time to time.

Table 3 Level of Service Standards				
	Pedestrian	*Transit*	*Bicycle*	*Automobile*
Transit-oriented	C	C	D	E *
Bicycle/Pedestrian-oriented	C	D	C	E *
*Automobile LOS shall be periodically reviewed as the transit network and other non-motorized transportation improvements are implemented.				

B. The 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. The County establishes the following performance targets for transit, bicycle, and pedestrian facilities, and roadways within an Multimodal Transportation Network (MMTN):

1. 80% of all the bicycle and pedestrian facilities within the MMTN network shall function at LOS C or better;
2. All parcels within ¼ mile of an existing or identified future transit stop should be serviced by pedestrian facilities operating at LOS C or better;
3. 70% of the employees and dwelling units in an MMTN 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; Amended 01/16, Ord. 2016-04)

T2.5.3 **Transportation Concurrency.** Transportation concurrency in an Multimodal Transportation Network (MMTN) shall be evaluated based upon a financially feasible capital improvements plan as defined by the County and applicable policies in the Comprehensive Plan, including but not limited to Objective CIE1.6 and implementing Policies CIE1.6.5 and 1.6.6. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

T2.5.4 **Vehicle Trip Reduction/Transportation Demand Management.** When appropriate, the County shall identify and work with other service providers, to implement transportation demand management strategies into the transportation planning process for Multimodal Transportation Network (MMTN) to alleviate congestion. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

T2.5.5 **Intergovernmental Coordination.** The 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. The County shall make every reasonable effort to coordinate with the Greater Orlando Aviation Authority to integrate Innovation Way into the airport's transportation master plan. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

T2.5.6 **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; Amended 01/16, Ord. 2016-04)

T2.5.7 **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. Accommodations for pedestrian access and movement, including shaded sidewalks, benches, and enhanced crossings;
B. Direct connections between the Multimodal Transportation Network (MMTN) and the regional bicycle/ pedestrian network;
C. Installation of shared use paths in accordance with theFlorida Department of Transportation (FDOT) *Bicycle Facilities Planning and Design Guidelines Handbook*;
D. Well-designed accommodations for transfer of passengers at designated transit facilities;
E. Preferential parking for rideshare participants;
F. Well-designed access for motor vehicle passenger drop-offs and pick-ups at designated transit facilities and at commercial and office development sites;
G. Accommodations for car sharing, bike sharing, and electric cars, including designated locations, preferential parking, and electric car charging stations, as applicable.
H. Weather protection at transit stops. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

T2.5.8 **Multimodal Street Design and Operation.** The 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; Amended 01/16, Ord. 2016-04)

T2.5.9 **Street Network and Connectivity.** To provide continuous circulation systems for pedestrians, bicyclists, and automobiles, unconnected streets (cul-de-sacs, T-turnarounds, and dead ends) shall be avoided. In places where an unconnected street cannot be avoided, pedestrian and bicycle connectivity shall be provided with a through-connection designed into the street. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

T2.5.9.1 To promote communities that are physically connected to each other, and to foster community and connectedness beyond the development, all development plans shall include 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, in order to continue the interconnected street network of the Multi-Modal Transportation Network (MMTN) 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; Amended 01/16, Ord. 2016-04)

T2.5.10 **Bicycle/ Pedestrian Network and Connectivity.** Multimodal Transportation Networks (MMTN) 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.

Bicycle lanes may be provided on new or reconstructed arterials and collector roadways within the MMTN in accordance with the Florida Department of Transportation (FDOT) guidelines or other standards determined appropriate by the County Engineer.

(Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

T2.5.11 **Consideration for Schools.** The County shall give special consideration to schools and their multimodal needs to provide a safe, accessible environment for students. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

T2.5.11.1 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; Amended 01/16, Ord. 2016-04)

T2.5.11.2 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. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

T2.5.12 **Transit.** The County shall work with LYNX and other transit providers to ensure that the Multimodal Transportation Network (MMTN) is well-connected via transit to major trip generators and attractors both inside and outside of the MMTN. Transit stops and waiting areas should be planned concurrent with development and designed in a manner to provide a safe and comfortable environment to encourage their use.

The County shall coordinate with LYNX and other transit providers regarding the provision of benches, signage, lights, bicycle parking, and covered or enclosed waiting areas for transit stops within the Multimodal Transportation Network (MMTN). Where provided, shelters shall include a level of amenities appropriate for the stop type for passenger comfort and convenience.

(Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

OBJ T2.6 Innovation Way Multimodal Transportation Network is hereby established on Map 1 of the Transportation Element Orange County 2030 Long Range Plan. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

POLICIES

T2.6.1 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 Multimodal Transportation Network (MMTN). Such exemption shall not relieve the developer from meeting all conditions of approval in the Development Order. In other areas of Innovation Way, development will be guided by a Regulating Plan that describes each transect and associated development requirements. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

T2.6.2 **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: Designed to incorporate two spine roads, limited to four travel lanes with a dedicated (future) transit envelope and include an 8 to 12-foot wide multi-purpose path on both sides of the road.

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; Amended 01/16, Ord. 2016-04)

T2.6.3 **Access to Parks, Recreation and Open Space.** Where permitted and to advance connectivity and to 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. (Added 09/11, Ord. 2009-28; Amended 11/12, Ord. 2012.20, Policy 2.6.11-r; Amended 01/16, Ord. 2016-04)

T2.6.4 **Funding of Capital Improvements.** An Innovation Way Transportation Agreement (IW-TA) financially feasible capital improvements plan, as defined by the County, and applicable policies in the Comprehensive Plan, including but not limited to Objective CIE1.6 and implementing Policies CIE1.6.5 and 1.6.6, shall be developed for the network. Funding sources for identified projects may include, but are not limited to, the following:

- 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

(Added 09/11, Ord. 2009-28; Amended 11/12, Ord. 2012-20, Policy 2.6.13-r; Amended 01/16, Ord. 2016-04)

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 Multimodal Transportation Network (MMTN) 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 The County may grant an exception from transportation concurrency for projects that promote public transportation, as defined in Chapter 163.3164(37), Florida Statutes. (Added 05/09, Ord. 2009-15; Amended 06/12, Ord. 2012-14; Amended 03/13, Ord. 2013-07)

POLICIES

T2.8.1 Projects that promote public transportation are developments within the Urban Service Area 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 that 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 06/12, Ord. 2012-14)

T2.8.2 Where there are opportunities, the 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. A portion of a Planned Development or proposed development may be eligible for concurrency exception for trips generated for these portions by meeting the performance standards in Policies T2.8.5 through T2.8.9. This partial exception shall not affect other portions of a Planned Development or proposed development that do not comply with these policies, which shall still be subject to concurrency. Review of these portions not receiving a concurrency exception shall not be subject to the performance standards. (Added 05/09, Ord. 2009-15, Policy T2.6.2; Amended 06/12, Ord. 2012-14; Amended 03/13, Ord. 2013-07)

T2.8.3 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 are provided. (Added 05/09, Ord. 2009-15, Policy T2.6.3; Amended 06/12, Ord. 2012-14; Amended 03/13, Ord. 2013-07)

T2.8.4 Proposed transit oriented projects shall be reviewed based on the results of a study conducted by the applicant, which shall be consistent with County-approved methodologies.

(Added 05/09, Ord. 2009-15, Policy T2.6.4; Amended 06/12, Ord. 2012-14; Amended 03/13, Ord. 2013-07)

T2.8.5 Compliance with performance standards shall be subject to the final approval by the County during the development review process based upon the following:

- Land uses shall be organized in such a way that the densities and intensities promote transit use, with higher density and intensity commercial offices, multifamily residential, and institutions located within walking distance to transit stations/stops and connected by pedestrian and bicycle circulation systems, consistent with all County-adopted Land Development Code standards for transit-oriented development.
- Vehicle parking supply shall be based on average demand, not peak demand, using shared vehicle parking to accommodate demand peaks. It is preferred that parking be located on the street, behind buildings, and in carefully designed and located parking structures.
- Buildings are, to the extent practicable, to be located and oriented in a manner that accommodates non-motorized travel and with facades and design features that contribute to an active street scene and create pedestrian-oriented environments, consistent with all County-adopted Land Development Code standards for transit-oriented development. (Added 05/09, Ord. 2009-15, Policy T2.6.5; Amended 06/12, Ord. 2012-14)

T2.8.6 RESERVED.

T2.8.7 RESERVED.

T2.8.8 RESERVED.

T2.8.9 RESERVED.

T2.8.10 RESERVED.

GOAL T3 **A multimodal transportation system that integrates land use, transportation strategies and the provision of infrastructure and services shall be established to provide a sustainable transportation and mobility infrastructure 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 that promote a convenient and efficient mobility system for all users of the transportation system based upon the development context. (Objective 2.1-r)**

POLICIES

T3.1.1 The County shall require densities, intensities and mixed uses that integrate and support non-motorized transportation, enhance the feasibility of transit, decrease trip lengths, and promote internal capture of vehicle trips. (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)

T3.1.2 The County shall promote pedestrian-friendly, compact, mixed-use, transit-ready and transit-oriented development in designated activity centers with existing or programmed high-frequency transit service for more efficient use of land, infrastructure, and services within the Urban Service Area boundary.

T3.1.3 RESERVED.

T3.1.4 RESERVED.

T3.1.5 RESERVED

OBJ T3.2 **The County shall build and require to be built street, pedestrian and bicycle networks that provide regional, community, and neighborhood interconnectivity and provide direct access to existing and planned multi-modal transportation facilities, activity centers, community services, and amenities as appropriate. (Policies 2.1.1-r, 2.1.1.1-r, 2.1.1.4; Amended 06/17, Ord. 2017-11)**

POLICIES

T3.2.1 The County shall require developments to provide interconnected transportation street, pedestrian, and bicycle networks through measures including, but not limited to, cross-access easements, public rights-of-way, and/or transportation facility stubouts to adjacent parcels. These connections shall be provided in all directions, except where not physically feasible or the abutting land is undevelopable, including across existing and proposed streets, at intervals that support direct pedestrian and bicycle travel within and beyond the borders of the proposed development and that avoid cul-de-sacs or other closed-end street designs. (Amended 06/17, Ord. 2017-11)

T3.2.2 The County shall ensure that existing and new developments are connected by pedestrian, bikeways, and roadway systems unless prevented by physical or environmental barriers, including, but not limited to, limited access roadways, railroads, and environmental features. Where full street connections are not possible, bicycle and pedestrian connections may be required by the County. (Amended 06/17, Ord. 2017-11)

T3.2.3 The County shall require an interconnected transportation network to develop and maintain transportation networks that accommodate local and regional travel demand and to allow access between neighborhoods. Residential streets should be designed to limit excessive speeds on neighborhood streets, including traffic calming measures where appropriate. (Policies 2.1.1.2-r, 2.1.1.3, 2.1.1.4; Amended 11/15, Ord. 2015-20; Amended 06/17; 2017-11)

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 forestall reasonably foreseeable future bicycle/pedestrian use;
B. the loss of the street will not forestall non-motorized access to adjacent land uses or transit stops;
C. the loss of the street is necessary for the construction of a high-density, mixed-use project containing both residential and non-residential uses; and
D. there is no reasonably foreseeable need for any type of transportation corridor for the area in the future.

(Amended 03/13, Ord. 2013-07)

T3.2.5 Proposed gated communities and private streets will be evaluated on a case-by-case basis for appropriateness. (Policy 2.1.1.4)

OBJ T3.3 **The County shall support the infrastructure and service improvements necessary to increase mobility options for all users, promote safety for all users of the transportation system, and promote the use of non-motorized transportation. (Amended 11/16, Ord. 2016-28)**

POLICIES

T3.3.1 The County shall support high-frequency public transit including, but not limited, to commuter rail, light rail, circulator systems, and Bus Rapid Transit (BRT), where appropriate. (Policy 1.7-r)

T3.3.2 The County shall, where appropriate, ensure that design features associated with major roadway projects promote safe and convenient bicycle travel in accordance with Florida Department of Transportation (FDOT) guidance or other engineering standards determined appropriate by the County Engineer. (Added 05/04, Ord. 04-06, Policies 1.6.8, 1.6.8.1-r, Amended 11/16, Ord. 2016-28)

T3.3.3 The County shall continue to use the Orange County 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 The County shall include the appropriate pedestrian facilities on any new or reconstructed street in accordance with federal accessibility laws and with Florida Department of Transportation (FDOT) guidance or other engineering standards determined appropriate by the County Engineer. (Amended 11/16, Ord. 2016-28)

T3.3.5 The County shall consider the special mobility and transit needs of the transportation disadvantaged in association with the construction or retrofit of sidewalks, signalized intersections and roadways at the collector level or above, including design and installation of midblock crossings, beacons, and/or other safety features, as warranted. (Policy 2.2.6-r; Amended 11/16, Ord. 2016-28))

T3.3.6 The County shall support the provision of intermodal stations that facilitate safe and accessible transitions between appropriate travel modes, including pedestrians, bicycles, rail, buses, and automobiles. (Added 05/04, Ord. 04-06, Policy 1.7.4-r; Amended 11/16, Ord. 2016-28)

T3.3.7 The County will plan, design, operate, and maintain County roadways to promote safety for people of all ages and abilities, including pedestrians, cyclists, transit users, motorists, and freight and service operators, through the adoption of a Complete Streets policy and implementation guidelines by the end of 2018. (Added 11/16, Ord. 2016-28)

OBJ T3.4 The 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)

POLICIES

T3.4.1 The County, in collaboration with Florida Department of Transportation (FDOT), Metro-Plan Orlando, LYNX, local governments, Central Florida Expressway Authority, and the private sector, will plan the development and operation of viable and financially feasible transportation systems on a local and regional scale that use state-of-the-art and energy-efficient infrastructure, vehicles, materials, technologies, and methodologies, where economically feasible. (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; Amended 11/15, Ord. 2015-20)

T3.4.2 The County will continue to coordinate with Florida Department of Transportation (FDOT), MetroPlan Orlando, Central Florida Expressway Authority, local governments, and private entities to identify needed transportation projects. These include projects named on the Orange County Five-Year Capital Improvements Program and Ten-Year Capital Improvements Schedule, MetroPlan Orlando Transportation Improvement Program, State Transportation Improvement Program, and MeteroPlan Orlando Long Range Transportation Plan. (Objective 1.3-r, Policies 1.3.1-r, 1.3.4-r, 3.1.1-r, 3.1.3-r; Amended 11/15, Ord. 2015-20)

T3.4.2.1 The County will continue to coordinate with Florida Department of Transportation (FDOT), MetroPlan Orlando, Central Florida Expressway Authority, local governments, and private entities to address capacity and operational project needs identified in state and regional freight plans. (Added 11/16, Ord. 2016-28)

T3.4.2.2 The County will work with MetroPlan Orlando to develop and implement County and regional freight routing plans to ensure freight efficiency, leverage transportation investments, and ensure compatibility with other land uses in the County. (Added 11/16, Ord. 2016-28)

T3.4.3 The County shall coordinate with MetroPlan Orlando to ensure that air quality and carbon emissions , tourism, and freight movement are issues considered in the development of the regional Long Range Transportation Plan and in related project development activities. (Added 05/04, Ord. 04-06, Policies 1.5.1, 3.1.1-r, 3.4.3-r; Amended 03/13, Ord. 2013-07; Amended 11/16, Ord. 2016-28)

T3.4.4 The County shall continue to coordinate with LYNX, Florida Department of Transportation (FDOT), MetroPlan Orlando, and other local governments and agencies to identify, design and develop transportation facilities that promote safety for all users of the transportation system and the use of non-motorized transportation. (Policies 1.6.6-r, 3.2.2-r, Amended 11/16, Ord. 2016-28)

T.3.4.4.1 The County shall partner with Florida Department of Transportation (FDOT), MetroPlan Orlando, LYNX, local governments, and other regional and local entities, as appropriate, in regional and local initiatives focused on engineering, evaluation, enforcement, education, and encouragement of activities to improve pedestrian and bicyclist safety and to reduce crashes. (Added 11/16, Ord. 2016-28)

T3.4.5 The County shall work with Florida Department of Transportation (FDOT), MetroPlan Orlando, LYNX, local governments, and the private sector to promote the use of Travel Demand Management (TDM), Transportation Systems Management and Operations (TSMO), 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)

T3.4.6 The 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, accessible, 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; Amended 11/16, Ord. 2016-28)

T3.4.7 The County shall continue to work with the Orange County School Board and LYNX to facilitate transportation of students to and from school, promote Safe Routes to School and the use of non-motorized transportation, and to identify and address hazardous walking conditions consistent with statutory requirements. (Policy 2.2.5; Amended 11/16, Ord. 2016-28)

T3.4.8 The County shall coordinate with MetroPlan Orlando and local governments to implement the regional connectivity of the Trails Master Plan, to plan state and regional trail networks and projects, and to promote the development of recreational trails and other forms of active transportation. (Policies 1.6.8.3-r, 1.6.8.4-r; Amended 11/13, Ord. 2013-22; Amended 11/15, Ord. 2015-20)

T3.4.9 The County shall work with all appropriate entities to develop a comprehensive multimodal improvement strategy which includes the connection of regional employment centers and other economic assets and high density and high intensity land use areas to each other by appropriate modes. (Policy 1.6.1-r; Amended 11/15, Ord. 2015-20)

T3.4.10 The County shall provide the opportunity for the public to participate in the transportation planning process through public meetings, public workshops, small group meetings, websites and press releases, and other public forums. Public input shall be solicited at the Roadway Conceptual Analysis or other initial stage of planning through public meetings held in the affected geographic area of the project. These meetings shall be scheduled and conducted in accordance with county guidelines, including public notification, Title VI compliance, and accessibility. (Objective 3.3-r; Policies 3.3.1-r, 3.3.2-r)

T3.4.11 The County shall continue to support the construction of the Wekiva Parkway and associated transportation projects, including improvements by the Central Florida Expressway Authority, the Florida Department of Transportation (FDOT), or Florida's Turnpike Enterprise to the greatest extent feasible. (Added 12/07, Ord. 2007-20; Policy 1.3.5-r; Amended 11/15, Ord. 2015-20)

T3.4.12 The County shall continue to work with Lake and Seminole Counties, the Florida Department of Transportation, the Central Florida Expressway Authority, Florida's Turnpike Enterprise, and other state agencies and municipalities to help ensure the construction of the Wekiva Parkway and associated improvements in a cost effective and environmentally sensitive manner. The County shall encourage the use of parkway-associated stormwater management facilities for aquifer recharge, wetland and habitat restoration, and as irrigation sources in lieu of groundwater. (Added 12/07, Ord. 2007-20; Policy 3.1.7; Amended 11/15, Ord. 2015-20)

T3.4.13 The County shall continue to support the planning and construction of Interstate 4 improvements, including the "I-4 Ultimate" configuration through metro Orlando and the development of "Beyond the Ultimate" I-4 improvements with six (6) General Use Lanes and four (4) Managed Express Lanes from US 27 in Polk County to SR 472 in Volusia County. (Added 06/15, Ord. 2015-07)

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 the Greater Orlando Aviation Authority (GOAA), the City of Orlando, LYNX, MetroPlan Orlando, and the Florida Department of Transportation (FDOT), the Central Florida Expressway Authority, and private entities, as applicable, to promote multimodal and intermodal transportation systems that connect the Orlando International Airport (OIA) and the Orlando Executive Airport (OEA) to the overall transportation network. (Policy 3.2.4-r)

T3.5.2 The County, through its role on MetroPlan Orlando and the Greater Orlando Aviation Authority (GOAA) governing boards and other appropriate means, shall continue to ensure that GOAA's aviation improvements and operations are coordinated with area transportation agencies and projects, are supported by appropriate land use and airport noise regulations, are reviewed for potential transportation and environmental impacts and required mitigation, and are consistent with the Comprehensive Plan. (Objective 1.8-r; Policy 1.8.7-r)

T3.5.2.1 RESERVED.

T3.5.2.2 RESERVED.

T3.5.2.3 RESERVED.

T3.5.2.4 RESERVED.

T3.5.3 RESERVED.

T3.5.3.1 RESERVED.)

T3.5.3.2 RESERVED.

T3.5.3.3 RESERVED.

T3.5.4 RESERVED.

T3.5.4.1 RESERVED.

T3.5.4.2 RESERVED.

T3.5.5 The County shall coordinate with any proposed new general aviation facility to provide technical assistance as needed and to ensure aviation development is consistent and compatible with surrounding land use and community context to address transportation and environmental impacts and required mitigation consistent with applicable plans and regulations; to implement appropriate land use and airport noise regulations; and coordinate surface transportation access and projects consistent with local, regional, and state transportation plans. (Added 05/03, Ord. 03-03, Objective 1.10, Policies 1.10.1, 1.10.2, 1.10.3, 1.10.4)

OBJ T3.6 **The County recognizes the East Central Florida Corridor Task Force (ECFCTF) Final Report, presented to the Governor on December 1, 2014, pursuant to Executive Order 13-319. Additional ECFCTF maps published in the study that depict Conceptual Corridors for future planning and analysis are included in the Data and Analysis section of the Transportation Element. Orange County Transportation Element Policies have been revised, as appropriate, to reflect the following Guiding Principles for Corridors, as presented in the ECFCTF Final Report. (Added 11/15; Ord. 2015-20)**

POLICIES

T3.6.1 The County shall direct strategic investments to transportation corridors that will provide better access to regional employment centers and other economic assets or provide better connectivity to global markets. (Added 11/15; Ord. 2015-20)

T3.6.2 The County shall make optimal use of existing transportation facilities before adding new capacity to existing facilities or developing new facilities. (Added 11/15; Ord. 2015-20)

T3.6.3 Where feasible, the County shall give preference to enhancing existing corridors, recognizing that new corridors may be needed to meet current or future mobility and connectivity needs. (Added 11/15; Ord. 2015-20)

T3.6.4 The County shall make early decisions about the location of new or enhanced corridors to ensure effective coordination with conservation and land use decisions and to enable timely preservation, management, or acquisition of property necessary to accommodate existing and planned transportation facilities. (Added 11/15; Ord. 2015-20)

T3.6.5 The County shall plan enhanced or new transportation corridors, where appropriate, to accommodate multiple modes of transportation, including opportunities for recreational trails and other forms of active transportation, and to accommodate multiple uses, including utility infrastructure. (Added 11/15; Ord. 2015-20)

T3.6.6 The County shall protect the integrity of statewide and interregional corridors by developing and maintaining strong regional and local transportation networks to accommodate demand for regional and local trips. (Added 11/15; Ord. 2015-20)

T3.6.7 The County shall plan, design, construct, and operate transportation corridors to reflect the context of the communities and environment through which the corridors pass to the fullest extent possible. (Added 11/15; Ord. 2015-20)

T3.6.8 The County shall use state-of-the-art and energy-efficient infrastructure, vehicles, materials, technologies, and methodologies, where economically feasible, to develop and operate transportation corridors. (Added 11/15; Ord. 2015-20)

T3.6.9 The County shall plan, design, construct, and operate transportation corridors to be safe and secure for all users. (Added 11/15; Ord. 2015-20)

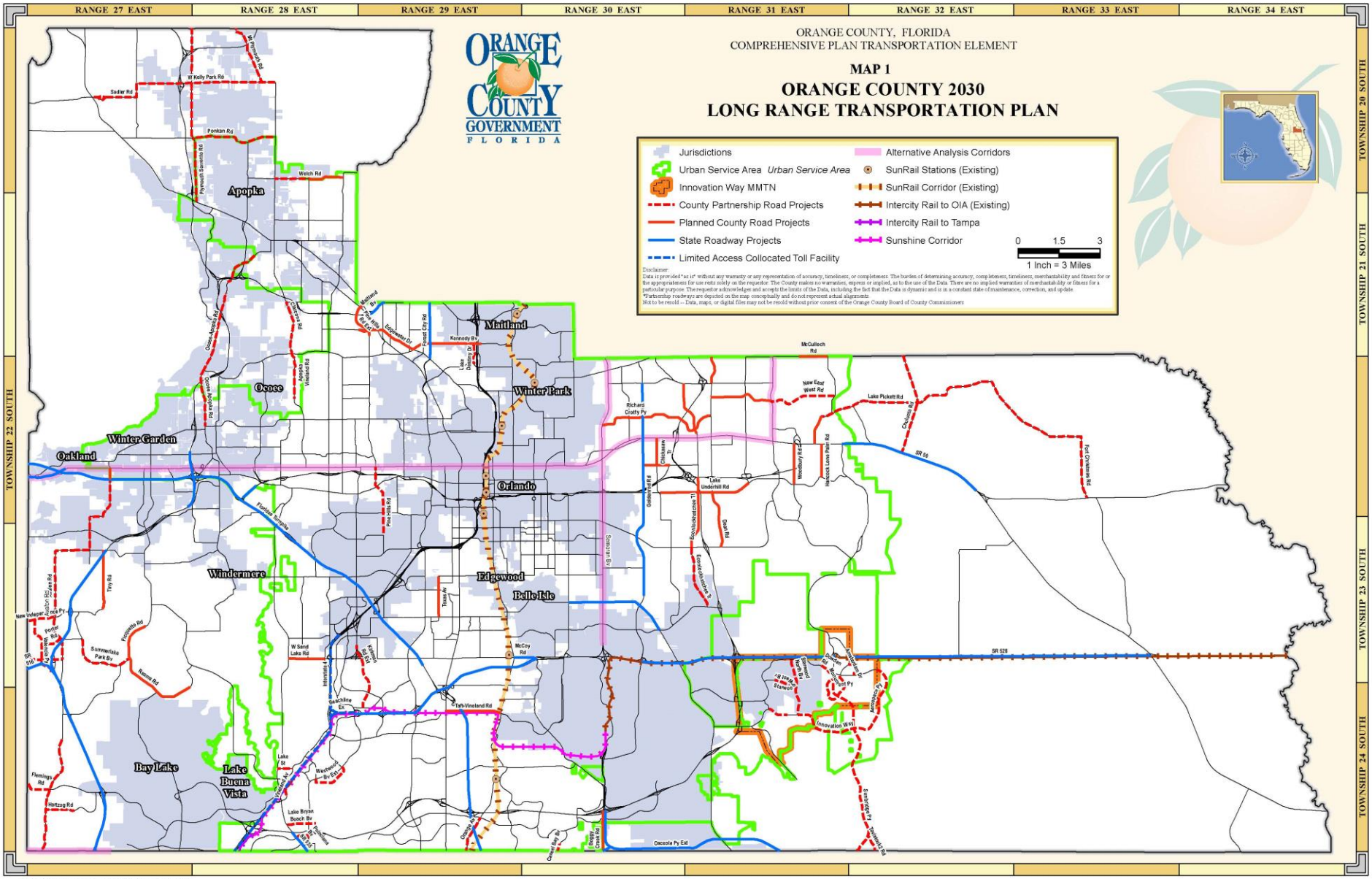
T3.6.10 The County shall plan, design, construct, and operate transportation corridors to support emergency evacuation, emergency response, and post disaster recovery activities; ensure that corridor improvements intended to enhance emergency evacuation and response are not used to promote additional development in hazardous areas or areas not planned for growth. (Added 11/15; Ord. 2015-20)

APPENDIX

I. TRANSPORTATION MAP SERIES

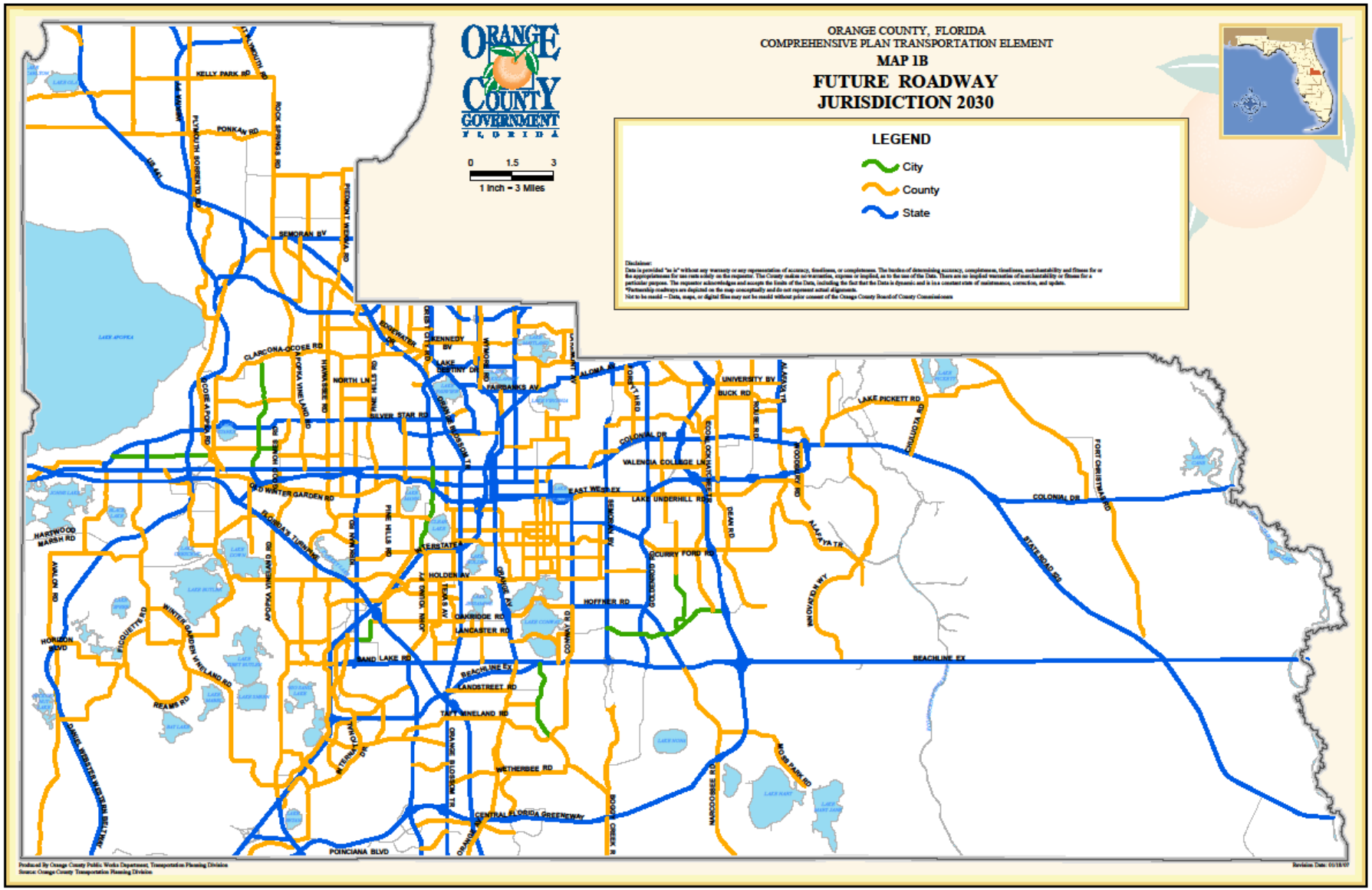
TM 1

Map 1 Transportation Element Orange County 2030 Long Range Plan



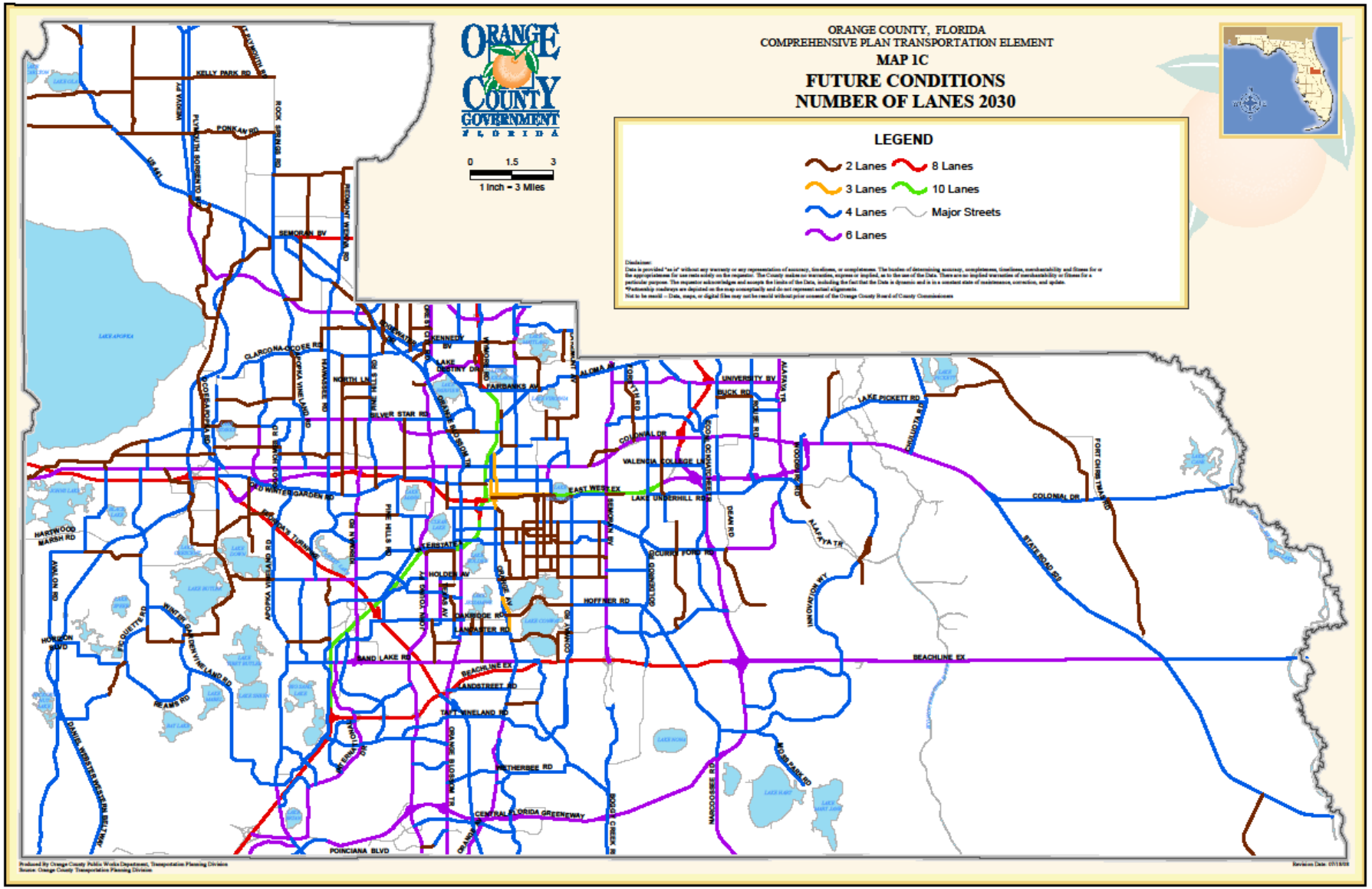
TM 2

Map 1B Transportation Element Future Roadway Jurisdiction 2030



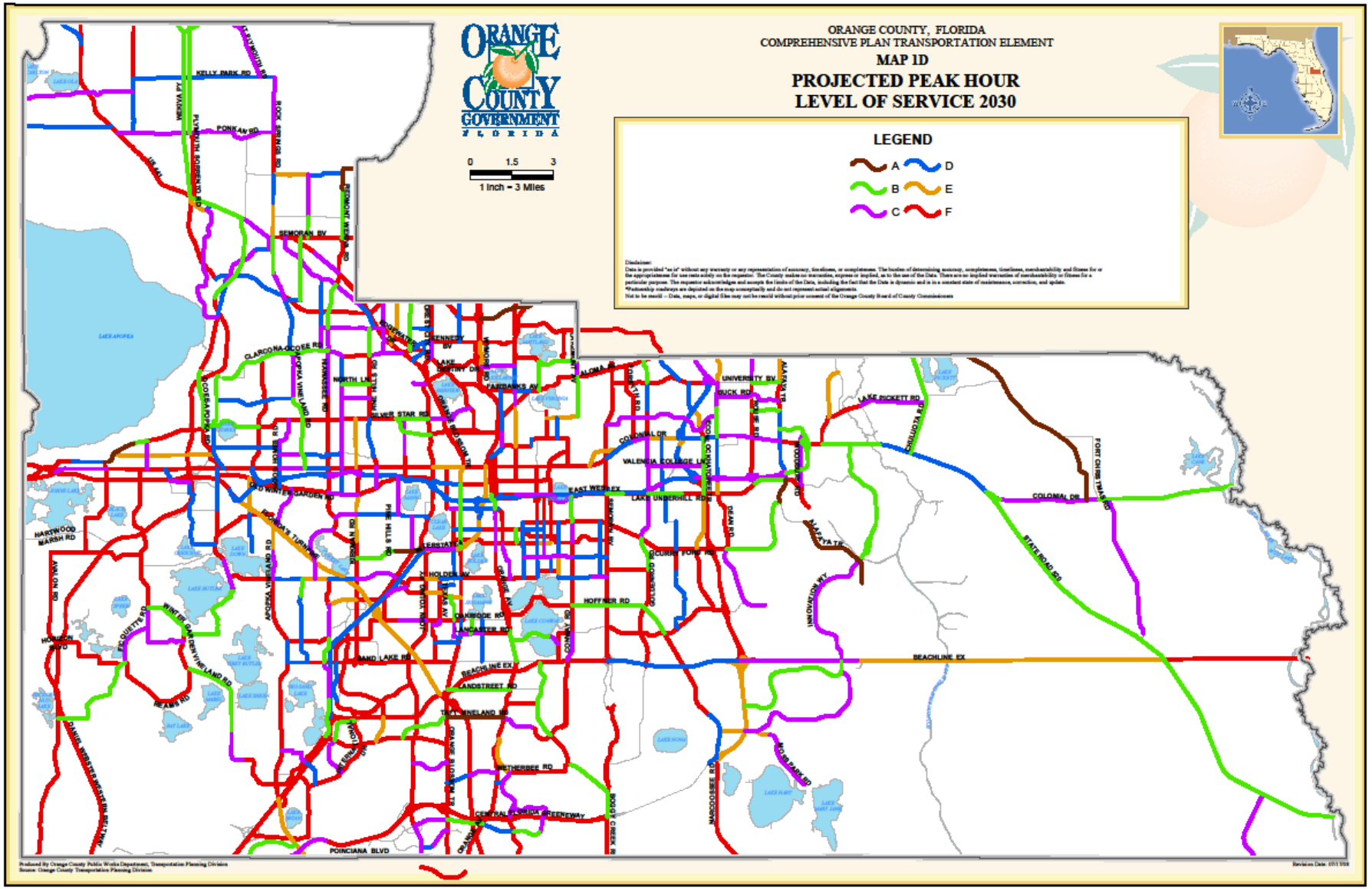
TM 3

Map 1C Transportation Element Future Conditions Number of Lanes 2030



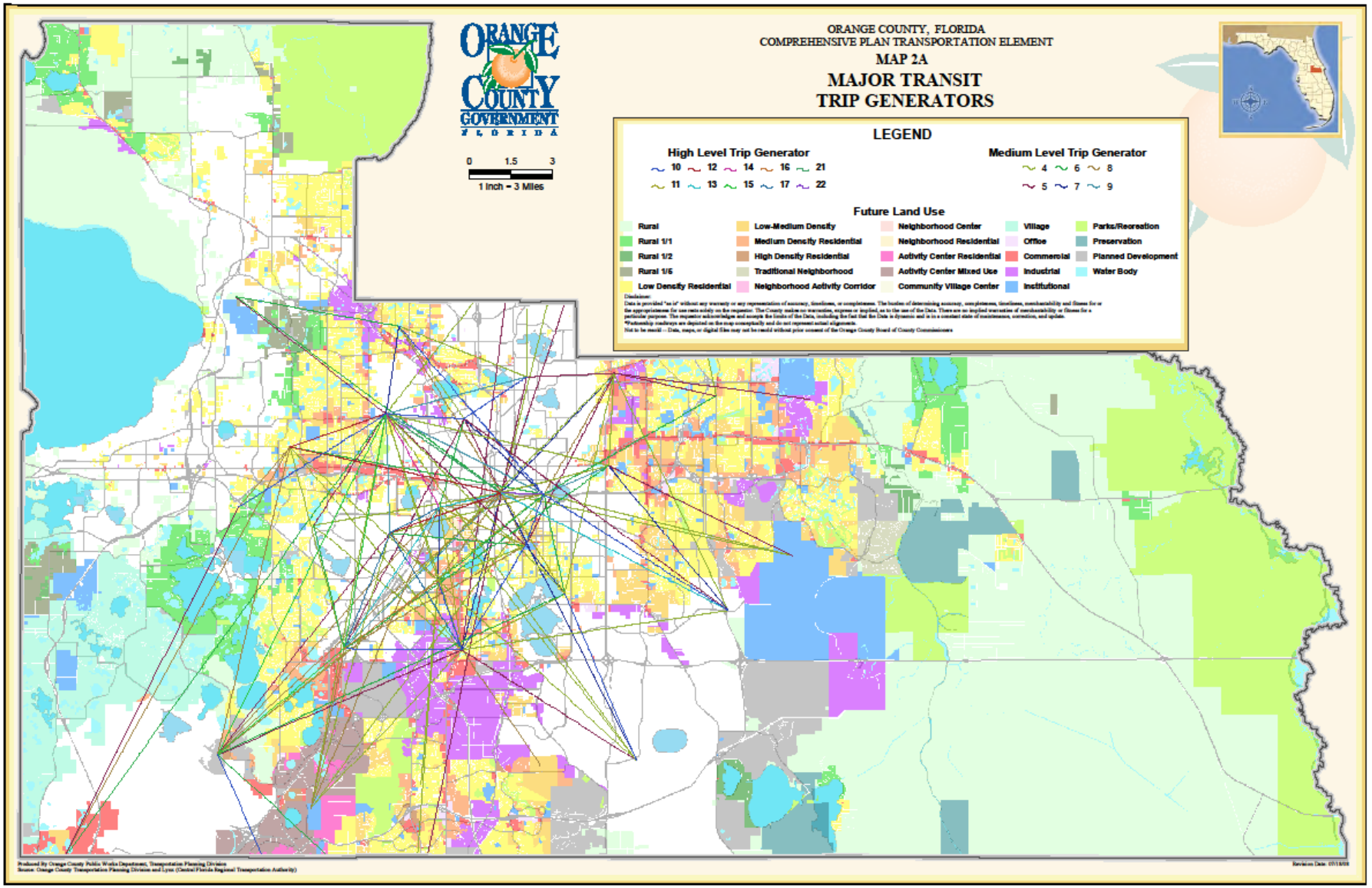
TM 4

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



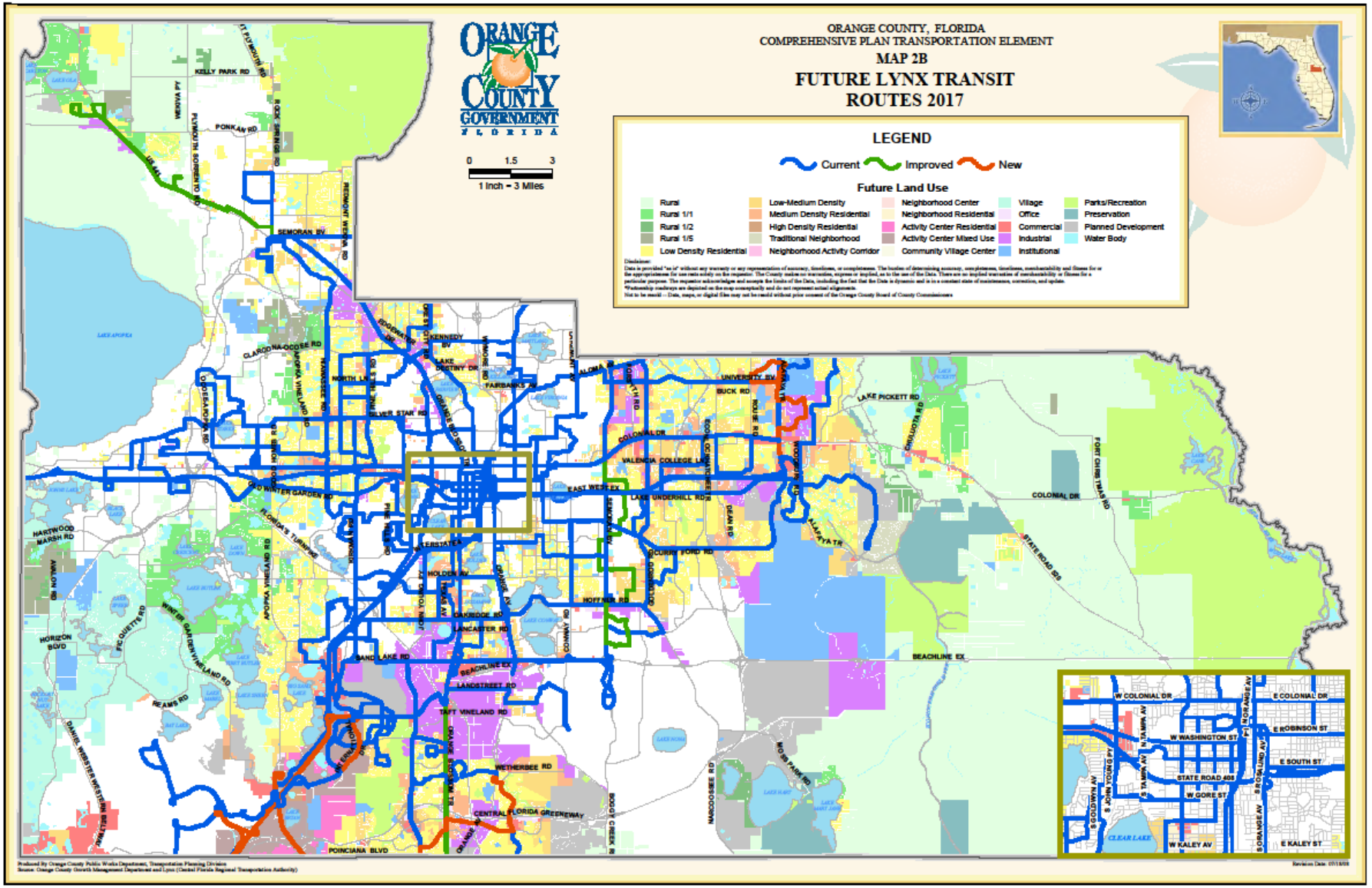
TM 5

Map 2A Transportation Element Major Transit Trip Generators



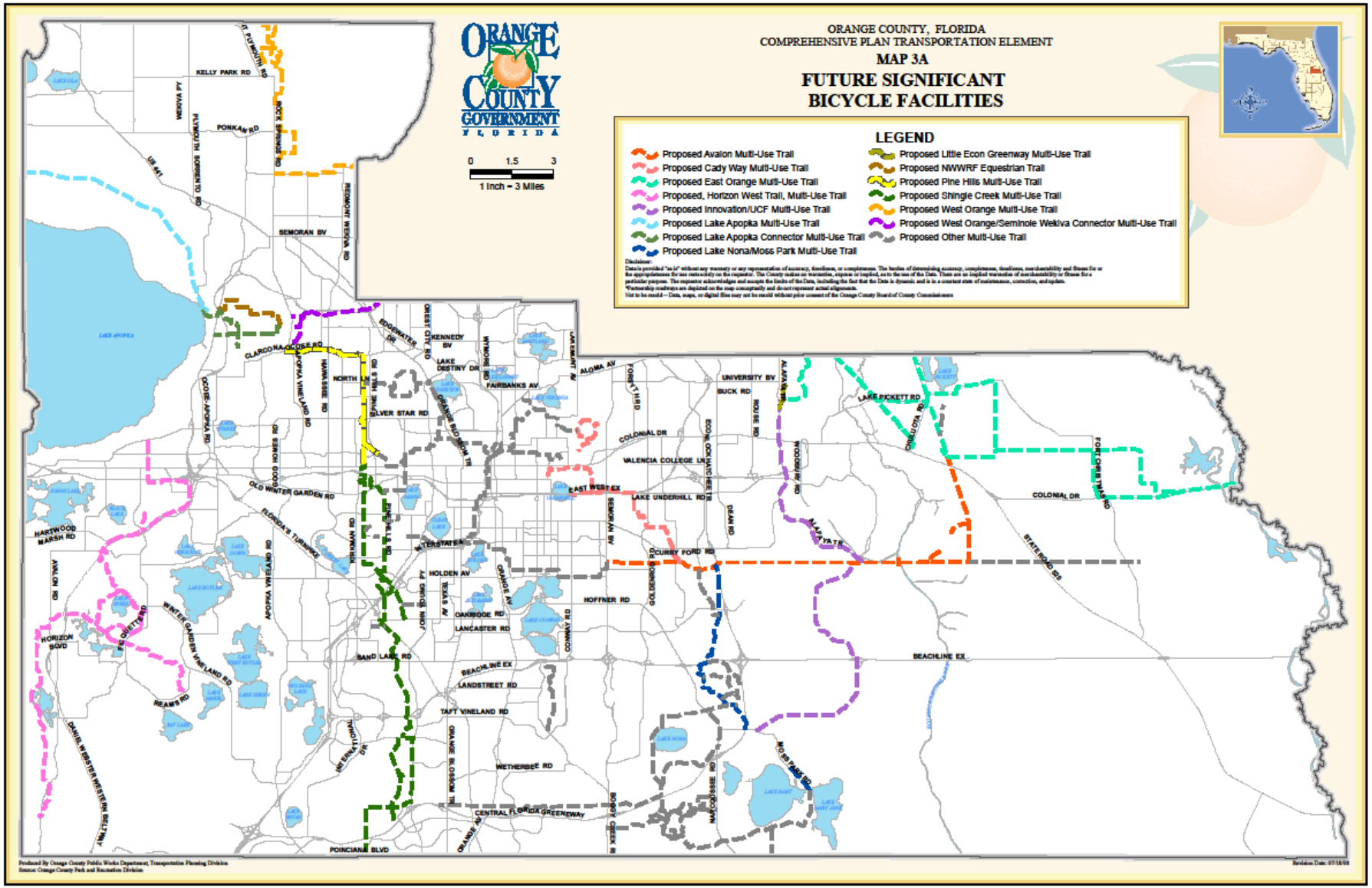
TM 6

Map 2B Transportation Element Future Lynx Transit Routes 2017



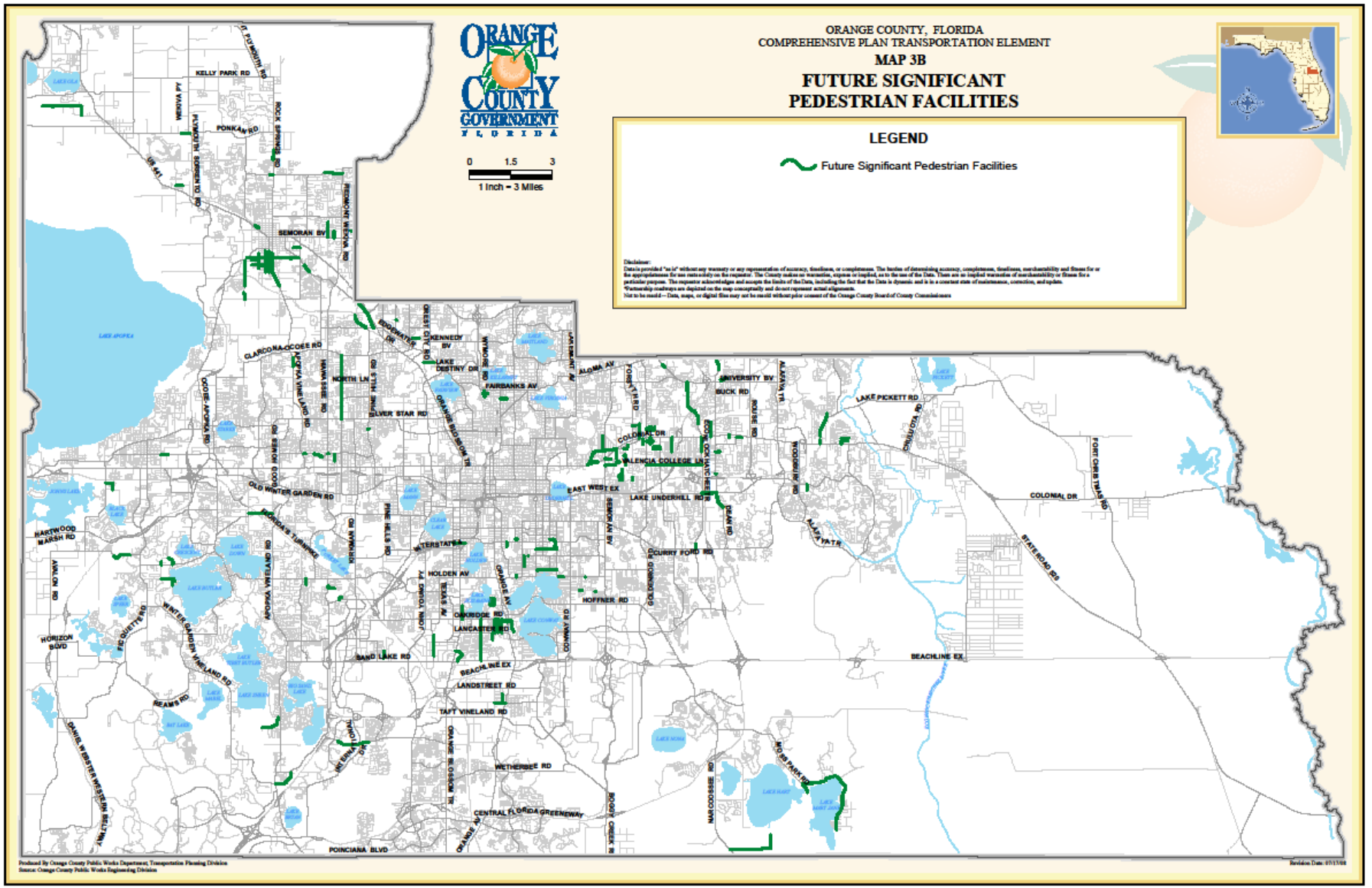
TM 7

Map 3A Transportation Element Future Significant Bicycle Facilities



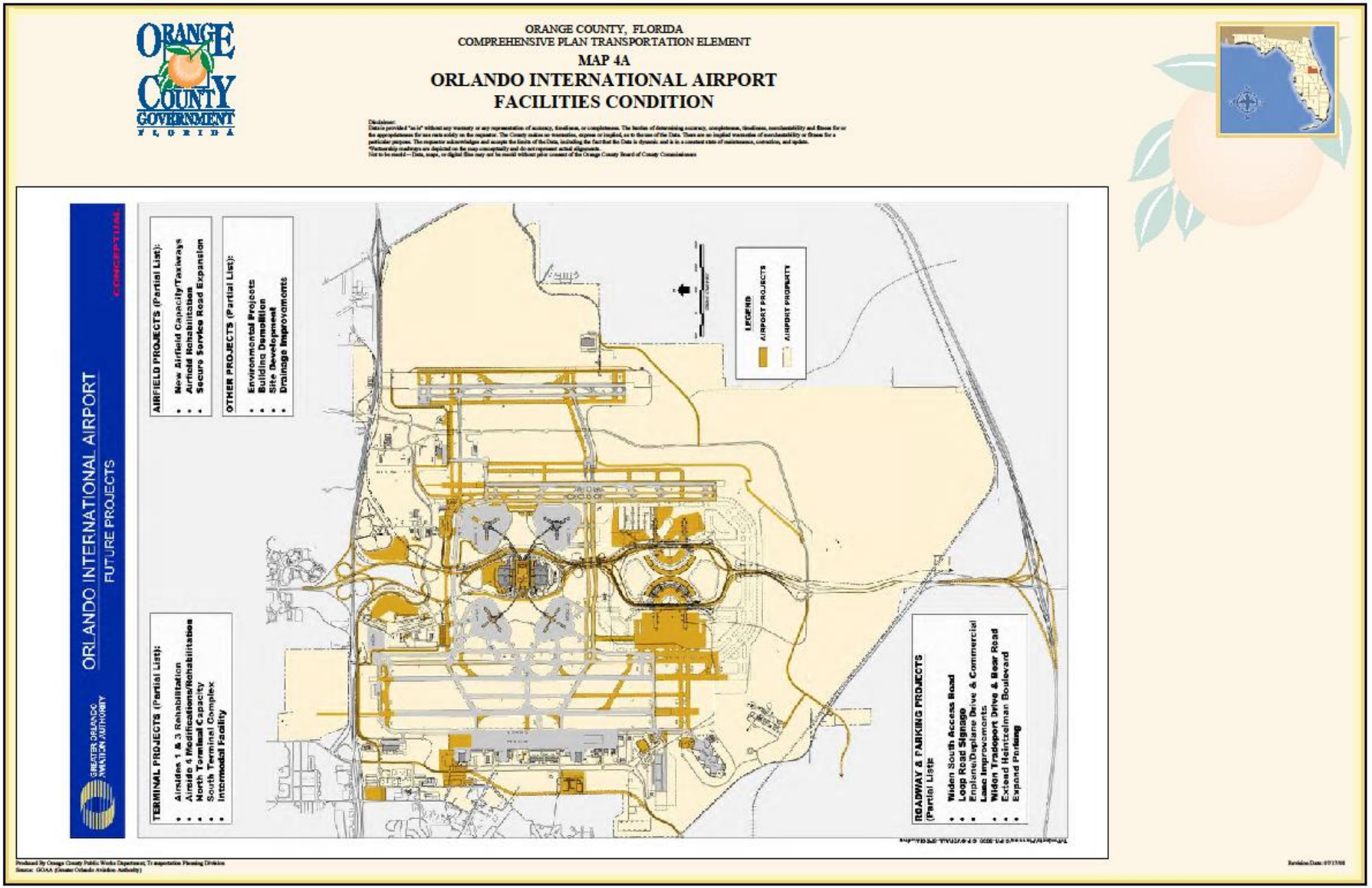
TM 8

Map 3B Transportation Element Future Significant Pedestrian Facilities



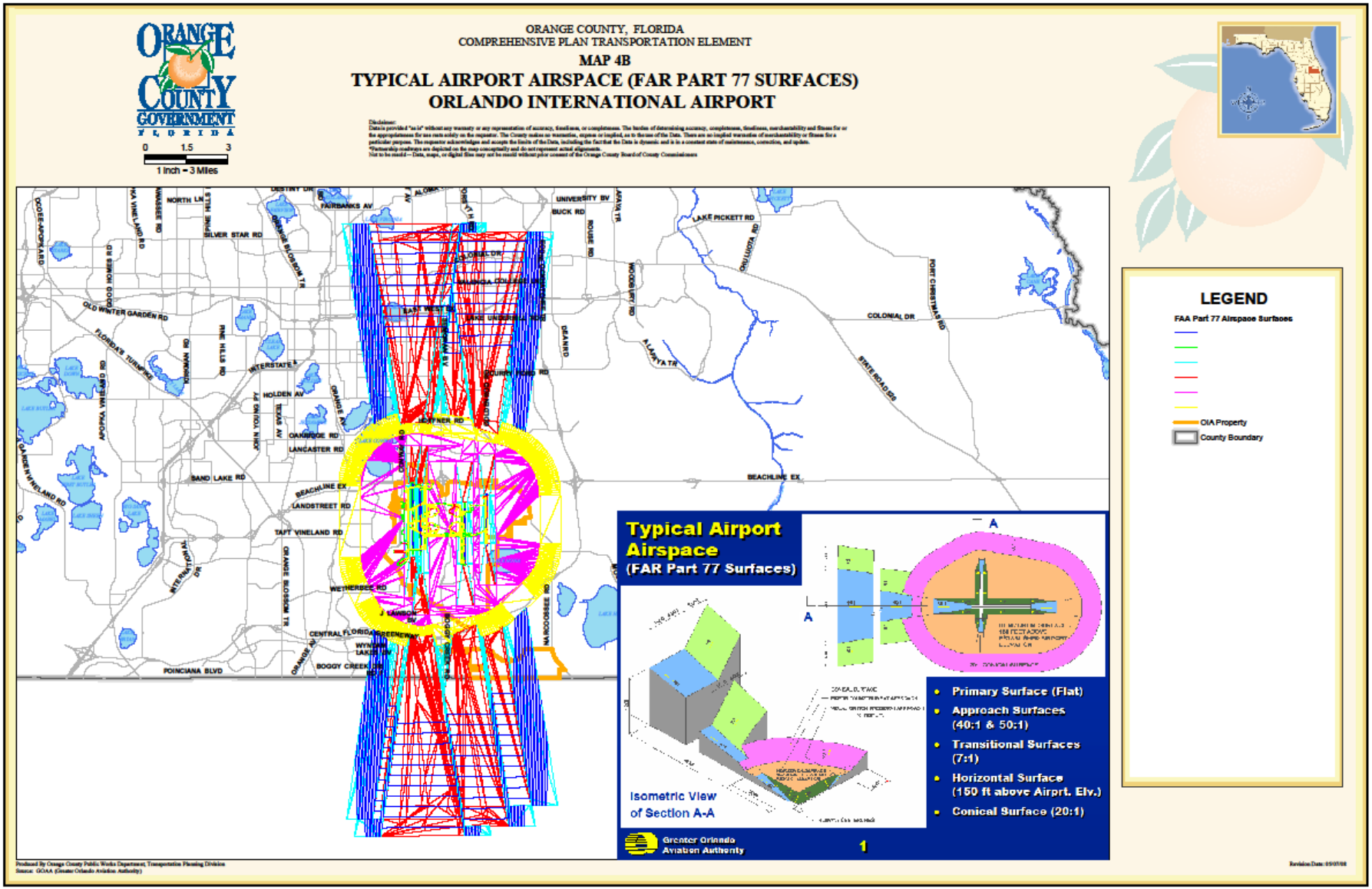
TM 9

Map 4A Transportation Element Orlando International Airport Facilities Condition

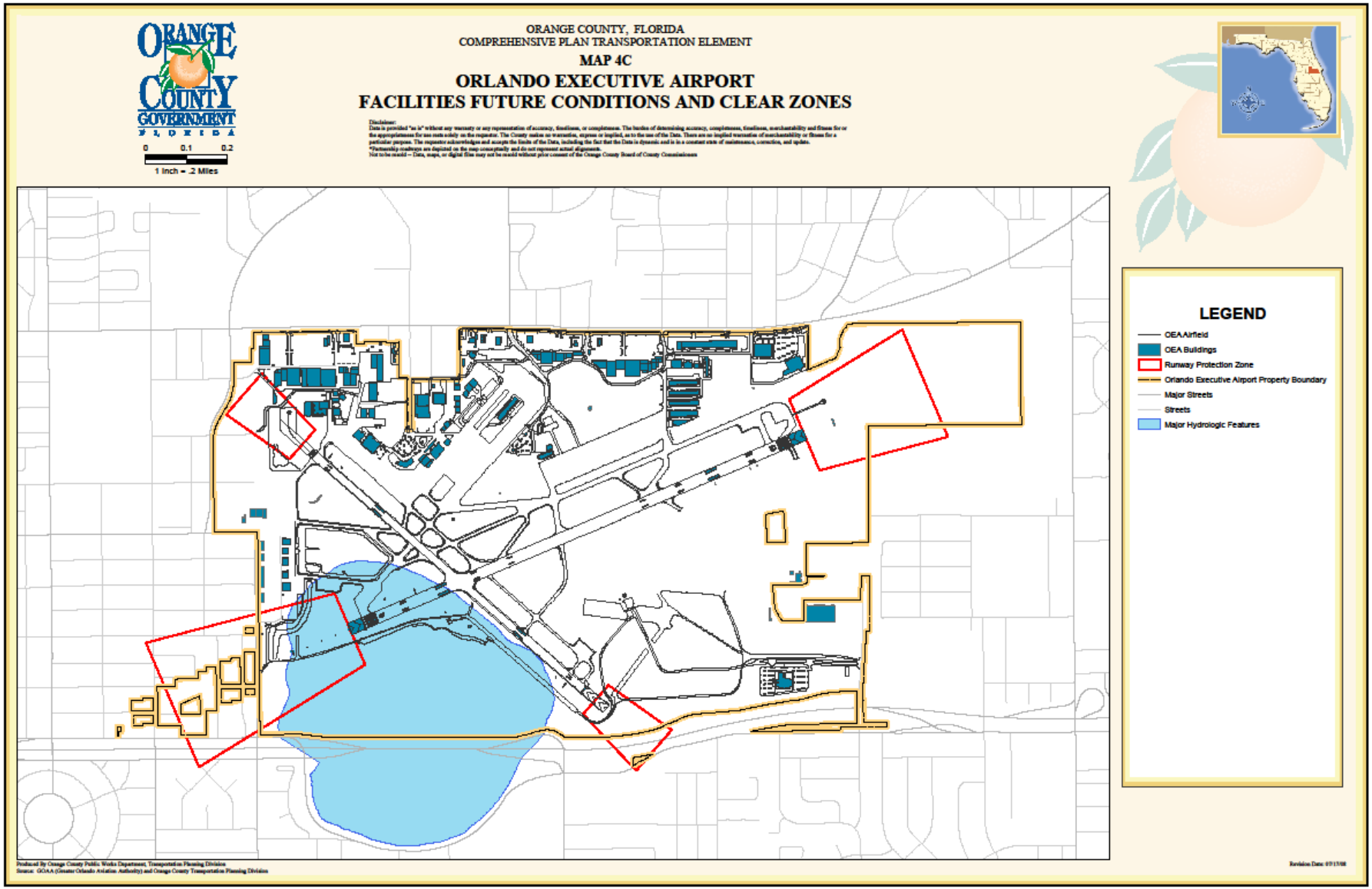


TM 10

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

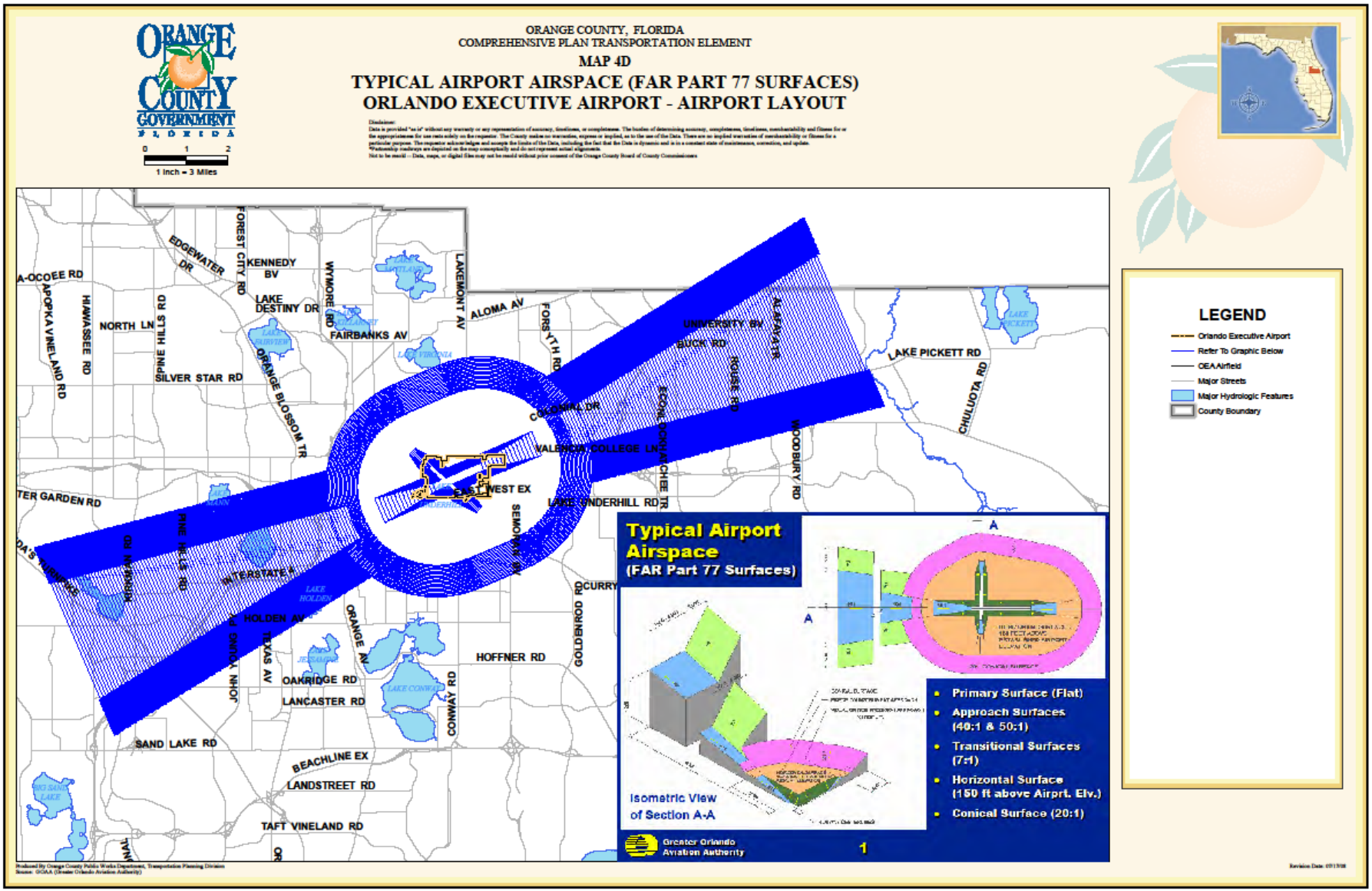


Map 4C Transportation Element Orlando Executive Airport Facilities Future Conditions and Clear Zones



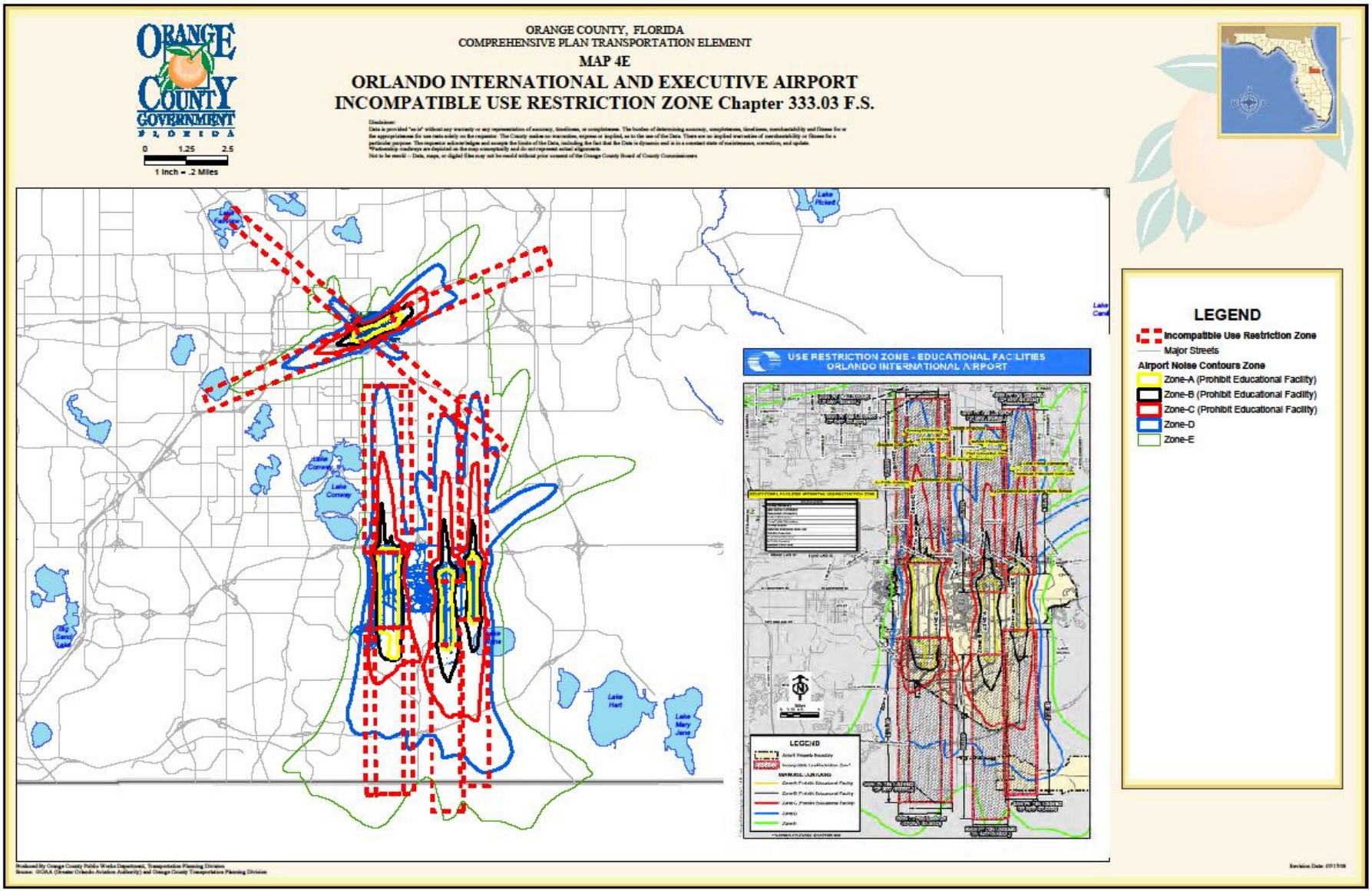
TM 12

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



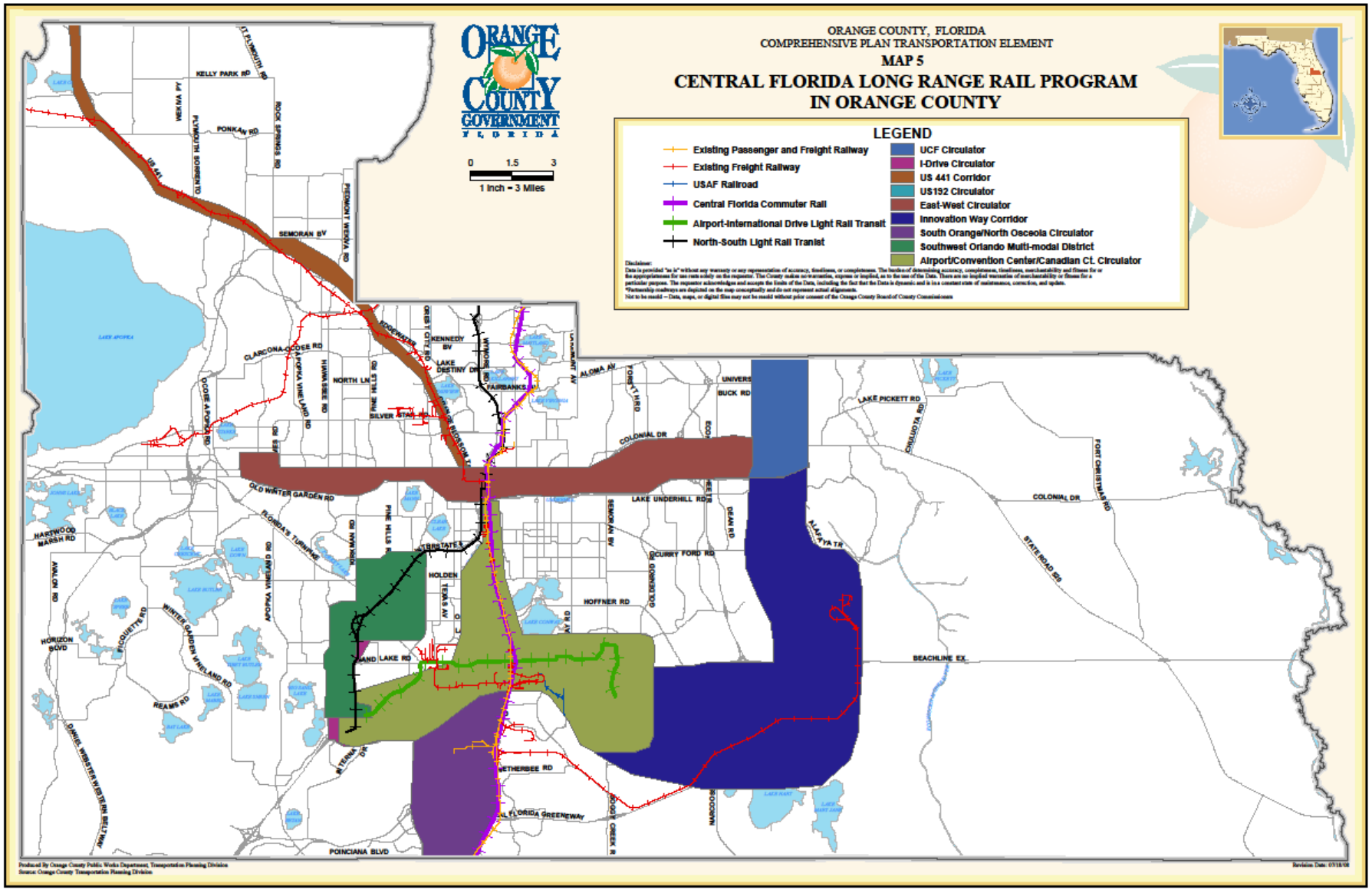
TM 13

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



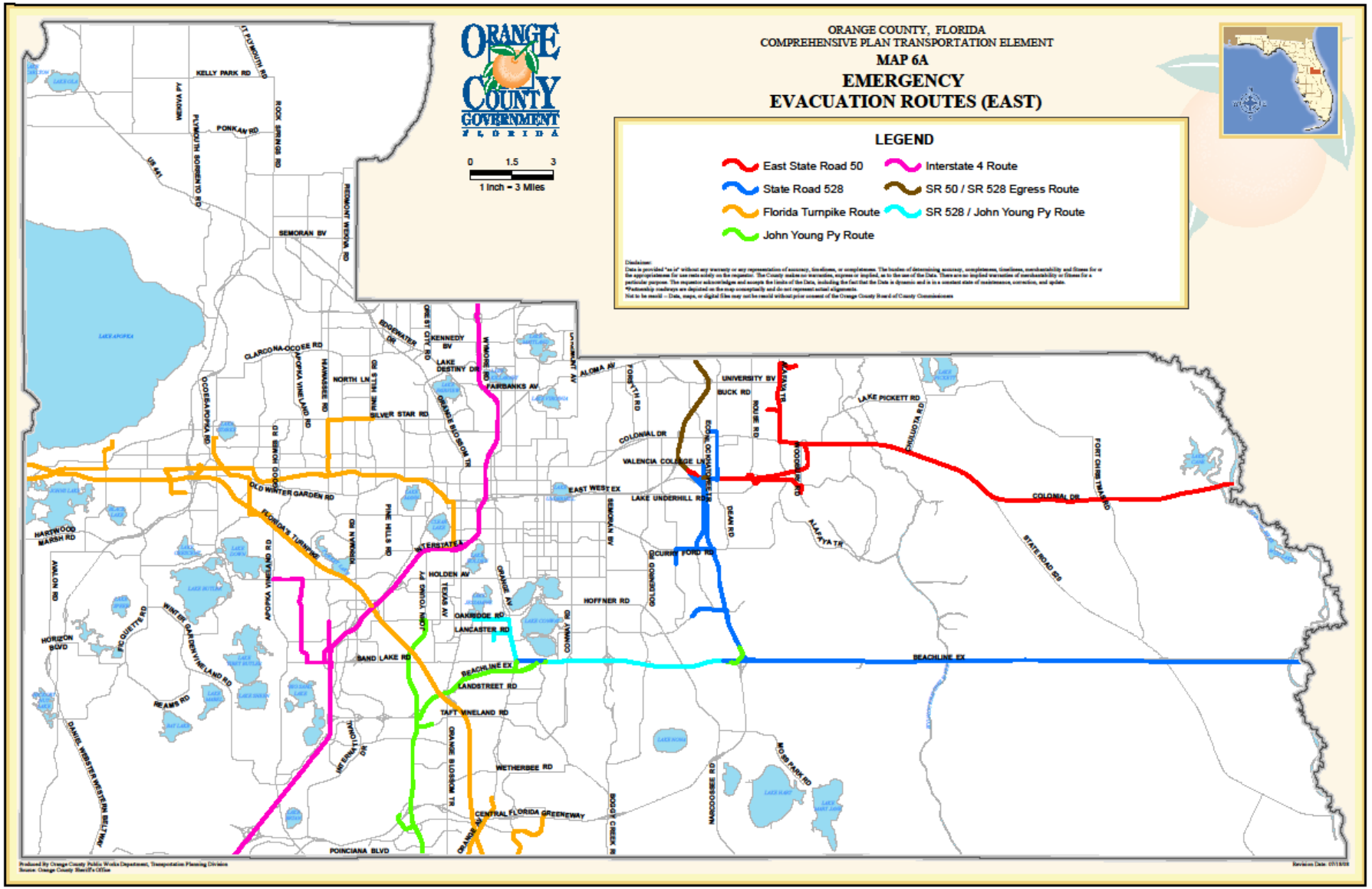
TM 14

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



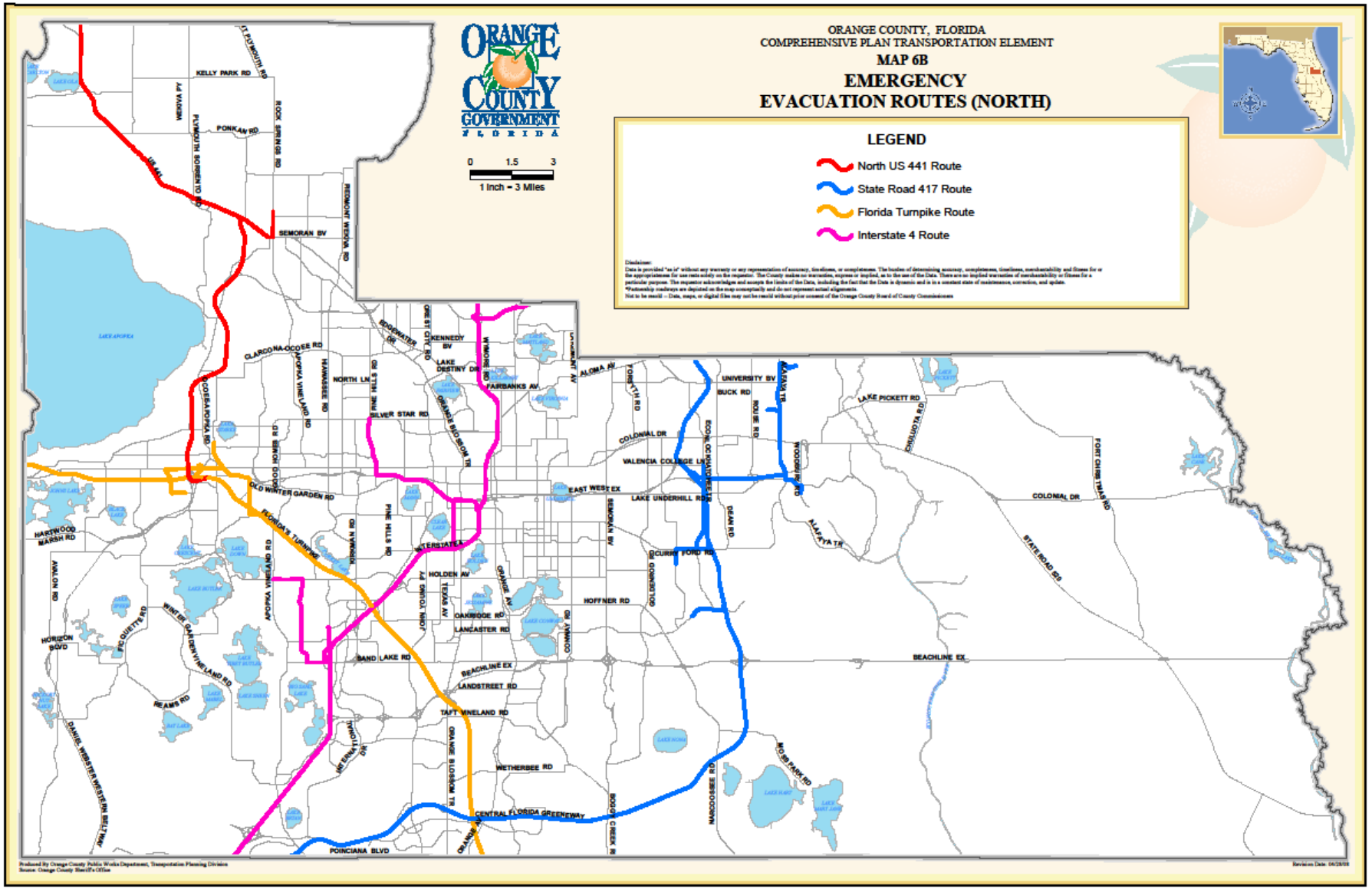
TM 15

Map 6A Transportation Element Emergency Evacuation Routes (East)

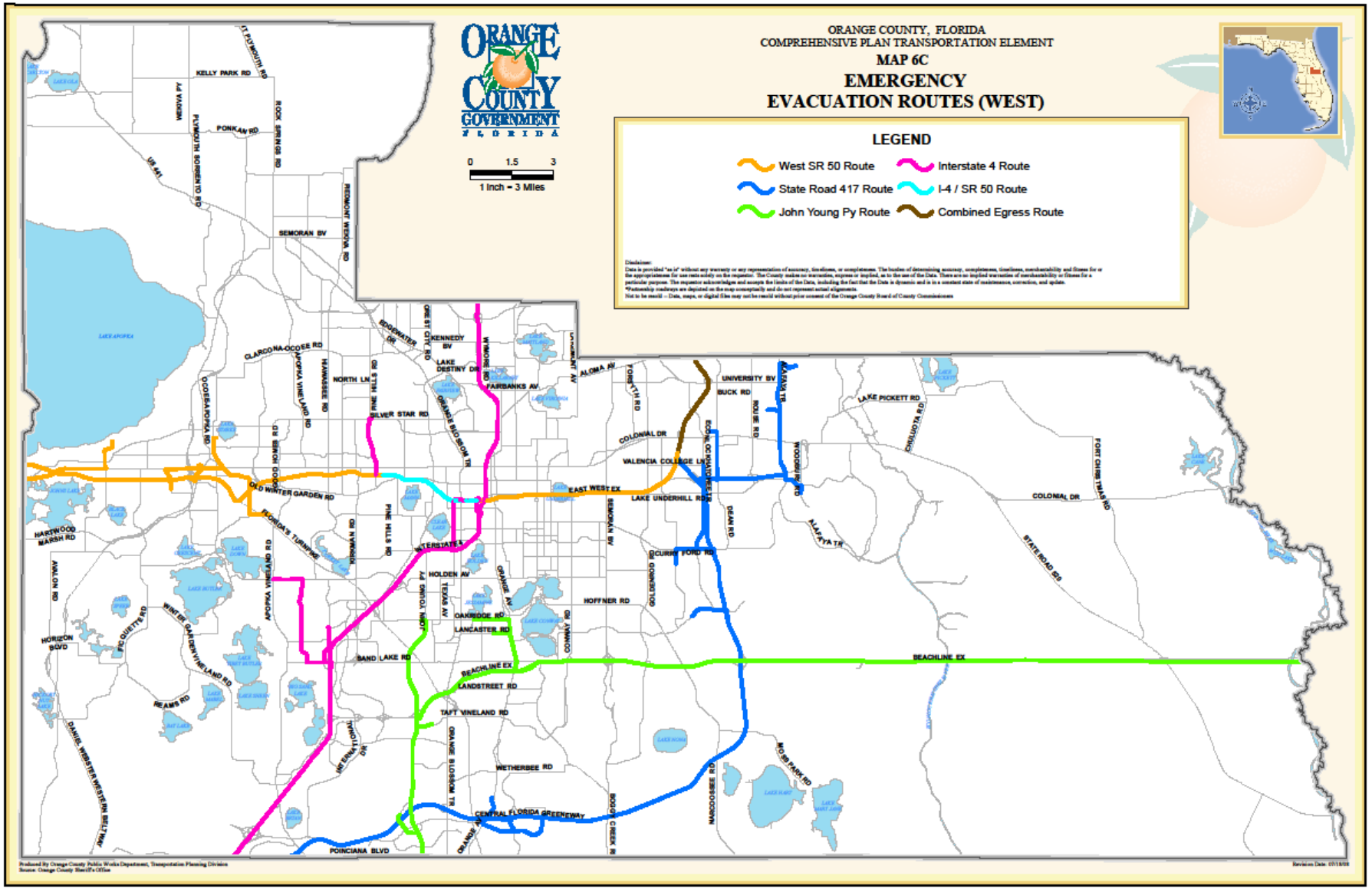


TM 16

Map 6B Transportation Element Emergency Evacuation Routes (North)



Map 6C Transportation Element Emergency Evacuation Routes (West)



TM 18

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	CURRENT LEVEL OF ASSISTANCE	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.

POLICIES

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.

POLICIES

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.

POLICIES

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.

H1.7.3 The County shall continue to support, by providing technical assistance, the efforts of all agencies that provide community residential homes for the population with special needs.

H1.7.4 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 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 Deleted. 06/17, Ord. 2017-12

OBJ H1.9 The Land Development Code, Neighborhood Element and Urban Design Element shall include regulations to guide the development of neighborhoods.

POLICIES

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.

POLICIES

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 where 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 **RESERVED**

POLICIES

N1.2.1 RESERVED

N1.2.2 RESERVED

GOAL N2 **Improve public safety in neighborhoods to provide a secure environment for residents.**

OBJ N2.1 **The County shall support Crime Prevention Programs.**

POLICIES

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 Crime Prevention Through Environmental Design (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 Crime Prevention Through Environmental Design (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 (MSTUs).

OBJ N2.3 Safety on neighborhood streets shall be encouraged to protect pedestrians, cyclists, and motorists.

POLICIES

N2.3.1 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 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 been chronic 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 and promote a code violators hotline.

N3.1.6 The County shall investigate increasing the number of code enforcement officers in chronically troubled areas.

N3.1.7 RESERVED

N3.1.8 The County shall investigate all incidents of illegal dumping in neighborhoods 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 bicycle path planning with the development of roads, consistent with Policy T3.6.5.

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 encourage neighborhoods to participate in a neighborhood signage program.

N3.3.2 The County shall investigate the feasibility of expanding its existing residential tree planting programs.

N3.3.3 RESERVED

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 Organizations registered with Orange County that can be accessed via the County's InfoMap system.

N3.3.6 The County shall encourage citizens to participate in the preparation of small area studies to ensure they reflect neighborhood concerns.

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 support and develop programs that empower citizens to make physical improvements in their neighborhoods and become engaged in their communities.**

POLICIES

N3.4.1 The County shall use Orange TV and the Orange County website and e-mail to enhance routine communications with residents.

N3.4.2 The County shall promote beautification and other grants to assist neighborhoods through mailings, e-mail, Internet, Orange TV, public meetings, and other efforts.

N3.4.3 The County shall promote ongoing programs through which physical improvements can be made to neighborhoods.

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 continue to support and encourage the development of affordable housing throughout Orange County by both supporting the use of public/private programs, and by educating citizens on 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 implement the 2008 Infill Master Plan Strategy to identify target areas with vacant and underused parcels, and to recommend incentives to spur private development in these areas.

N4.2.2 The County shall periodically conduct a survey of all registered homeowner associations to determine their primary issues of concern in order to better focus County activities.

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.

N4.2.4 The County shall continue to hold community meetings to inform citizens of new County road projects at the design stage to ensure their input at the beginning of the process.

N4.2.5 The County shall investigate opportunities to expand its affordable housing programs.

N4.2.6 The County shall continue to improve services to neighborhoods.

N4.2.7 The County shall encourage all neighborhood associations and community groups to join the Orange County Homeowners Association.

N4.2.8 The County shall investigate opportunities to increase the services provided to the communities at Community Centers.

N4.2.9 The County shall support the use of community centers and schools by neighborhood groups for meeting sites.

N4.2.10 The County shall consider creating multi-departmental task forces to address the needs and concerns of specific neighborhoods.

GOAL N5 **Create partnerships with public and private agencies to build sustainable neighborhoods.**

OBJ N5.1 **The County shall encourage the business community to become involved in neighborhood issues and concerns.**

POLICIES

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.

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.

N5.1.3 RESERVED

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.

N5.1.5 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.

OBJ 5.2 The County shall coordinate its planning efforts with the Orange County School Board to provide better services to neighborhoods and residents.

POLICIES

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 RESERVED

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 RESERVED

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)**

POLICIES

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 Services 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)

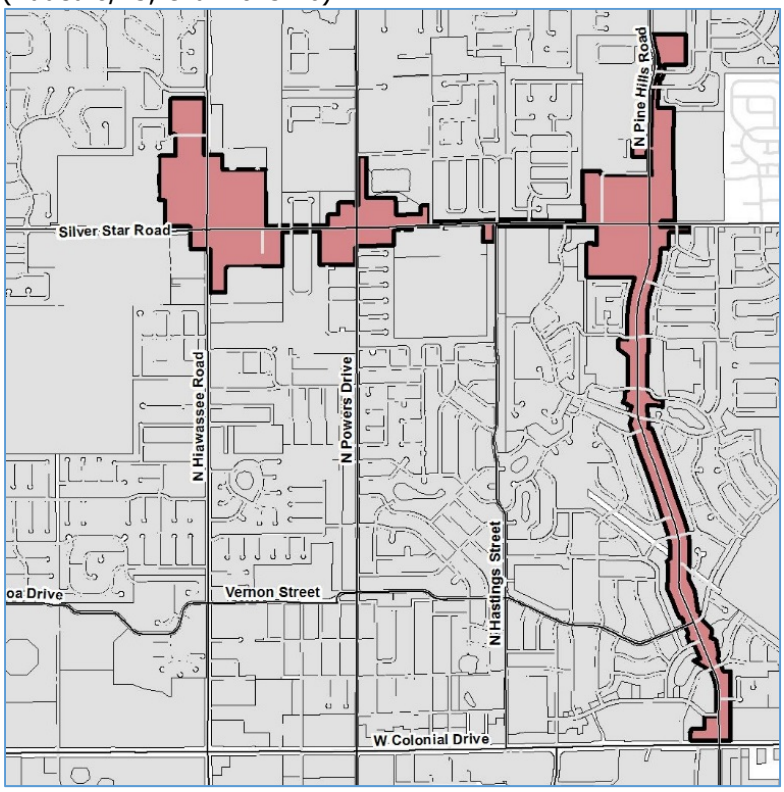
N6.1.6 Neighborhood Services shall seek opportunities to partner with other divisions and the public/private sector to leverage funding for projects that support redevelopment. (Added 11/12, Ord. 2012-20)

N6.1.7 The County shall seek to increase the number of businesses participating in the neighborhood business corridor grant program.

OBJ N6.2 **The County shall designate target areas, known as Urban Infill and Redevelopment Areas (UIRAs), for specific programs and services to foster redevelopment in these areas as described in Florida Statutes. (Added 8/15, Ord. 2015-16)**

N6.2.1 The following districts are designated as Urban Infill and Redevelopment Areas. The boundaries are shown on the Future Land Use Map and the map below:

1. Pine Hills Neighborhood Improvement District
   (Added 8/15, Ord. 2015-16)



Map N1 Pine Hills Neighborhood Improvement District

N6.2.2 Each Urban Infill and Redevelopment District shall develop a plan consistent with Florida Statutes 163.2517 for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core. (Added 8/15, Ord. 2015-16)

N6.2.3 The County hereby incorporates by reference the adopted Pine Hills Neighborhood Improvement Plan as the safe neighborhood plan for the Pine Hills Neighborhood Improvement District established by local ordinance 2011-21. The Pine Hills Neighborhood Improvement Plan is designated as the urban infill and redevelopment plan for the area of the same name. (Added 8/15, Ord. 2015-16)

N6.2.4 Orange County may offer incentives to encourage development within an Urban Infill and Redevelopment Area including, but not limited to: waiver of license and permit fees, expedited permitting, lower transportation impact fees for development, prioritization of infrastructure spending, local government absorption of developers' concurrency costs, exemption of sales made from local option sales surtaxes imposed pursuant to s. 212.055, and waiver of delinquent local taxes or fees to promote the return of property to productive use. (Added 8/15, Ord. 2015-16)

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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 emerging industries.**

OBJ E1.1 **Orange County shall promote educational opportunities in the sciences at elementary and middle school levels.**

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 RESERVED

OBJ E1.2 **Orange County shall promote continuing education efforts to foster a workforce with the latest skills.**

POLICIES

E1.2.1 The County shall promote employer activities that increase English language literacy for the local workforce.

E1.2.2 The County shall support 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 The County shall promote the creation of post-doctoral fellowships and internships within the private sector.

E1.3.2 The County shall support the expansion of research centers that focus on technology commercialization and entrepreneurship.

GOAL E2 **RESERVED**

OBJ E2.1 **RESERVED**

POLICIES

E2.1.1 RESERVED

E2.1.2 RESERVED

E2.1.3 RESERVED

E2.1.4 RESERVED

E2.1.5 RESERVED

OBJ E2.2 **RESERVED**

POLICIES

E2.2.1 RESERVED

E2.2.2 RESERVED

E2.2.3 RESERVED

OBJ E2.3 **RESERVED**

POLICIES

E2.3.1 RESERVED

E2.3.2 RESERVED

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 2018 Regional Affordable Housing Initiative.**

POLICIES

E3.1.1 The County shall promote the development of affordable housing close to transportation centers.

E3.1.2 The County shall promote the development of affordable housing on brownfield and greyfield sites.

E3.1.3 RESERVED

OBJ E3.2 **The County shall promote mobility in Orange County by continuing to fund public transportation.**

POLICIES

E3.2.1 The County shall support the expansion of commuter rail stations to major employment centers such as Orlando International Airport, International Drive, and Central Florida Research Park.

E3.2.2 The County shall 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 **Orange County recognizes the need for support services as important to employees' quality of life.**

POLICIES

E4.1.1 Orange County shall facilitate the development of childcare facilities within the County, including employer based childcare centers.

E4.1.2 Orange County shall support the development of accessory housing in Orange County.

OBJ E4.2 **RESERVED**

POLICIES

E4.2.1 RESERVED

GOAL E5 **Orange County will promote economic diversification and the strengthening of industry specializations. (Added 10/10, Ord. 2010-13)**

OBJ E5.1 **Orange County shall promote the economic diversification of the County's economic base by attracting and expanding new industries. (Added 10/10, Ord. 2010-13)**

POLICIES

E5.1.1 Orange County shall support the attraction and expansion of industries in cutting-edge fields important to the County's economic diversification, as determined by economic research and industry studies commissioned by the Board of County Commissioners from time to time. (Added 10/10, Ord. 2010-13)

E5.1.2 Orange County shall promote the competitiveness of industries that comprise Orange County's economic base, such as tourism and hospitality; photonics, lasers, and electro optics; nursery and foliage; modeling, simulation, and training; and life and medical sciences. (Added 10/10, Ord. 2010-13; revised 2018)

E5.1.3 Orange County shall support the creation and expansion of economic clusters within economic base industries by attracting suppliers and other related industries. (Added 10/10, Ord. 2010-13)

OBJ E5.2 **RESERVED**

POLICIES

E5.2.1 RESERVED

E5.2.2 RESERVED

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, imperiled species, 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 (WSA) shall be considered high priority for protection. All development within the WSA shall meet the requirements of the Wekiva River Protection Act and the Wekiva Parkway and Protection Act or future Acts, as applicable, so as to provide, promote, and maintain a level of environmental quality to ensure natural resources are preserved for the benefit of current and future generations. (Amended 12/07, Ord. 2007-20)**

OBJ C1.1 **Orange County shall continue to maintain and improve air quality in the County to meet all National Ambient Air Quality standards for regulated air pollutants and in order to ensure a healthy environment for all citizens and visitors.**

POLICIES

C1.1.1 Orange County shall implement and maintain State and Federal mandated programs, including meeting the objectives of its existing, approved local air program in accordance with Florida Statutes and interagency agreements with the State of Florida Department of Environmental Protection and the United States Environmental Protection Agency. The County shall also administer state and federal agreements and work plans, integrating any new rules and regulations into existing County programs.

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 will continue to promote alternative transportation modes and air quality awareness through public education and outreach programs. The County shall increase awareness of air quality issues through the development of educational programs for the regulated community, residents, schools, local businesses, and municipalities.

C1.1.4 Orange County shall continue to maintain the air compliance, inspection, and enforcement programs to fulfill the terms of the interagency agreement with the Florida Department of Environmental Protection.

C1.1.5 Orange County shall continue to enforce regulations regarding activities such as land clearing, open burning, or other activities to eliminate or reduce air pollution.

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 be designed to minimize adverse impacts to natural resources. (Amended 12/00, Ord. 00-25, Policy 1.1.9)

OBJ C1.2 **Orange County shall protect and improve surface waters by identifying sources of pollution and coordinating the development and implementation of pollution abatement devices, methods and programs with local governments, State, and Federal agencies. (Added 12/00, Ord. 00-25)**

POLICIES

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 the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit and Basin Management Action Plans (BMAP) through the Florida Department of Environmental Protection Total Maximum Daily Load (FDEP's TMDL) program. (Amended 6/10, Ord. 10-07)

C1.2.3 RESERVED

C1.2.4 Orange County shall protect lakes and streams, 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. (Amended 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. (Amended 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 nature-based recreational values. (Amended 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. (Amended 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. (Amended 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. (Amended 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 developing nonpoint source control plans and 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. (Added 12/00, Ord. 00-25, Policy 1.11.8)

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: Total Maximum Daily Load (TMDL) impaired waterbodies, Outstanding Florida Waters, Outstanding National Resource Waters, waterbodies with declining water quality associated with nutrient loads and areas adjacent to surface water conveyance systems that drain 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 and to protect life and property, and Orange County shall continue to maintain its eligibility in the National Flood Insurance Program.**

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.

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.

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.

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

POLICIES

C1.4.0 For the purposes of this Comprehensive Plan, Environmentally Sensitive Lands shall include conservation areas as defined in Chapter 15, Article X Orange County Code, and their adjacent uplands, rare upland habitat including but not limited to sandhill and scrub, and those wetland and upland systems that support imperiled species. (Added 8/92, Ord. 92-24; Amended 06/17; Ord. 2017-12)

C1.4.1 Orange County shall continue to adopt and enforce regulations that protect and conserve wetlands and surface waters as defined in Orange County Code. Such regulations shall include criteria for identifying the functional habitat value of wetlands or surface waters.

When encroachment, alteration, or removal of a wetland or surface water is permitted, habitat compensation or mitigation as a condition of development approval shall be required. The basis for mitigation shall be determined by using Uniform Mitigation Assessment Method (UMAM) as the basis for evaluation, integrating any new rules and regulations into existing County programs.

C1.4.2 Orange County shall coordinate with the United States 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 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 or surface water functions, and preserve wildlife and plant species listed as imperiled species. (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 nature-based recreational or educational uses, such as hiking, non-motorized boating, wildlife viewing, 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 underlying Future Land Use Map designation shall control. (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 wetlands or surface waters will be considered only when, 1) the mitigation site is 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 under limited circumstances; 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 and surface water 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, unless otherwise stated elsewhere in Orange County Code or in the Orange County Comprehensive Plan for all 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. (Amended 6/10, Ord. 10-07, Amended 10/10, Ord. 2010-13)

OBJ C1.5 **Orange County shall require proper soil management practices, appropriate best management practices, and use of technology be implemented to prevent pollution from impacting the County's Municipal Separate Storm Sewer (MS4) and Surface Waters as outlined in the County's MS4 National Pollutant Discharge Elimination System (NPDES) permit.**

POLICIES

C1.5.1 RESERVED

C1.5.2 Orange County shall implement policies and practice that minimize soil erosion and sedimentation. (Added 12/00, Ord. 00-25; Amended 10/10, 2010-13)

C1.5.3 RESERVED

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 required minimum 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 as required by the National Pollutant Discharge Elimination System (NPDES) permit.

C1.5.7 Orange County shall require proposed 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. (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 Orange County shall maintain landscape and grading standards for mine reclamation that provide for the restoration of previously mined land 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 are 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 as imperiled through 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)

POLICIES

C1.7.1 Orange County shall assist in the application of, and compliance with, all State and Federal regulations that pertain to imperiled species.

C1.7.2 Orange County shall coordinate with Federal and State agencies that require management plans for land use permits that would result in harm to any wildlife or plants listed as imperiled found on site or determined to use the site. An applicant may be required to provide 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. (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 imperiled. (Added 12/00, Ord. 00-25)

C1.7.4 Land containing plants and wildlife listed as imperiled, or that is part of a riverine corridor system shall be given priority for environmentally sensitive land acquisition and protection by Orange County.

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. 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 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 imperiled species. (Added 12/00, Ord. 00-25)

C1.7.7 Orange County shall implement 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. (Added 12/00, Ord. 00-25)

C1.7.8 Orange County shall continue to protect rare upland habitats, as identified by Florida Natural Areas Inventory (FNAI), that provide habitat for plants and wildlife listed as imperiled through land use planning requiring buffers, open space, management plans, and/or clustering. Orange County's process of development review ensures that rare upland habitats are inventoried for any possible imperiled 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. Rare upland habitats including Longleaf Pine-Turkey Oak, 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 Orange County shall consult the natural habitat evaluations prepared by the Florida Natural Areas Inventory (FNAI) 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)

OBJ1.8 RESERVED

OBJ C1.9 Orange County shall require the protection of natural resources by minimizing adverse impacts from adjacent developments.

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.

POLICIES

C1.10.1 Orange County shall continue to develop energy conservation programs that require 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 a 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 green buildings standards such as Florida Green Commercial Building Standards 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 pursue the reduction of greenhouse gases through increased fuel efficiency and diversification of the County fleet through the use of hybrid vehicles including electric vehicles and alternative fuel vehicles. The County will promote the use of these vehicles by the general public by encouraging the construction of the necessary infrastructure such as charging stations. (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 expanded polystyrene use throughout Orange County including its own facilities.

C1.10.5 Orange County shall investigate and implement ways to increase the use of 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 investigate and consider incentives to property owners and 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.

POLICIES

C1.11.1 Orange County's Environmental Protection Division shall continue to implement its monitoring program and procedures to mitigate adverse impacts, of private businesses 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. (Added 12/00, Ord. 00-25, Policy 2.1.5r)

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. (Amended 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 RESERVED

C1.11.6 RESERVED

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 or failing 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. Orange County will continue to revise the Land Development Code 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 and maintain 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 feasible 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 and use of smart irrigation technology, 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, showerhead exchange program, efficient irrigation nozzle replacement program, distribution system leak program, presentation and events, and participation in public awareness campaigns; (Amended 05/17, Ord. 2017-10)
- 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. (Added 12/00, Ord. 00-25)

POLICIES

C1.12.1 Orange County shall augment its protection of vegetated natural resources, 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 maintain the existing Tree Protection Ordinance. (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, conduct controlled burn events, and restore 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, Wekiva River Basin 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 Protection Area and the Wekiva River Study Area.

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.

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. (Amended 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)

C2.2.2 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.

C2.2.3 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 imperiled species of 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.

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. (Amended 6/10, Ord. 10-07)

C2.2.6 The County shall continue to monitor surface water quality within the Wekiva 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. (Amended 12/00, Ord. 00-25)

C2.2.7 Pre-development and post-development stormwater run-off rates shall be equal. (Amended 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.

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 imperiled 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.

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 Basin.**

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 Surface Water Improvement and Management (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 greenhouse gas (GHG) emissions to prevent global warming and to set the pace for a livable sustainable community.**

OBJ C3.1 **Greenhouse Gas (GHG) emissions generated by County actions shall be reduced to mitigate global warming. It is Orange County's goal to be GHG neutral by 2040.**

POLICIES

C3.1.1 To reach the objective of being greenhouse gas neutral, 60% of all County owned vehicles should be either hybrids, electric vehicles, or alternative fuel, as vehicles are replaced. (Amended 6/10, Ord. 10-07, Amended 10/10, Ord. 2010-13)

C3.1.2 The County shall reduce vehicle miles traveled by using mobile technology in vehicles such as computer connections to office.

C3.1.3 The County shall reduce petroleum consumption by 20%, using the year 2005 as the base. The County shall reduce petroleum consumption to assist in becoming greenhouse gas neutral by 2040.

C3.1.4 The County shall support mass transit and multimodal transportation centers.

C3.1.5 The County shall increase, as feasible, the number of miles of bicycle trails and roadside bicycle lanes.

C3.1.6 The County shall continue supporting efforts to promote the use of alternative fuel 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 RESERVED

C3.1.11 RESERVED

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 photovoltaic (PV) projects.

C3.2.2 The County shall partner with electric utilities to develop green power programs, and also sell renewable energy credits (RECs) from the Orange County Convention Center (OCCC) project to generate more alternative energy on County owned buildings.

C3.2.3 The County shall retrofit County buildings with renewable energy systems consistent with the Sustainable Orange County Plan. This supports hurricane mitigation efforts to have decentralized energy available.

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, within the 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 continue to support 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 through the State Brownfield Program.

C3.2.13 Redevelopment of former solid waste disposal facilities (landfills), including any property where regulated solid waste remains onsite, shall comply with Orange County's Planned Development process. 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 resource based and activity based park land and recreation facilities to satisfy their health, safety, and welfare needs.**

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 2030, contingent upon adequate funding sources being in place. (Updated 12/00, Ord. 00-25)**

POLICIES

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)

R1.1.2 RESERVED

R1.1.3 RESERVED

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. (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. (Amended 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.(Amended 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. (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. (Amended 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. (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. (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)**

POLICIES

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. (Amended 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. (Amended 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. (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. (Amended 12/00, Ord. 00-25)

R1.2.7 RESERVED

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. (Amended 12/00, Ord. 00-25)

POLICIES

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. (Amended 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 non-profit land trusts that are 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 **Orange County shall continue to pursue public access to existing and future Orange County parks by developing programs consistent with the Parks and Recreation and Trails Master Plans and implementation of the Land Development Code. (Amended 11/13, Ord. 2013-22)**

POLICIES

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

R1.4.4 The Parks and Recreation Master Plan shall look for 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. (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 continue to ensure the provision of parking spaces, barrier free access, and park programs are accessible to and accommodate patrons with special needs.

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 to inform and educate the residents of Orange County about the public park and recreation system.

R1.4.9 Orange County shall continue to pursue a Countywide multi-use trails system through implementation of the Trails Master Plan.

R1.4.10 Orange County shall continue to pursue the acquisition of abandoned railroad rights-of-way for use as recreational and wildlife corridors.

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.**

POLICIES

R1.5.1 RESERVED

R1.5.2 RESERVED

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 Florida Department of Environmental Protection, Florida Department of Transportation, and Federal Highway Administration 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, or for use of public park facilities as school recreation areas. (Added 12/00, Ord. 00-25)

R1.5.6 RESERVED

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 look for incentives for developers to provide open space/neighborhood parks. The promotion of private neighborhood parks does not require Orange County to own, operate or maintain these facilities.

OBJ R1.6 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 citizen surveys 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 Reserved

POLICIES

R1.7.1 RESERVED

R1.7.2 RESERVED

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)**

POLICIES

OS1.1.1 RESERVED

OS1.1.2 RESERVED

OS1.1.3 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; Amended 06/17, Ord. 2017-12)

OS1.1.4 Orange County shall continue to review the existing tree protection ordiannce for modifications and improvement opportunties. (Added 12/00, Ord. 00-25, Policy

OS1.1.5 RESERVED

OS1.1.6 Orange County shall encourage the creation of wildlife/open space corridors and investigate mechanisms and incentive programs to implement the corridors.

OS1.1.7 Orange County shall continue implementation of the Environmentally Sensitive Lands (ESL) Program. (Added 12/00, Ord. 00-25, Policy 1.1.7)

OS1.1.8 RESERVED

OS1.1.9 Where environmentally sensitive open space areas contribute to public nature-based 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 land patterns through acquisition and management of Environmentally Sensitive Lands 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)

POLICIES

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. (Added 12/00, Ord. 00-25, Policy 1.2.3.2; (Amended 6/10, Ord. 10-07)

OS1.2.5 Orange County may 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)

POLICIES

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 as defined by FNAI, wetlands, and Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub vegetative communities. (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.

A. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas.

B. Minimum required open space may include permeable stormwater management areas using Best Management Practices.

C. 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.

D. 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 A. 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:

1. the most effective recharge areas;
2. karst features; and
3. sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub vegetative communities.

B. 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. 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)

C. 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 nature-based 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)

D. 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.

E. 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 and as may be amended. 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 for these areas to provide for a pattern of development that protects most effective recharge areas, karst features, and sensitive natural habitats. (Amended 6/10, Ord. 10-07)

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 within the Wekiva Study Area, all development shall conform to the following requirements:

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

The following policies describe 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.

A. Residential land uses in the Rural Service Area.

Within all areas designated as Rural/Agricultural, the following standards shall apply:

1) Development with densities less than or equal to one unit per ten acres (1du/10ac) – open space shall be 50% or greater.

B. 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:

1) Development with densities less than or equal to one unit per acre (1du/ac) – open space shall equal 50% or greater;
2) 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;
3) 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.

C. 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:

1) 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;
2) 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;
3) 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;
4) 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.

D. 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.

1) 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;
2) 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;
3) 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.
4) 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)

E. Residential land uses in the Urban Service Area and Northwest Growth Center (not in a Rural Settlement).

Within the Urban Service Area and Northwest Growth Center in the Wekiva Study Area, any sensitive resource elements shall be permanently protected. Minimum open space shall be provided as follows:

1) Development with an overall size less than or equal to 100 acres – open space shall be 35% or greater;
2) Development with an overall size greater than 100 acres – open space shall be 50% or greater. (Amended 10/21, Ord. 2021-39

F. 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)

G. Non-residential land uses in the Rural Service Area and Rural Settlements.

New non-residential uses permitted in the Wekiva Study Area within the Rural Service Area (including Rural Settlements) 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)

H. 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. Non-residential land uses within the Wekiva Study Area shall provide a minimum of 25% permanently protected open space. (Added 6/10, Ord. 10-07; Amended 10/10, Ord. 2010-13)

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

GOAL WAT1 **To provide an efficient and adequate level of water, wastewater, and reclaimed water service and facilities in a cost-effective manner to accommodate existing and future development.**

OBJ WAT1.1 **Orange County shall consistently monitor for water, wastewater, and reclaimed water system deficiencies. In the event system deficiencies are identified, Orange County shall provide for the correction of these system deficiencies by implementing the following policies.**

POLICIES

WAT1.1.1 The Orange County Water, Wastewater and Reclaimed Water Master Plan documents (Master Plan) shall identify and provide for the correction of water, wastewater and reclaimed water system deficiencies.

WAT1.1.2 Orange County shall review the Master Plan every five years, updating when necessary, 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 (last updated in November 2020) to identify system deficiencies and, if necessary, implement a plan for correction. The Work Plan (Orange County Water Supply Facilities Work Plan, Fiscal Year 2021/2022 to 2021/2032), dated May 10, 2022, prepared by the Orange County Utilities Department in conjunction with the Planning Division, is herein adopted, by reference, as data, analysis and supporting documentation for the element. [Amended 07/22; Ord. 2022-18 (2022-1-B-WSFWP-10]

WAT1.1.3 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 Orange County Utilities water, wastewater, and reclaimed water systems to meet or exceed the adopted levels of service as defined in Policies WAT1.2.5 and WAT1.2.6.

WAT1.1.4 Owners of existing package treatment facilities in Orange County, 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.

WAT1.1.5 Orange County shall continue to implement the sewer assessment system, which monitors the quality of the gravity and pump functions of the Orange County Utilities wastewater system.

WAT1.1.6 Wastewater treatment package plants in Orange County, 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 Policy WAT1.2.13.

OBJ WAT1.2 Orange County shall plan for the extension and increase in capacity of central water, wastewater and reclaimed 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 supply, treatment, and transmission facilities.

POLICIES

WAT1.2.1 The Water, Wastewater, and Reclaimed Water Master Plan and Work Plan shall be used to prioritize and coordinate the expansion and upgrade of facilities to meet future needs.

WAT1.2.2 Expansion of central water and 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.

WAT1.2.3 Orange County shall establish and maintain a current five-year Water and Wastewater Facilities Capital Improvements Program for the extension or increase in capacity of water, wastewater and reclaimed water facilities.

WAT1.2.4 The priority of water and wastewater service provision shall be as follows:

A. Service to existing areas that present an immediate threat to public health or safety, or produce serious pollution problems;

B. Maintenance or upgrading of the existing water and wastewater systems 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 Capital Improvements Program;

D. Extension of water or 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.

WAT1.2.5 When central water service is required for development, the level of service standard shall be as listed in the table below, on an average daily flow basis. 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.

UTILITY NAME	**LEVEL OF SERVICE (LOS)**
Orange County Utilities	225 gallons per day (gpd)/equivalent residential connection (ERC)
City of Apopka	177 gpd/capita
City of Casselberry	100 gpd/capita
City of Eatonville	100 gpd/capita

Tohopekaliga Water Authority	96 gpd/capita, residential 120 gpd/room, hotel/motel 0.1 gpd/gross square foot (sqft) of floor area, commercial 10 gpd/student, public or private schools
City of Maitland	350 gpd/ERC
City of Mount Dora	135 gpd/capita
Town of Oakland	119 gpd/capita
City of Ocoee	300 gpd/ERC
Winter Park Utilities	150 gpd/capita
City of Winter Garden	350 gpd/ERC
Orlando Utilities Commission Land Use Single Family Residential Multifamily Residential Office Commercial Hotel Industrial Government Hospital	 LOS 325 gpd/developable unit (du) without reclaimed or 160 gpd/du with reclaimed 200 gpd/du 0.15 gpd/sqft 0.13 gpd/sqft 187 gpd/room 0.22 gpd/sqft 0.15 gpd/sqft 0.22 gpd/sqft
Reedy Creek Improvement District	Does not have an adopted LOS per RCID
Central Florida Research Park	Not Available
East Central Florida Services Inc.[1]	Not Available
Florida Water Services	Not Available
Lake Ola Homeowners	Not Available
Southern States Utilities	200 gpd/ERC
Wedgefield Utilities Inc.	356 gpd/capita
Zellwood Water Users	Not Available
1 This system serves the Deseret Ranch's pasture and citrus grove irrigation system and homes on ranch property.	

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.

WAT1.2.6 When central wastewater service is required for development, the level of service standard shall be as listed in the table below, on an average daily flow basis. Interim wastewater systems (permanent package treatment plants are no longer allowed in Orange County) shall have the same level of service standard. Wastewater 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.

UTILITY NAME	**LOS**
Orange County Utilities	200 gpd/equivalent residential unit (ERU)
City of Apopka	103 gpd/capita
City of Ocoee	270 gpd/ERU
City of Mount Dora	130 gpd/capita
Park Manor Utilities	230 gpd/ERU
Winter Park Utilities	333 gpd/ERU
City of Winter Garden	Not Available
Reedy Creek Improvement District	Does not have an adopted LOS per RCID
Seminole County Utilities	1 million gpd (UCF campus and Central Florida Research Park)
Florida Water Services	125 gpd/capita
Wedgefield Utilities Inc.	300 gpd/ERU
City of Orlando	
Land Use	LOS
Single Family Residential	284 gpd/du
Multifamily Residential	223 gpd/du
Office	0.1 gpd/sqft
Commercial	0.25 gpd/sqft
Industrial	0.15 gpd/sqft
Lodging	150 gpd/room
Government	0.1 gpd/sqft
Hospital	0.25 gpd/sqft

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.

WAT1.2.7 Orange County Utilities shall ensure that sufficient water supply facility (WSF) and water reclamation facility (WRF) capacity is maintained, consistent with the requirements of the Florida Department of Environmental Protection (FDEP). Orange County Utilities shall adhere to the following capacity-based expansion schedule:

A. Submit a capacity analysis report to FDEP each year when the WSF maximum daily demand (MDD) exceeds 75% of maximum day water treatment capacity, or when the WRF maximum 3-month average daily flow (ADF) exceeds 50% of the permitted wastewater treatment capacity.

B. Advertise request for proposals for consultant design services before the WSF MDD or WRF maximum 3-month ADF exceeds 80% of the permitted treatment capacity.

C. Begin final design of expansion before the WSF MDD or WRF maximum 3-month ADF exceeds 85% of the permitted treatment capacity.

D. Begin construction of the facility expansion before the WSF MDD or WRF maximum 3-month ADF exceeds 90% of the permitted treatment capacity.

Facilities scheduled for design and construction, as identified by the capacity analysis report, shall be considered for inclusion into the Capital Improvements Program. Facilities approaching build out shall be exempt from this requirement.

WAT1.2.8 Connections to the potable water, wastewater, and reclaimed water systems shall be allowed only where capacity is available. Potable water system capacity shall include minimum fire flow requirements pursuant to Orange County Code.

WAT1.2.9 Extension of water, wastewater, and reclaimed water transmission facilities from the existing central system to a development shall be provided at the developer's cost.

WAT1.2.10 If an interim water system is approved a plan for connection to the nearest central water system and financing of the tie-in must be approved by the utility having jurisdiction.

WAT1.2.11 If an interim wastewater system is approved, the following requirements shall be met:

A. A plan for connection to the nearest central wastewater system and financing of the tie-in must be approved by the utility having jurisdiction;

B. Normal connection fees associated with the connection to the central wastewater system must be paid in accordance with applicable resolutions and ordinances, and prior to construction plan approval for the development the interim system is proposed to serve; and

C. Construction of dry lines may be required.

WAT1.2.12 The water capacity demand charges for a connection shall be based on equivalent residential connections. The wastewater capacity demand charges for a connection shall be based on equivalent residential units.

WAT1.2.13 Connection fees may cover up to 100 percent of the total cost of the needed water, wastewater and reclaimed water system expansions. User fees shall cover the full cost of operating and maintaining the water, wastewater and reclaimed water systems, including debt service.

WAT1.2.14 Public and approved private water, wastewater and reclaimed water systems in Orange County shall be self-supporting and shall not use ad valorem taxation for maintenance and operation.

WAT1.2.15 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.

OBJ WAT1.3 Orange County shall maximize the use of existing potable water, wastewater and reclaimed water facilities and available capacity through the implementation of appropriate technology and management strategies for enhancing water supply and reducing demand, including traditional and alternative water supply options, conservation and reuse.

WAT1.3.1 The shift to new technologies and operational procedures, including expanded conservation programs, water, wastewater and reclaimed 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.

WAT1.3.2 The Orange County Utilities Department shall monitor and maintain the current Supervisory Control and Data Acquisition (SCADA) system utilizing recent technologies available to Orange County.

WAT1.3.3 The County shall actively participate in the development of innovative water and wastewater programs which protect and conserve Orange County's water resources.

WAT1.3.4 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.

WAT1.3.5 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 detached residential customers on public streets.

OBJ WAT1.4 Water, wastewater and reclaimed water facility plans and programs shall be designed to be consistent with the Future Land Use Element and to avoid urban sprawl.

WAT1.4.1 Water, wastewater, and reclaimed water facility plans and programs shall be designed and coordinated in a manner which will support the Urban Service Area growth management concept.

WAT1.4.2 Future growth at urban densities or intensities shall be located in areas which have existing or planned potable water and wastewater capacity.

WAT1.4.3 Potable water service and central wastewater service shall not be extended to areas outside the Urban Service Area except in one or more of the following circumstances:

A. The facilities to be extended will serve a Growth Center, exception areas within Specific Area Plan (SAP) boundaries, or other exception areas as provided in the Comprehensive Plan;

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 potable water 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 Comprehensive Plan; or

E. The circumstances described under Policies WAT1.5.2, WAT1.5.3 or WAT1.6.2 herein.

This policy is not intended to preclude the use of conservation or rural areas for potable water withdrawal facilities, water treatment facilities, wastewater treatment facilities, or interconnections of the overall water or wastewater system.

WAT1.4.4 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.

WAT1.4.5 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 WAT1.5 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 Comprehensive Plan.

WAT1.5.1 Existing potable water facilities serving Rural Settlements shall not be used as a reason to increase allowable densities in the Rural Settlements.

WAT1.5.2 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, Wastewater and Reclaimed Water and Future Land Use Elements.

WAT1.5.3 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.

OBJ WAT1.6 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.

WAT1.6.1 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.

WAT1.6.2 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 Future Land Use Objective FLU6.2. 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 Orange 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.

D. The provision of wastewater services to a school located in a Rural Settlement is also subject to FLU8.7.8.

WAT1.6.3 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.

OBJ WAT1.7 Orange County shall continue to coordinate with municipal and private water and wastewater agencies to assist in preventing fragmentation, duplication of effort, overlapping jurisdictions and excessive costs.

WAT1.7.1 Orange County shall continue to enter into territorial/joint planning 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 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 services by these other providers are referenced in the territorial/joint planning area agreements.

WAT1.7.2 Orange County shall continue to pursue alternative funding sources and participate with other localities in order to plan and construct water and wastewater systems.

OBJ WAT1.8 Orange County shall continue to implement its program to eliminate the amount of unaccounted-for water.

WAT1.8.1 User fees shall be evaluated to ensure funds are available to fund programs to reduce unaccounted water loss.

WAT1.8.2 Orange County shall continue requiring potable water consumption to be metered for residential and non-residential uses to ensure accountability of water consumption.

WAT1.8.3 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).

OBJ WAT1.9 Orange County shall provide an adequate level of potable water, wastewater and reclaimed water services and facilities to development within the unincorporated area in a cost-effective manner.

WAT1.9.1 Connection fees shall supplement the total cost of all necessary public potable water, wastewater and reclaimed water system expansions.

WAT1.9.2 User fees shall cover the full cost of operating and maintaining the potable water, wastewater and reclaimed water systems, including debt service.

GOAL WAT2 **To provide water, wastewater and reclaimed water service and facilities which are environmentally sound, promote water conservation and reclaimed water reuse, and protect the quality of the water supply.**

OBJ WAT2.1 **Orange County water well regulations and policies shall be enforced, and if necessary amended, to prevent or mitigate adverse environmental impacts and eliminate health hazards.**

WAT2.1.1 The Florida Department of Health Orange County Public Health Unit shall not permit water wells for future development that are inconsistent with the Comprehensive Plan.

WAT2.1.2 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.

WAT2.1.3 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 Policy WAT2.1.2. Such wells shall be approved on an interim basis only.

WAT2.1.4 Developments with interim wells, approved by the Board of County Commissioners pursuant to Policy WAT2.1.3, shall be required to connect to central water systems at the property owner's expense within one year from the date of notification by Orange 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.

WAT2.1.5 Orange County has developed and shall continue to maintain cross connection control and wellhead protection programs in accordance with State, Federal and local guidelines.

WAT2.1.6 Orange County shall continue to monitor the drawdown of wellfields of Orange County Utilities in order to prevent adverse impacts to adjacent natural resources.

WAT2.1.7 In the interest of protecting potable water wellfields, Orange County shall continue to implement its Small Quantity Generator Notification Program pursuant to Chapter 403, Florida Statutes, Chapter 62-730 FAC, and Rule 62-731.030, FAC. Orange County shall also continue to comply with the State's Wellhead Protection regulations in Chapter 62-521, FAC.

WAT2.1.8 Orange County shall maintain Geographic Information Systems (GIS) maps reflecting the location of drainage wells that could have an adverse impact on groundwater.

WAT2.1.9 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 which are hazardous waste generators monitored by Orange County Environmental Protection Division's Pollution Prevention and Control Program will be permitted except those related to 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.

OBJ WAT2.2 Orange County septic tank regulations and policies shall be enforced, and if necessary amended, to prevent or mitigate adverse environmental impacts and eliminate health hazards.

WAT2.2.1 New development in the Urban Service Area shall be connected to central wastewater systems. The waiver of this requirement to permit the use of interim septic tanks should only be considered pursuant to Policy WAT2.2.5.

WAT2.2.2 The Florida Department of Health Orange County Public Health Unit shall not issue permits for septic tanks, which are inconsistent with the criteria established in the Comprehensive Plan.

WAT2.2.3 The Health and Rehabilitative Services Orange County Public Health Unit shall continue to implement its Septic Tank Monitoring Program to ensure the effectiveness of operation, and to reduce the potential for health hazards. Orange County requires repair permits be obtained from the Health Department prior to any repairs to failed septic tank systems.

WAT2.2.4 The use of elevated septic tanks and drainfield systems shall only be allowed on lots of 1/2 acre or larger in order to provide a more balanced ecological and aesthetic approach to new development.

WAT2.2.5 Orange County shall allow the use of interim septic tanks for development only in areas of suitable soils and when central wastewater services are not available. Where there are moderate soils, Orange County may allow the use of interim 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 64E-6 of the Florida Administrative Code.

WAT2.2.6 When it has been determined by the Board of County Commissioners that the application of Policy WAT2.2.5 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. Degradation or contamination of surface water or groundwater.

WAT2.2.7 Interim septic tank system(s) approved by the Board of County Commissioners following Policy WAT2.2.1 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.

OBJ WAT2.3 Orange County shall support the use of innovative potable 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 Orange County and other agency programs.

WAT2.3.1 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.

WAT2.3.2 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 Orange County's Plumbing Code.

WAT2.3.3 Orange 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.

WAT2.3.4 Orange County shall coordinate with the Water Management Districts to monitor the amount of groundwater pumped from the aquifer underlying Orange County that is distributed for use outside the County; and, if necessary, assist in the emergency conservation of groundwater.

WAT2.3.5 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.

WAT2.3.6 Orange 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.

WAT2.3.7 Orange County shall provide potable water in compliance with Environmental Protection Agency and Florida Department of Environmental Protection's safe drinking water standards.

WAT2.3.8 Orange County shall continue to investigate all feasible techniques for the use of reclaimed water. Orange County shall seek out opportunities to use reclaimed water for uses such as irrigation, groundwater recharge, industrial purposes, and agricultural purposes.

WAT2.3.9 As stipulated in the O.C. Code Section 37-4(a)(3), all development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available. Connection shall be made at the developer's cost.

WAT2.3.10 Orange County shall participate in voluntary and mandatory water restrictions established by the Water Management Districts. This shall include limiting the irrigation of

landscaping with potable water on public property to the hours specified in the restrictions.

WAT2.3.11 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.

WAT2.3.12 Orange 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 potable water shortage, the specific restrictions imposed by the applicable water management district that are more restrictive than the regulations of Section 37-601 of the Orange County Code shall apply.

WAT2.3.13 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 potable water shortages.

OBJ WAT2.4 All Orange County wastewater treatment facilities shall be designed and monitored to prevent adverse environmental impacts and eliminate health hazards.

WAT2.4.1 Orange County shall continue to meet or exceed all Federal and State wastewater facility regulations, which provide for the protection of the environment.

OBJ WAT2.5 All Orange County regulations for reclaimed water shall be enforced to prevent adverse environmental impacts and promote the conservation of natural resources.

WAT2.5.1 Orange County shall continue to investigate, coordinate and promote feasible techniques and applications for the beneficial use of reclaimed water.

WAT2.5.2 As stipulated in Section 37 of the Orange County 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. Connection shall be made at the developer's cost.

WAT2.5.3 In accordance with Section 37 of the Orange County Code, reclaimed water use shall be a condition of all development approvals granted, provided that service is available as set forth in Section 37-4 of the Orange County Code.

WAT2.5.4 Orange County shall investigate the feasibility of using a water-conserving rate structure for reclaimed water customers.

GOAL WAT3 **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, as well as other municipal or private suppliers of water and wastewater services, 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 Orange County.**

OBJ WAT3.1 **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 shall be 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 Floridan 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**
- **Continue to develop additional alternative water supply sources such as brackish groundwater, indirect and direct potable reuse, and surface water for potable supply and non-potable augmentation**
- **Investigate additional management and supply options such as reservoir storage, and stormwater reuse**
- **Utilize aquifer storage and recovery for supply management.**

WAT3.1.1 The Water Supply Facilities Work Plan shall be consistent with the potable water and wastewater level-of-service (LOS) standards established in Policies WAT1.2.5 and WAT1.2.6.

WAT3.1.2 The Water Supply Facilities Work Plan shall identify feasible traditional and alternative water supply sources, including water conservation, water rate increases, system interconnections, and reclaimed water and reuse, that Orange County will use to meet existing and projected water demands. The alternative water supply projects delineated in the Work Plan shall be 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.

WAT3.1.3 The Water Supply Facilities Work Plan shall be updated no later than 18 months following adoption of the applicable Water Management Districts' Regional Water Supply Plan updates, as referenced in WAT 1.1.2.

WAT3.1.4 The Water Supply Facilities Work Plan, together with Orange County's 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 Orange County Utilities service areas.

WAT3.1.5 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 water supply, alternative water supply, wastewater and reclaimed water facilities and system components, both capacity and non-capacity related. The schedule of capital improvements shall be updated annually consistent with the Water Supply Facilities Work Plan.

WAT3.1.6 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.

- *Oak Meadows Wellfield Expansion (Permitted Well OM-5)*, currently in the construction phase, includes one new Lower Floridan aquifer well at the facility with a capacity of 1.6 mgd, AADF. The outfitting of this well is planned for 2021 (West Service Area, CIS 1532-14).
- *Western Regional WSF/Wellfield Phase IIIB Expansion*, currently in design and planned for completion by 2023, may increase treatment capacity by another 7.0 mgd and involves one new Lower Floridan aquifer well (well WR-11, already permitted) with a capacity of 2.2 mgd AADF, to be completed by 2021. (West Service Area, CIS 1532)
- *Southwest Service Area Storage and Repump Facility*, a new storage and repump facility with 5,000 gallons per minute (GPM) pumping capacity and a 3.5 MG ground storage tank, to be completed by 2023, will increase system flexibility and reliability (Southwest Service Area, CIS 1557).
- *Eastern Regional Water Supply Facility Improvements – Sodium Hypochlorite Conversion to Bulk Supply and Feed System*, currently in construction, project includes conversion of existing on-site generation of sodium hypochlorite to bulk supply and fed system which will expand the treatment capacity of the facility to 62.5 mgd firm, to be completed in 2021 (East Service Area, CIS 1554).
- Many other plan process improvements, including treatment, transmission, mechanical, electrical, and well upgrades, at various locations, not associated with capacity increases.

WAT3.1.7 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 Orange 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 IIIB Expansion*, planned to be constructed by 2025, will increase the capacity of the chlorine contact chamber, increasing the overall treatment capacity of the facility by 1.0 mgd AADF (West Service Area, CIS 1435).
- *Northwest WRF High Service Pumping Project*, planned to be constructed by 2026, and expected to add to the existing capacity of the reuse system in the West Service Area (West Service Area, CIS 1435).
- *Southwest WRF Phase I,* planned to be constructed by 2022, for a total treatment capacity of 5.0 mgd AADF. Further phases are planned to provide additional capacity and to receive flow diversion from the South Service Area (Southwest Service Area, CIS 1507).
- *Southwest WRF Phase 2*, planned to be constructed by 2028, for a total treatment capacity of 10 mgd AADF. Further phases are planned to provide additional capacity to receive flow diversion from the South Service Area (Southwest Service Area, CIS 1507).
- *South WRF Phase V Expansion*, planned completion by 2022, will increase treatment capacity by 13 mgd from 43.0 to 56.0 mgd, AADF. (South Service Area, CIS 1555).
- *Eastern WRF Phase VI-A Expansion*, planned to be completed by 2026, will increase peak hour reclaimed water pumping capacity from 6,000 gpm to 17,000 gpm (East Service Area, CIS 1538).
- *Eastern WRF Phase VI-B Expansion*, planned to be completed by 2029, will increase treatment capacity from 24.0 to 31.0 mgd AADF (East Service Area, CIS 1538).
- *Southeast Reclaimed Water System Expansion Project*, will be constructed throughout the planning horizon to distribute reclaimed water to meet reuse irrigation demands in the East Service Area, estimated to be as much as 9 mgd AADF by 2025 (CIS 1483, CUP #3317 Condition 26).
- *South WRF Phase VI-A Expansion*, planned to be completed by 2027, will increase peak hour reclaimed water pumping capacity (South Service Area, CIS 1555).

WAT3.1.8 Development of alternative water supply projects is a critical component of Orange 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.

- *Cypress Lake Wellfield*, a collaborative AWS STOPR project, will provide OCU with a 9.0 mgd AADF finished water potable supply capacity increase. Construction of this project is currently projected to be completed by approximately 2027 (CIS 1550-08, CFWI RWSP Projects 3, 4, 5).

- *Taylor Creek Reservoir/St. Johns River Water Supply Project*, an estimated 50 mgd AADF surface water potable supply project, peak production of 54 mgd finished water. OCU is participating collaboratively in this regional water supply development project with five other central Florida potable water suppliers: OUC, East Central Florida Services, and the Toho Water Authority (who all provide some water in unincorporated Orange County); and the City of Cocoa and City of Titusville. The exact supply volume distribution among suppliers is yet to be finalized, but it is anticipated that OCU's share would be at least 10 mgd AADF (CIS 1550; CUP #3317 Condition 23; WUP # 48-00134-W Condition 25; CFWI RWSP Project 126).

OBJ WAT 3.2 Orange County shall identify, investigate and use any technically, environmentally and economically feasible traditional or alternative sources of water, including reclaimed water, that may be used to meet existing and future water demands when updating or maintaining the Work Plan.

WAT3.2.1 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 efficient, cost-effective, and technically feasible 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, treated wastewater, reclaimed water, stormwater, brackish groundwater, surface water and seawater. In addition, Orange County will proactively investigate the application of new water resource development technologies to meet existing and future water demand.

WAT3.2.2 Orange County will maximize the efficient use of existing potable 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, water conservation, potable water and reclaimed water rate increases, non-potable water reuse, system interconnects, aquifer recharge, and storage.

WAT3.2.3 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.

WAT3.2.4 Orange County will coordinate with the City of Orlando to evaluate improvements and expansion of the Water Conserv II regional reuse system to support the Master Plan recommendations and other City of Orlando plans.

OBJ WAT3.3 Orange County shall promote and sustain compatibility between the built and natural systems.

WAT3.3.1 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, treated wastewater and reclaimed water resources, and to assure adequate water supply for the competing needs of native ecosystems, agriculture, and domestic and industrial users.

WAT3.3.2 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, including those involving treated wastewater or reclaimed water sources within Orange County.

WAT3.3.3 Orange County will integrate growth management, land use and water resource planning to ensure the availability of water for Orange County residents and regional water management purposes.

GOAL WAT4 **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.**

OBJ WAT4.1 Within the Wekiva River and its tributaries, the springs, and spring run creeks in the Wekiva Study Area, Orange 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.

WAT4.1.1 In order to help remove nutrients from the Wekiva Springshed, Orange County will require the central sewering of existing developed areas through connection to a central system where central sewer is available as defined in Section 381.0065(2)(a), Florida Statutes.

WAT4.1.2 The County shall comply with the wastewater requirements that are identified in the approved Wekiva Basin Action Management Plan.

WAT4.1.3 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; and
- Monitoring of existing central systems.

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 County Landfill monitoring program, and the monitoring of aquifer water levels across the County. 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. (Amended 12/00, Ord. 00-25, Objective 1.1-r)**

POLICIES

AR1.1.1 In order to monitor the quantity of groundwater in the surficial aquifer and Floridan Aquifer, Orange County shall continue to perform ongoing collection and annual review of aquifer water levels across the County.

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. (Amended 12/00, Ord. 00-25, Policy 1.1.2)

AR1.1.3 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. (Policy 1.1.3-r)

AR1.1.4 Orange County shall update and refine Wekiva Aquifer Vulnerability Assessment (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. (Amended 2009 Policy 1.1.4)

AR1.1.5 Orange County, with the cooperation of the Water Management Districts, has developed a recharge map 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. (Amended 12/00, Ord. 00-25, Policy 1.1.4-r)

AR1.1.6 If requested, Orange County shall assist 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, as needed. (Added 12/00, Ord. 00-25, Policy 1.1.5)

AR1.1.7 RESERVED

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 RESERVED

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 RESERVED

AR1.1.12 Orange County will continue to implement the aquifer recharge program of CONSERV II using rapid infiltration basins (RIBS) and irrigation of citrus groves, golf courses, and open space in high recharge areas of West Orange County. In addition, the County will continue to expand aquifer recharge through Public Access Reuse (PAR) to the City of Ocoee and the City of Apopka in addition to the RIBs and lake augmentation in the Orange County Utilities (OCU) Northwest 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. (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. (Objective 1.2)

POLICIES

AR1.2.1 RESERVED (Refer to ICE1.6.8)

AR1.2.2 Orange County shall continue to coordinate with other local and State governmental entities in regards to septic tanks in industrial zoned developments. (Policy 1.2.2)

AR1.2.3 RESERVED (Refer to ICE1.6.5)

AR1.2.4 RESERVED

AR1.2.5 Orange County shall continue to accomplish:

A. Maintain 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 or 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 shall maintain and periodically update water conservation educational and awareness materials to explain:

The importance of preserving and protecting groundwater resources;

Water demands and uses;

How conservation programs and practices, including Florida friendly landscaping techniques, can reduce the demand for groundwater resources. (Added 12/00, Ord. 00-25, Policy 1.2.7-r)

AR1.2.8 RESERVED (Refer to ICE1.12.5)

GOAL AR2 **Orange County shall put programs in place to prevent and address 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. (Objective 2.1)**

POLICIES

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. When monitoring programs determine contamination has occur action will be taken, by the appropriate agency, to eliminate the contamination. (Added 12/00, Ord. 00-25, Policy 2.1.2)

AR2.1.3 RESERVED

AR2.1.4 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.

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 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 shall 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 Water Supply Facilities 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)**

POLICIES

AR3.1.1 The Water Supply Facilities Work Plan shall identify feasible traditional and alternative water supply sources, including aquifer recharge projects, which Orange 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 Orange County. (Policy 3.1.1)

AR3.1.2 The Water Supply Facilities Work Plan shall be updated 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)

POLICIES

AR3.2.1 RESERVED (Refer to ICE 1.6.11)

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 aquifer recharge. (Policy 3.2.2)

AR3.2.3 RESERVED (Refer to ICE1.6.13)

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.**

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 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 establish and update flood elevations for the remaining area lakes through Federal Emergency Management Agency (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 as requested by 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 (CRS) 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. (Amended 12/07, Ord. 2007-20)

POLICIES

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 (BMPs) 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 effective form of stormwater treatment, where such stormwater treatment is currently inadequate. As needed, the project shall be in compliance with the Total Maximum Daily Load (TMDL) Basin Management Action Plan (BMAP). (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)

SM1.2.5 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 Florida Department of Environmental Protection (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 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)

SM1.2.6 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 Florida Department of Environmental Protection (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, as necessary, to develop and implement Basin Management Action Plans (BMAPs) for those water bodies determined to be in greatest need through the Total Maximum Daily Load (TMDL) process as implemented by Florida Development of Environmental Protection (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. Amended 6/10, Ord. 10-07)

SM1.2.8 Orange County shall follow the Florida Department of Environmental Protection (FDEP) Total Maximum Daily Load (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, (map 12 WSA 1) 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 Florida Department of Environmental Protection (FDEP) Stormwater Rule. 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 SM 1.3 RESERVED

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)

POLICIES

SM1.4.1 Orange County shall maintain a formal listing that indicates the priority of drainage basin studies within the County, and coordinate with cities to facilitate the completion of master stormwater plans. (Added 12/00, Ord. 00-25)

SM1.4.2 Orange County shall identify funding sources for drainage improvements, including amending and implementing the stormwater utility ordinance 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 RESERVED –

SM1.4.6 Orange County shall correct or mitigate the stormwater drainage 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 Total Maximum Daily Load (TMDL) Basin Management Action Plans (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, including 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-permittees, 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 RESERVED

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.

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 compensating 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 and the Subdivision Regulations, 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 and the Subdivision Regulations, 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 and the Subdivision Regulations 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;

C. 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 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, as shown in Table SM1.

Table SM 1 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 RESERVED (Refer to ICE1.11.4)

SM1.5.11 RESERVED (Refer to ICE1.11.5)

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 in Table SM2, 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 Total Maximum Daily Load Basin Management Action Plan (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)

Table SM2
Buffer Requirement from Karst Features

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)

POLICIES

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. (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 end-of-life resource management (e.g., solid waste disposal and recycling service) to accommodate existing and future demand.**

OBJ SW1.1 **Orange County shall operate and maintain an Integrated Solid Waste Resource Recovery System (System) comprised of transfer stations, landfills, recycling facilities, and other resource recovery facilities to provide adequate end-of-life resource management to accommodate existing and future demands by implementing the following policies.**

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. (Amended 12/00, Ord. 00-25)

SW1.1.2 Orange County Landfill improvements shall be designed to maximize the expected life for the Class I and Class III Landfills and meet applicable regulations and 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 sustainable, environmentally and economically responsible management of end-of-life materials 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 System shall be funded by means of 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 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 sustainable, environmentally and economically responsible service is being provided to its customers. (Added 12/00, Ord. 00-25)

SW1.1.9 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 sustainable, environmentally and economically responsible operation possible. (Added 12/00, Ord. 00-25)

SW1.1.10 Orange County shall continue to promote private sector participation in resource recovery systems to the extent feasible. (Added Amended 12/00, Ord. 00-25)

SW1.1.11 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)

SW1.1.12 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)

SW1.1.13 In order to maximize the use of the System in a fiscally sound and efficient manner, Orange County shall implement the findings of the Solid Waste Division's most recent Business Plan.

SW1.1.14 Orange County shall continue to monitor and evaluate the available capacity at the Orange County Landfill for the purpose of meeting concurrency system management requirements. In order to plan for and to ensure 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)

SW1.1.15 The County shall encourage and support the permitting of Class III or Construction and Demolition recycling facilities or 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, and to ban the disposal of yard waste in Orange County's Class I landfill and any other existing or future lined landfills maintained by Orange County. (Added 12/00, Ord. 00-25)

POLICIES

SW1.2.1 RESERVED

SW1.2.2 RESERVED

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 RESERVED

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)

SW1.2.8 The County shall require all municipalities that use the Orange County Landfill for solid waste disposal to separately collect and dispose of their yard waste. (Renumbered 12/00, Ord. 00-25)

SW1.2.9 The County shall continue to implement a separate disposal and/or composting program for yard waste at approved sites. (Renumbered 12/00, Ord. 00-25)

SW1.2.10 The County shall require its existing franchise haulers to separate and deliver yard waste to approved sites. (Renumbered 12/00, Ord. 00-25)

SW1.2.11 The County shall continue its educational program to increase awareness of the benefits of backyard composting of yard waste. (Renumbered 12/00, Ord. 00-25)

SW1.2.12 The County's educational program shall continue to use, but is not limited to, public service announcements, mail outs and demonstration projects. (Renumbered 12/00, Ord. 00-25)

OBJ SW1.3 Orange County shall improve its intergovernmental coordination efforts for establishing fees, locating transfer stations, and controlling the movement of waste within the County.

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 licensed 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. (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 Chapter 62-701, Florida Administrative Code. (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. (Added 12/00, Ord. 00-25)

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. (Added 12/00, Ord. 00-25)

POLICIES

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 RESERVED

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 and adjust the processing fee schedule for private solid waste management facilities.

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OBJ SW1.6 RESERVED

POLICIES

SW1.6.1 RESERVED

SW1.6.2 RESERVED

SW1.6.3 RESERVED

SW1.6.4 RESERVED

SW1.6.5 RESERVED

OBJ SW1.7 Orange County shall ensure compatibility of land uses when considering approvals of new or expanding existing landfills. (Added 12/00, Ord. 00-25)

POLICIES

SW1.7.1 All new landfills shall be allowed only in areas with Future Land Use designations of Rural/Agricultural or Industrial. (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.**

POLICIES

SW2.1.1 RESERVED

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 program to collect, temporarily store, and assure the proper disposal of household generated chemicals, and provide assistance to very small quantity generators so that they may dispose of their hazardous waste properly.

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.

SW2.1.5 The County shall limit or exclude new or expanded solid waste facilities and hazardous waste treatment storage and disposal facilities within the Wekiva Study Area (WSA).

Orange County 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 Standards of Cover and Self-Assessment Manual approved for accreditation through the Center for Public Safety Excellence (CPSE).

FR1.1.2 Orange County Fire Rescue shall periodically review and update fire station locations, 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 all elements of the total response time
- 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 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 Fire Rescue Department and deemed to be necessary for effective emergency response, including the adoption of the Standards of Cover and Self-Assessment Manual. This manual is required as a part of agency accreditation by the Center for Public Safety Excellence.**

POLICIES

FR1.2.1 On an annual basis the Orange County Fire Rescue Department will conduct an analysis of each response district's population density. These response districts are categorized into:

- Urban High: More than 3,000 persons per square mile
- Urban Low: 1,201 to 3,000 persons per square mile
- Rural High: 11 to 1,200 persons per square mile
- Rural Low: 10 or fewer persons per square mile

Orange County Fire Rescue shall adopt internal performance standards that will track other aspects of emergency response performance. Performance standards are evaluated periodically and are included in the adopted Standards of Cover Manual.

FR1.2.2 Orange County Fire Rescue will strive for an initial emergency Fire Rescue response capability within the County's Municipal Special Taxing Unit (MSTU) area so as to meet the following travel time targets for 90% of emergency calls:

- Urban High: 5:00 minutes
- Urban Low: 7:00 minutes
- Rural High: 9:00 minutes
- Rural Low: 13:00 minutes

FR1.2.3 Orange County Fire Rescue will strive to have firefighters meet standards established through National Fire Protection Association (NFPA) 1710 for turnout by donning appropriate protective gear, boarding the apparatus, and beginning the response within the following time targets for 90% of emergency incidents, as measured from the time of unit dispatch:

- Fire: 80 seconds
- EMS: 60 seconds

FR1.2.4 The determination of where to construct new Fire Rescue facilities will be based on, but not limited to, the following:

- adherence to established total response time standards as determined by Geographic Information System (GIS) data, and projected response times from the projected new station location
- adherence to the Fire Station Location Study
- 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
- new development beyond five miles of existing fire stations

FR1.2.5 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 response time 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

FR1.2.6 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

FR1.2.7 Orange County Fire Rescue shall provide an initial emergency response to Basic and Advanced Life Support medical calls in the Municipal Service 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.

POLICIES

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:

High Risk Occupancies– annually, or according to departmental standards. (Properties with potential for high loss of life and/or property value, such as: 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 Crisis Centers, and State of Florida Licensed Facilities for the Developmentally Disabled)

Moderate and Low Risk 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, based upon available resources.

FR2.2.3 Orange County Fire Rescue Department shall ensure that fire plan reviews are completed in a timely manner and according to County adopted performance measures.

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 as related to building services, fire prevention, and fire safety education.

OBJ FR2.3 Vehicle/Apparatus Replacement Plan. Orange County Fire Rescue Department shall maintain a departmental vehicle/apparatus replacement plan.

POLICIES

FR2.3.1 Orange County Fire Rescue shall continue to 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. The replacement criteria includes:

- Mileage,
- Age, and
- Replacement cost.

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.**

POLICIES

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 most at-risk 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.**

POLICIES

FR4.1.1 The Office of Emergency Management shall take the steps listed below 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.

- Training
- Exercises
- Public Presentations

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 through the following:

- Maintaining the state mandated Comprehensive Emergency Plan (CEMP)
- Maintaining and operating the County's Emergency Operations Center (EOC)

FR4.1.3 RESERVED

FR4.1.4 The Office of Emergency Management shall coordinate and provide for the 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 wellbeing of the County. These steps include:

- Prevention
- Preparedness
- Response
- Recovery
- Mitigation

FR4.1.7 The Office of Emergency Management shall manage emergency operations within the County by coordinating the use of resources available from municipal governments, private industry, civic and volunteer organizations, and State and Federal agencies.

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)**

OBJ PS1.1 **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.**

POLICIES

PS1.1.1 RESERVED

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 public schools the cornerstones of community planning and design.** **(**(Amended 11/17, Ord. 17-19)

OBJ PS2.1 **Enhance communities through the joint use of educational facilities by encouraging the location of parks, recreation, and community facilities, in new and existing communities, in conjunction with school sites.**

POLICIES

PS2.1.1 RESERVED

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. OCPS reserves the right to impose reasonable restrictions on interconnectivity to ensure the safety and security of students and school facilities. (Added 06/08, Ord. 8/11)

PS2.1.3 Upon notice from the Orange County 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 Orange County 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 Orange County and the Orange County 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 RESERVED. 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

PS2.2.1 Work to identify new school sites that will provide logical focal points for community activities, serve as the cornerstone for innovative urban design standards, and are compatible with the Future Land Use Map and with land uses surrounding proposed school sites. (Amended 11/17, Ord. 17-19)

PS2.2.2 Orange County shall coordinate with the Orange County School Board to provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns. (Duplicated in FLU8.7.3)(Added 12/00, Ord. 00-25, Policy 3.2.19.1)

PS2.2.3 Unless otherwise prohibited or precluded by existing development patterns, Orange County shall support and encourage the location of new elementary, K-8, and middle schools, internal to new and existing residential neighborhoods and the County shall coordinate with the Orange County School Board to identify locations for new high schools on the periphery of residential neighborhoods, where access to major roads is available. (Amended 11/17, Ord. 17-19)

PS2.2.4 RESERVED

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 New school sites in residential subdivisions shall not create remnant parcels not suitable in size, shape and location for the uses depicted on the Future Land Use Map or permitted by the existing zoning district designation.

PS2.2.7 Support the Orange County School Board in locating appropriate school services, ancillary facilities, and services throughout the county.

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)

PS2.1.6 Link schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks.

GOAL PS3 Provide safe and secure schools.

OBJ PS3.1 Ensure security and safety of children.

POLICIES

PS3.1.1 RESERVED

PS3.1.2 Coordinate with the Orange County 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. This can be accomplished through the provision of interconnected pedestrian access between neighborhoods to allow direct access to school sites and drop-off locations.

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 RESERVED

PS3.1.5 Provide assistance in developing traffic circulation plans to serve schools and the surrounding neighborhoods.

PS3.1.6 In cooperation with the Orange County 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 Orange County Public Schools (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. Orange County Public Schools (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. Also refer to T2.5.11.2 (Added 6/08, Ord. 08/11)

PS3.1.10 RESERVED

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 Orange County 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.

GOAL PS4 **Support Orange County School Board efforts to ensure that adequate capital facilities and technology resources are available to support the educational mission of public schools.**

OBJ PS4.1 **Support Orange County School Board programs to effectively and efficiently manage existing capital funds and resources.**

POLICIES

PS4.1.1 Support Orange County 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 Orange County 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 half (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 Orange County Public Schools (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 Any amendments to the School Impact Fee Ordinance shall be developed with input from Orange County Public Schools (OCPS).

OBJ PS4.2 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 County programs and capital improvements which are consistent with and which meet the capital needs identified in the Orange County School Board campus planning program(s) will be given scheduling priority.

PS4.2.4 Support the Orange County 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 Orange County 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 for school capital needs and will consider support for changes to state legislation to provide for these options, as needed. Additional Alternative 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 Orange County School Board's 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 Orange County Public Schools (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 RESERVED.

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 endeavor to meet annually, but shall meet at least once every two years to review and discuss any issues of mutual concern. (Amended 11/17, Ord. 17-19)

PS5.1.4 Orange County shall invite an Orange County School Board representative to serve as an ex-officio member on the Orange County Development Review Committee.

PS5.1.5 Orange County shall assign a County representative to serve as an ex-officio member on the School Board Advance Planning Committee. Also, pursuant to Section 163.3174(1), Florida Statutes, Orange County's Local Planning Agency (LPA) shall include a representative of Orange County Public Schools (OCPS) appointed by the School Board as a nonvoting member of the LPA to attend those meetings at which the LPA considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. (Amended 11/17, Ord. 17-19)

PS5.1.6 For purposes of coordinating planning efforts, Orange County shall routinely provide to the School Board 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. 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 Orange County School Board comments shall be sought and considered on comprehensive plan amendments and other land use decisions.

PS5.1.8 Orange County will 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 *First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency*, adopted in 2011, as it may be amended from time to time ("Interlocal Agreement"), a Technical Advisory Committee comprised of representatives from Orange County, Municipalities, Orange County Public Schools (OCPS) and the East Central Florida Regional Planning Council shall be established to discuss issues of mutual concern. OCPS shall be responsible for arranging meetings, providing notification, and maintaining a written summary of meeting actions. (Added 6/08, Ord. 08-11, amended 11/17, Ord. 17-19)

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 level of service (LOS) within the adopted Concurrency Service Areas (CSAs) and the coordination of annual revisions to the ten (10) year District Capital Outlay Plan (DCOP); and

e. Update of the District Capital Outlay Plan (DCOP) for inclusion in Orange County's Comprehensive Plan. (Added 6/08, Ord. 08/11)

PS5.1.12 Pursuant to the Interlocal Agreement referenced in Policy PS5.1.10, Orange County shall provide an update of information on approved developments, phases of development and estimated build out by phase to the Orange County Public Schools (OCPS) Planning Department on an as needed basis. (Added 6/08, Ord. 08/11; amended 11/17, Ord. 17-19)

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.

POLICIES

PS5.2.1 Within the Urban Service Area, public schools shall be allowed as set forth in Policy FLU8.7.5. (Amended 11/17, Ord. 17-19)

PS5.2.2 Within a Rural Settlement or the Rural Service Area, public schools shall be allowed as set forth in Policy FLU8.7.5, and FLU8.7.7. (Amended 11/17, Ord. 17-19)

PS5.2.3 In the event that the Orange County 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 public school locations shall be subject to the terms and limitations established in the Public School Siting Regulations ordinance developed jointly by Orange County and the School Board, as they may be amended from time to time. (Amended 11/17, Ord. 17-19)

PS5.2.5 RESERVED

PS5.2.6 Orange County shall protect existing schools from the intrusion of incompatible land uses through the development review process. (Added 6/08, Ord. 08-11; Amended 06/17, Ord. 2017-12)

PS5.2.7 Orange County and Orange County Public Schools (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 The school siting ordinance shall include minimum standards and criteria for school sites, procedures for the review and coordination of plans for school sites, and an expedited review process for review and approval of public educational facilities not meeting minimum standards and criteria on otherwise approvable sites.

PS5.3.2 RESERVED

PS5.3.3 RESERVED

PS5.3.4 Orange County shall 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. Schools located in a Rural Settlement shall also be subject to FLU8.7.8. (Amended 11/17, Ord. 17-19)

PS5.3.6 Applications for Future Land Use Map amendments, rezonings, variances, special exceptions, and site plans for schools shall be given priority status. Orange County Public Schools (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.

POLICIES

PS5.4.1 Review and update reservation requirements to insure that school sites are identified prior to changes in urban service area, land use, zoning, or approval of projects generating new students.

PS5.4.2 Coordinate with the Orange County 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 Orange County School Board to develop public schools facilities.

PS5.4.4 In concert with OCPS, Orange County may consider developing 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 or existing OCPS facilities.

PS5.4.5 RESERVED

PS5.4.6 Before disposing of surplus property, Orange County will offer first right of refusal for surplus County property to the Orange County School Board.

PS5.4.7 Orange County will support Orange County School Board efforts to identify long-range school site needs and select sites based on the criteria established in this element and in the Public School Siting Ordinance. (Added 6/08, Ord. 08-11)

PS5.4.8 Coordinate with the Orange County School Board 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)

PS5.4.9 Where the Orange County School Board elects to advance funds to construct off-site road and utility improvements as part of school construction, Orange County shall provide for timely reimbursement of all funds advanced for projects included in Orange 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 Orange County shall 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 Orange County Public Schools (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 Orange County Public Schools (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)**

POLICIES

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 Orange County Public Schools (OCPS), the Municipalities, and the County, and the adopted Capital Improvements Element (CIE). 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. (Added 6/08, Ord. 08-11; amended 04/05, Ord. 11-03)

PS6.1.2 The County shall utilize the Orange County Public Schools (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 level of service (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 Florida Inventory of School Houses (FISH) Capacity as follows: (Added 6/08, Ord. 08-11)

a. Elementary: 110% of Adjusted FISH using Modified Middle School Attendance Zones as Concurrency Service Areas (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: Grades K-5 of Arbor Ridge K-8 and Windy Ridge K-8 shall be incorporated in the adopted LOS for elementary schools. For all other K-8 (and any PS-8 schools), 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 04/10, Ord. 10-03)

PS6.1.4 Any changes or modifications to the adopted Level of Service (LOS) shall follow the process and guidelines as outlined in the Interlocal Agreement referenced in Policy PS5.1.10. (Added 6/08, Ord. 08-11; amended 11/17, Ord. 17-19)

PS6.1.5 Orange County shall support Orange County Public School's (OCPS') efforts to initiate any of the following strategies to ensure compliance with adopted level of service (LOS) standard:

a. Building new schools to relieve over capacity schools in (Concurrency Service Areas) (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 within 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 school concurrency service areas ("CSAs") shall follow the process and guidelines as outlined in the Interlocal Agreement referenced in Policy PS5.1.10. (Added 6/08, Ord. 08-11; amended 11/17, Ord. 17-19)

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 the current Orange County Public Schools School Impact Fee Study Update (Added 6/08, Ord. 08-11)

PS6.1.9 The County shall support Orange County Public Schools' (OCPS') efforts to meet adopted level of service (LOS) standards through the adoption of a ten (10) year, financially feasible District Capital Outlay Plan (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 level of service (LOS) in a Concurrency Service Area CSA. (Added 06/08, Ord. 08-11)

PS6.1.11 Orange County, in conjunction with Orange County Public Schools (OCPS), shall review the level of service (LOS) standards and Concurrency Service Area (CSA) Boundaries 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. 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 Capital Improvements Element. (Added 06/08, Ord. 08-11; amended 04/11, Ord. 11-03)

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 **Orange County Public Schools (OCPS), in conjunction with Orange County, consistent with the Interlocal Agreement referenced in Policy PS5.1.10 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.** (Added 6/08, Ord. 08-11; amended 11/17, Ord. 17-19)

POLICIES

PS6.2.1 Concurrency Service Areas (CSAs) are depicted in the Orange County Public Schools *Public School Facilities Element Data, Inventory, and Analysis* dated May 2, 2008, as may be amended from time to time. (Added 6/08, Ord. 08-11)

PS6.2.2 Concurrency Service Areas (CSAs) shall be reviewed annually in conjunction with the Orange County Public Schools (OCPS) adoption of an updated ten (10) year District Capital Outlay Plan (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 Orange County Public Schools (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)

POLICIES

PS6.3.1 When reviewing a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density, Orange County shall seek input from OCPS as to whether sufficient school capacity will exist concurrent with the development. If OCPS indicates there is insufficient capacity in the affected schools, Orange County may take into consideration the severity of the overcrowding and the timing of the availability of the needed capacity to accommodate the proposed development when deciding whether to approve or deny the requested Comprehensive Plan amendment or rezoning. (Added 6/08, Ord. 08-11; Amended 11/13/20 Ord. 2020-25)

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 Orange County Public Schools (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 Development of Regional Impacts (DRIs) that include residential development and are submitted after July 1, 2005, the County shall include Orange County Public Schools (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 the Interlocal Agreement referenced in Policy PS5.1.10, the following residential uses shall be exempt from the requirements of school concurrency:

a. Any proposed residential development considered de minimis as defined by Public School Element, Policy PS6.3.5.

b. One single-family house, one 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 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

l. 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.

m. 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 the Interlocal Agreement, provided that the School Board may contest a vested rights determination as provided in the land development regulations.

n. 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; amended 11/17, Ord. 17-19)

OBJ PS6.4 **Upon completion of an Orange County Public Schools (OCPS) Concurrency Review, a development that fails to meet level of service (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)**

POLICIES

PS6.4.1 A development shall be deemed to meet concurrency if there is available capacity in the Concurrency Service Area (CSA) where the development is located or where available capacity exists in one or more contiguous CSAs, so long as the level of service (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)

PS6.4.2 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 Orange County Public Schools (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 level of service (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 District Capital Outlay Plan (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 the Interlocal Agreement referenced in Policy PS5.1.10 and as may be negotiated between developer and Orange County Public Schools (OCPS) and, as appropriate, Orange County. (Added 06/08, Ord. 08-11; amended 11/17, Ord. 17-19)

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)**

POLICIES

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(6), the County adopts a long-term school concurrency management system for the most recent 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)**

POLICIES

CIE1.1.1 Orange County shall annually prepare a 5-year schedule of capital improvements, also referred to as a Capital Improvements Program (CIP), for County departments, and those authorities and special districts that depend on funds allocated by the Board of County Commissioners to guide the timing and location of capital expenditures. The CIP shall be consistent with and prepared pursuant to Section 163.3177(3)(a)4. and 5., Florida Statutes. (Amended 11/17, Ord. 2017-19)

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, 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 this adopted Capital Improvements Program, including amendments, and as outlined in the comprehensive plan. (Amended 11/17, Ord. 2017-19)

CIE1.1.6 The County shall annually review and update the Capital Improvements Element in order to maintain a 5-year schedule of capital improvements, or Capital Improvements Program. 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. (Amended 06/17, Ord. 2017-12, Amended 11/17, Ord. 2017-19)

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. (Amended 04/10, Ord. 10-03; Amended 04/11, Ord. 11-03; Amended 02/13, Ord. 13-03; Amended 6/16, Ord. 2016-15; Amended 11/17, Ord. 2017-19)

CIE1.1.14 The Capital Improvements Program for each five year period shall be adopted by the Board of County Commissioners concurrently with approval of the annual budget. Modifications and deviations from the adopted Capital Improvements Budget or Capital Improvements Program will require approval by the Board of County Commissioners. Copies of the Capital Improvements Program as adopted by the Board concurrently with the budget, and as modified from time to time, shall be made available to the public at www.orangecountyfl.net/PlanningDevelopment.aspx. (Amended 11/17, Ord. 2017-19)

CIE1.1.15 (Policy CIE1.1.15 deleted 09/13, Ord. 2013-19)

CIE1.1.16 Consistent with s.163.3177(3)(b), FS, the following modifications may be adopted by ordinance, provided they are consistent with the Comprehensive Plan, and such modifications may not be deemed to be amendments to the Comprehensive 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, and/or
- The acceptance of facilities pursuant to dedications

(Amended 06/17, Ord. 2017-12; Amended 11/17, Ord. 2017-19)

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 WAT3.1.6, WAT3.1.7, and WAT3.1.8 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)

POLICIES

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)

POLICIES

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, or adopted quality of service standards, if applicable, are maintained 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 RESERVED

CIE1.3.4 When central water service from Orange County Utilities is required for development, the level of service standard shall be 225 gallons per day (average daily flow) per equivalent residential connection. 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. (Amended 12/00, Ord. 00-25; Amended 5/13, Ord. 2013-11, Policy PW1.2.5-r; Amended 08/2024 Ord 2024-21)

A. Timing of Future Treatment Facility Expansion. Orange County Utilities shall ensure that sufficient water supply facility (WSF) capacity is maintained, consistent with the requirements of the Florida Department of Environmental Protection (FDEP). When the WSF maximum daily demand exceeds 75% of maximum day water treatment capacity, a capacity analysis report shall be submitted to the FDEP The capacity analysis report shall identify recommended improvements, improvement costs and the timing of such improvements. Facilities scheduled for design and construction, as identified by the capacity analysis 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. F.

CIE1.3.5 When central wastewater service from Orange County Utilities is required for development, the level of service standard shall be 2-- gallons per day (average daily flow) per equivalent residential unit. Interim wastewater systems (permanent package treatment plants are no longer allowed in Orange County) shall have the same level of service standard Wastewater 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. (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25; Amended 5/13, Ord. 2013-11, Policy WW1.2.5-r; Amended 08/2024 Ord. 2024-21)

A. Timing of Future Treatment Facility Expansion. Orange County Utilities shall ensure that sufficient water reclamation facility (WRF) capacity is maintained, consistent with the requirements of the FDEP. When the WRF maximum 3 month average daily flow exceeds 50% of the permitted wastewater treatment capacity, a capacity analysis report shall be submitted to the FDEP. The capacity analysis report shall identify recommended improvements, improvement costs and the timing of such improvements. Facilities scheduled for design and construction, as identified by the capacity analysis 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.

CIE1.3.6 RESERVED

CIE1.3.7 RESERVED

CIE1.3.8 Refer to SM1.5.8.

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 Orange County Public Schools' (OCPS') adopted Concurrency Service Areas (CSAs), adopted Level of Service (LOS) and enrollment projections in the annual update of the Capital Improvements Element (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 District Capital Outlay Plan (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 District Capital Outlay Plan (DCOP) in the annual update of the Capital Improvement Element (CIE). (Added 6/08, Ord. 08-11)

CIE1.3.14 The County hereby incorporates by reference the Orange County Public School (OCPS) 10-Year Capital Outlay Plan for 2015-2016 adopted by the Orange County School Board on September 15, 2015 (the "10-Year Plan"), which includes school capacity sufficient to meet anticipated student demands projected by OCPS.

Notwithstanding the foregoing, to the extent that any proposed educational facility in the 10-Year Plan does not currently have the requisite Future Land Use designation, zoning, or any other legally required development permit (collectively, "Development Approvals"), the County's incorporation by reference of the 10-Year Plan shall not be construed to mean that such facility is approved by the County or that the facility's proposed location will receive approval of any requested Development Approvals in the future. Orange County reserves its right to make a decision on any such requested Development Approvals at a duly advertised and noticed public hearing. Furthermore, by virtue of Orange County's incorporation of the 10-Year Plan, Orange County is not taking a position, and legally cannot bind its staff or elected officials to take any position in the future, on the potential success of any Development Approvals requested in the future.

(Added 6/08, Ord. 08-11; Amended 4/11, Ord. 11-03; Amended 02/13, Ord. 2013-03; Amended 6/16, Ord. 2016-15)

CIE1.3.15 The County may cooperate with the School Board to ensure that future needs are addressed consistent with the adopted Level of Service (LOS) standards for public schools. (Added 06/08, Ord. 08-11)

CIE1.3.16 The Level of Service (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 Florida Inventory of School Houses (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 Level of Service (LOS) standards shall be applied consistently within Orange County and by the School Board to all schools of the same type. All Concurrency Service Areas (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 Type	**Adopted LOS**
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, 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)				

B.

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. 11-03)				

CIE1.3.19 Orange County shall annually review compliance and appropriateness of the adopted Level of Service (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)

POLICIES

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 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 transportation 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.

CIE1.4.9 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, transit , and transportation networks, including, but not limited to, roadway capacity projects, intersections and other operations improvements, and multimodal 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.

POLICIES

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)

POLICIES

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 cost-feasible roadway improvements to address current and future roadway deficiencies and will 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; Amended 06/17, Ord. 2017-11):

FACILITY	**SEGMENT**
Lake Underhill Road	Anderson Street to Conway Road* Conway Road to Semoran Boulevard* Oxalis Avenue to Goldenrod Road* Semoran Boulevard to Oxalis Avenue* Goldenrod Road to Madeira Avenue Madeira Avenue to Dean Road Dean Road to Rouse Road Alafaya Trail 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 Wetherbee Road* Central Florida Greeneway to Osceola County Line
Kennedy Boulevard / Lake Avenue	Forest City Road to Wymore Road*
Reams Road	Summerlake Park Boulevard to Taborfield Avenue Delmar Avenue to Silverlake Park Drive

6th 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 Lake Pickett Road Lake Pickett Road to Seminole County Line
	Curry Ford Road to Lake Underhill Road
Econlockhatchee Trail	Lee Vista Boulevard to Curry Ford Road*
Edgewater Drive	Clarcona Ocoee Road to Beggs Road
Ficquette Road	Winter Garden-Vineland Road to Fossick Road Overstreet Road to Summerlake Park Boulevard/Reams Road
Good Homes Road	White Road to Colonial Drive*
Lake Pickett Road	Colonial Drive to Percival Road Percival Road to Tanner Road Tanner Road 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 General Boulevard General Boulevard 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 Thompson Road* Thompson Road to Wekiwa Springs Road*
Woodbury Road	Lake Underhill Road to Waterford Lakes Parkway Waterford Lakes Parkway to Colonial Drive

*Roadway segments located partially or entirely within a municipal jurisdiction. The County will coordinate with the respective agencies regarding projects to improve levels of service on these facilities. (Original Policy CIE1.8.2 deleted 09/13, Ord. 2013-19; Amended 06/17, Ord. 2017-11)

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:

FACILITY	**SEGMENT**
6th Street (Windermere)	Park Ridge-Gotha Road to Hempel Avenue*
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
Michigan Avenue	Bumby Avenue to Crystal Lake Drive*
Orange Avenue	Hansel Avenue North to Hansel Avenue South*
	Vineland Road to Conroy-Windermere Road* Central Florida Parkway to Sand Lake Road
University Boulevard	Dean Road to Alafaya Trail
John Young Parkway	Colonial Drive to Princeton Street* 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*

*Roadway segments that are under state or municipal jurisdiction or located within a municipal jurisdiction as described in Transportation Policy T2.2.3. The County will

coordinate with the respective agencies regarding projects to improve levels of service on these facilities.

(Amended 04/10, Ord. 10-03; Amended 09/13, Ord. 2013-19; Amended 12/14, Ord. 2014-30; Amended 6/16, Ord. 2016-15; Amended 06/17, Ord. 2017-11).

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 (TSM&O) 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. Considerations should include, but are not limited to, high-visibility pavement, parking and pedestrian refuge islands, shared use paths, landscaping, bicycle families, 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)

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 to implement the goals, objectives, and policies of the Comprehensive Plan.**

POLICIES

ICE1.1.1 Orange County shall continue discussions and identify issues with:

A. All local governments that have established joint planning area agreements with Orange County. (Amended 12/00, Ord. 00-25)

B. With local governments that have yet to establish joint planning area agreements with Orange County.

C. With its adjoining counties and adjacent cities in adjoining counties with regards to executing joint planning area agreements. (Added 12/00, Ord. 00-25)

ICE1.1.2 Combined with ICE1.1.1

ICE1.1.3 Joint planning area agreements shall establish mechanisms to resolve conflicts resulting from multi-jurisdictional land development and transportation 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 164, F.S., Sections 164.101-164.1061.

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; Amended 06/17, Ord. 2017-12)

ICE1.1.5 RESERVED

ICE1.1.6 Joint planning area agreements shall establish maps depicting the joint planning area 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, operational, and other 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 for the public services or facilities impacted by development in annexed areas; 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.

C. Provisions relevant to annexations, which include specific references to enclaves, stormwater, drainage, and the appropriate jurisdictional transfer of roadways and associated drainage facilities.

ICE1.1.19 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)

POLICIES

ICE1.2.1 Orange County shall continue its participation on technical committees and subcommittees of MetroPlan Orlando. Participation shall include the provision of information and technical assistance for coordinating concurrency management for roads. (Also Transportation Policy T2.2.8; 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, as appropriate, to ensure the development impacts occurring within one jurisdiction will not cause the level of service on arterial and collector roads within Orange County or in the adjacent jurisdiction to not meet the adopted standard. This coordination shall include provision of information during the comprehensive plan amendment and development review process, and attendance at appropriate meetings. (Also Transportation Policy T2.2.7)

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 associated improvements, and context-based planning for State roads with the Florida Department of Transportation.

ICE1.2.4 RESERVED

ICE1.2.5 RESERVED

ICE1.2.6 RESERVED

ICE1.2.7 RESERVED

ICE1.2.8 RESERVED

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)

POLICIES

ICE1.3.1 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.

ICE1.3.2 RESERVED

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 enter into territorial/joint planning area 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 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 services by these other providers are referenced in the territorial/joint planning area agreements. (Added 12/00, Ord. 00-25)

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 further the transportation goals, objectives, and policies of Orange County's comprehensive plan.

POLICIES

ICE1.4.1 Orange County, in collaboration with MetroPlan Orlando, the Central Florida Commuter Rail Commission, the Florida Department of Transportation, LYNX, Central Florida Expressway Authority, local governments, and the private sector will plan the development and operation of viable and financially feasible transportation systems, including roadway and public transit facilities. (Also Transportation Policies T3.3.1 and T3.4.1)

ICE1.4.2 Orange County will continue to coordinate with LYNX MetroPlan Orlando, Central Florida Expressway Authority, local governments, and private entities to identify needed transportation projects. These include projects named on the Orange County Five-Year Capital Improvements Program and Ten-Year Capital Improvements Schedule, MetroPlan Orlando Transportation Improvement Program, State Transportation Improvement Program, and MetroPlan Orlando Long Range Transportation Plan. (Also Transportation Policy T3.4.2 Added 12/00, Ord. 00-25)

ICE1.4.3 RESERVED

ICE1.4.4 RESERVED

ICE1.4.5 RESERVED

ICE1.4.6 Orange County shall continue to coordinate with LYNX, MetroPlan Orlando, and Florida Department of Transportation and others, as appropriate, to accommodate special needs of the transportation disadvantaged, in accordance with Federal, State, and local regulations and definitions. This includes the provision of safe, accessible, and convenient public transportation service and facilities, through financial and technical assistance and through inter-agency agreements. (Also Transportation Element, Policy T3.3.46)

ICE1.4.7 RESERVED

ICE1.4.8 Orange County shall continue to work with the Orange County School Board and LYNX to facilitate transportation of students to and from school, promote Safe Routes to School and the use of non-motorized transportation, and to identify and address hazardous walking conditions consistent with statutory requirements. (Also Transportation Element, Policy T3.4.7)

ICE1.4.9 Orange County shall continue to ensure that Greater Orlando Aviation Authority's aviation improvements and operations are coordinated with area transportation agencies and projects, and are supported by appropriate land use and airport noise regulations, are reviewed for potential transportation and environmental impacts and required mitigation, and area 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 RESERVED.

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)

ICE1.4.15 The County will continue to coordinate with Florida Department of Transportation (FDOT), MetroPlan Orlando, Central Florida 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, Florida Department of Transportation (FDOT), MetroPlan Orlando and other local governments to identify and designate strategic locations for regional park-and-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)

ICE1.4.18 RESERVED

ICE1.4.19 RESERVED

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.

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.

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.

ICE1.5.3 Orange County shall coordinate with the Water Management Districts to monitor the amount of groundwater pumped from the aquifer underlying Orange County that is distributed for use outside the County; and, if necessary, assist in the emergency conservation of groundwater.

ICE1.5.4 Refer to policy ICE1.3.7.

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.

ICE1.5.8 Pursuant to Chapter 373.609, Florida Statutes, Orange County shall, upon request, assist the Water Management Districts in the enforcement of Water Management district guidelines during declared potable water shortages.

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, treated wastewater, and reclaimed water resources; and to assure adequate water supply for the competing needs of native ecosystems, agriculture, and domestic and industrial users.

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.

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.

ICE1.5.12 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 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.

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 utilizing water use projections and groundwater modeling to monitor the effects of withdrawals from the Floridan Aquifer. (Added 12/00, Ord. 00-25)

ICE1.6.2 Orange County shall coordinate with the 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.

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)

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 If requested, 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)

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.

ICE1.6.11 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 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, treated wastewater, reclaimed water, stormwater, brackish groundwater, surface water and seawater. In addition, Orange County will proactively investigate the application of new water resource development technologies to meet existing and future water demand.

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, including those involving treated wastewater or reclaimed water sources within Orange County.

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.

POLICIES

ICE1.7.1 Refer to ICE 1.3.3 (Added 12/00, Ord. 00-25; also Recreation Element, Policies R1.5.3)

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.

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)

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.

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.

ICE1.7.8 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.

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.

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.

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)

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;

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.

ICE1.8.12 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 Surface Water Improvement and Management (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. (

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.

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 Refer to

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.

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

ICE1.8.17 Orange County shall identify jurisdictions on a regional and even worldwide basis to partner in formal agreements to reduce greenhouse gases (GHG) emissions and encourage local municipalities to develop local climate action plans to work together on this issue.

ICE1.8.18 The County shall partner with various agencies that have the ability to support the Sustainable Orange County Plan and can assist in reducing greenhouse gas (GHG) emissions

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.

POLICIES

ICE1.9.3 Orange County shall continue to encourage the Orange County Sheriff's Department, 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 Orange County shall review and coordinate land use planning and development of Campus Master Plans prepared or amended pursuant to Section 1013.30, F.S. 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; Amended 06/17, Ord. 2017-12)

ICE1.9.9 Orange County should coordinate with the Orange County School Board to jointly fund and design new school facilities for joint use such as community meeting sites and community-based recreational activities

ICE1.9.10 Orange County and the Orange County School Board should enter into agreements for joint use of facilities to include, but not be limited to, schools, community centers, libraries and parks

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.

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.

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.

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.

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.

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.

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.

ICE1.10.6 The County shall continue to encourage the formation of public/private partnerships to aid in providing assistance to farmworker housing.

ICE1.10.7 The County shall encourage and coordinate the delivery of housing programs to low wage employees in partnership with major employers.

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.

ICE1.10.9 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.

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.

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 Florida Department of Environmental Protection Total Maximum Daily Load Best Management Practices (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.

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.

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 or where the parties are jointly involved in a Total Maximum Daily Load Best Management Practice (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 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.

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.

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.

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.

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.

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.

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.

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.

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)

POLICIES

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 Orange County Public Schools (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 Orange County Public Schools (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 Interlocal Agreement referenced in Policy PS5.1.10. (Added 06/08, Ord. 2008-11; Amended 11/17, Ord. 2017-19)

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.

POLICIES

ICE1.15.1 Orange County shall use the Interlocal Agreement referenced in Policy PS5.1.10 to satisfy the applicable requirements of Section 163.3177(6)(h)2, Florida Statutes. (Amended 11/17, Ord. 2017-19)

ICE1.15.2 The County shall meet regularly with Orange County Public Schools (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 Interlocal Agreement referenced in Policy PS5.1.10. (Amended 11/17, Ord. 2017-19)

ICE1.15.3 The County shall continue to coordinate joint population projections, public school siting and the timing of infrastructure with the School Board, per the requirements of the Interlocal Agreement referenced in Policy PS5.1.10. (Amended 11/17, Ord. 2017-19)

ICE1.15.4 In an effort to enhance local communities and neighborhoods, Orange County will participate with Orange County Public Schools (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.

ICE1.15.5 Orange County will coordinate with the Orange County 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.

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.

ICE1.15.7 Orange County shall review Orange County Public Schools (OCPS)-generated future enrollment and growth projections on an annual basis and provide input to the OCPS Planning Department.

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 Orange County Public Schools (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

POLICIES

ICE1.16.1 Orange County in consultation with Orange County Public Schools (OCPS), and Orange County municipalities will review and update the school impact fee study at least once every four (4) years.

ICE1.16.2 Orange County shall cooperate with the Orange County School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public schools issues.

ICE1.16.3 Pursuant to the Interlocal Agreement referenced in Policy PS5.1.10, a Technical Advisory Committee (TAC) comprised of representatives from the County, Municipalities, Orange County Public Schools (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. (See also Public Schools Facilities Element, Policies PS5.1.10 and PS5.1.11.) (Amended 11/17, Ord. 2017-19)

ICE1.16.4 Pursuant to the Interlocal Agreement referenced in Policy PS5.1.10, 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.

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.

ICE1.16.6 The County and OCPS, consistent with the Interlocal Agreement referenced in Policy PS5.1.10, shall establish, and annually review, school CSAs, which will be used to evaluate capacity of schools available to accommodate students generated by proposed development. (Amended 11/17, Ord. 2017-19)

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 Interlocal Agreement referenced in Policy PS5.1.10. (Amended 11/17, Ord. 2017-19)

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.

POLICIES

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 Orange County Public Schools (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 University of Central Florida's (UCF) 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.

POLICIES

ICE1.18.1 RESERVED

ICE1.18.2 The County shall establish a Capital Improvements Program (CIP) working group to share and discuss planned infrastructure improvements with adjacent jurisdictions and the University of Central Florida (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.

ICE1.18.5 These following advance notification, shared information and development review coordination procedures are intended to assist Seminole County and Orange County in their respective planning efforts in proximity to the Seminole/Orange County line:

A. Orange County shall notify Seminole County within thirty (30) days of receipt of an application, and no less than 10 days before a hearing of the Board of County Commissioners (BCC) or the Planning and Zoning Commission (PZC) or a meeting of the Development Review Committee (DRC) for consideration of proposed Future Land Use amendments, rezonings, subdivisions, final engineering plans for a subdivision, sector plans or sector plan amendments, or site plans that are located within one-half mile of the Seminole/Orange County Line;

B. The Seminole County staff and/or Boards of County Commissioners may provide comments to Orange County on all proposals requiring such notification relating to appropriate buffering, transitional uses and/or other mitigating measures;

C. Such comments received by Orange County shall be included in all review materials for the proposal and shall be given consideration during the development review process. Orange County may request additional information from Seminole County regarding the proposals, if needed; and

D. Notices shall be provided to the attention of the Seminole County Planning and Development Division Manager.

Orange County shall use its best efforts to comply with the above-referenced procedures. However, Orange County's failure to follow or abide by any of the procedures set forth above in any particular case, including those procedures relating to advance notice to Seminole County, shall not deprive Orange County of jurisdiction to consider and hear the proposal and to make a decision on the proposal. Accordingly, Orange County's failure to follow or abide by any of the procedures set forth above shall not be used as a basis or reason to attempt to invalidate or overturn a decision of the proposal.

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.

POLICIES

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.

FLU7.1.3 Orange County will use, if applicable, results of visioning facilitated by such organizations as myregion.org.

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.

POLICIES

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 Comprehensive Plan.

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 the University of Central Florida (UCF) to establish additional opportunities for increased coordination as identified in the Campus Master Plan.

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.

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.

POLICIES

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 coordinated planning for the provision of parks and recreation facilities and services, and multimodal transportation access to parks particularly for large, community-based parks.

ICE1.21.4 Orange County and its municipalities should continue their close coordination in planning for roadways, multimodal facilities, and operations of traffic signalization systems. (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 and other aspects of transportation systems management and operations. (Amended 11/12, Ord. 2012-20)

ICE1.21.6 Orange County, the City of Orlando and Orlando Utilities Commission (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, transportation, and other critical infrastructure needs. (Amended 11/12, Ord. 2012-20)

Property Rights Element

Goals, Objectives and Policies

GOAL PRE1 **Orange County shall ensure that private property rights are considered in its local decision-making.**

OBJ PRE1.1 **In order to comply with the legislative intent expressed in Section 163.3161(10), F.S., that governmental entities respect private property rights, and the requirements of Section 163.3177(6), F.S., that each local government include a property rights element in its comprehensive plan, Orange County shall consider private property rights in its local decision-making in accordance with the policies herein.**

POLICIES

PRE1.1.1 Orange County shall consider constitutionally-protected private property rights in its local decision-making.

PRE1.1.2 Orange County shall consider judicially-acknowledged private property rights in its local decision-making.

PRE1.1.3 Orange County shall consider statutorily-protected private property rights in its local decision making.

PRE1.1.4 To the extent Orange County may be unaware of a private property right, such as an easement, lease, or mineral interest, the owner shall be responsible for informing Orange County of such private property right so that Orange County can consider it in its local decision-making.