



ORANGE COUNTY

PLANNING DIVISION

2020-1 REGULAR

CYCLE AMENDMENT

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY

COMMISSIONERS

August 11, 2020
ADOPTION PUBLIC HEARING

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION





Interoffice Memorandum

August 11, 2020

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

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

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

SUBJECT: Adoption Public Hearing – 2020-1 Regular Cycle Comprehensive Plan Amendment

The 2020-1 **Regular Cycle** Comprehensive Plan Amendment is scheduled for a BCC adoption public hearing on August 11, 2020. This amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at an adoption hearing on June 18, 2020. A public hearing was conducted before the BCC on July 7, 2020 where this amendment was continued to the August 11, 2020 BCC hearing. The report is also available under the Amendment Cycle section of the County's Comprehensive Planning webpage. See:

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

Also, the adoption public hearings for three 2020-1 Regular Cycle privately-initiated Future Land Use Map Amendments (2020-1-A-1-1, 2020-1-A-3-1 with concurrent rezoning case LUP-20-01-004, and 2020-1-A-4-1) and one staff-initiated text amendment (2020-1-B-FLUE-1) were heard by the PZC/LPA on June 18, 2020. These amendments will be scheduled for adoption hearings before the BCC at a later date.

The 2020-1 **Regular Cycle – State-Expedited** Review amendment scheduled for consideration on July 7 includes one privately-initiated Future Land Use Map Amendment located in District 4. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for a property greater than ten acres in size.

The 2020-1 **Regular Cycle-State-Expedited** Review Amendment was heard by the PZC/LPA at a transmittal public hearing on January 16, 2020, and by the BCC at a transmittal public hearing on February 11, 2020. This amendment was reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. **On March 16, 2020**, DEO issued a comment letter, which did not contain any concerns about the amendment undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendment must be adopted within 180 days

of the comment letter. The Regular Cycle Amendment undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. This amendment is expected to become effective in September 2020, provided no challenges are brought forth for the amendment.

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

AAV/sw

Enc: 2020-1 Regular Cycle Amendment – BCC Adoption Staff Report

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

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2020 FIRST REGULAR CYCLE

AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN

BOARD OF COUNTY COMMISSIONERS ADOPTION BOOK

INTRODUCTION

This is the Board of County Commissioners (BCC) adoption public hearing staff report for proposed First Regular Cycle Amendment 2020-1-A-4-2 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The adoption public hearing for this amendment was conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on June 18, 2020. A public hearing was conducted before the Board of County Commissioners (BCC) on July 7, 2020 where it was continued to August 11, 2020. Also, the adoption public hearings for three 2020-1 Regular Cycle privately-initiated Future Land Use Map Amendments (2020-1-A-1-1, 2020-1-A-3-1 with concurrent rezoning case LUP-20-01-004, and 2020-1-A-4-1) and one staff-initiated text amendment (2020-1-B-FLUE-1) were heard by the PZC/LPA on June 18, 2020. These amendments will be scheduled for adoption hearings before the BCC at a later date.

The 2020-1 Regular Cycle Amendment scheduled for BCC consideration on July 7 was heard by the PZC/LPA at a transmittal public hearing on January 16, 2020, and by the BCC at a transmittal public hearing on February 11, 2020.

Please note the following modifications to this report:

KEY TO HIGHLIGHTED CHANGES

Highlight When changes made

Light Blue Following the DEO transmittal public hearing (by staff)

The 2020-1 Regular Cycle – State-Expedited Review Amendment scheduled for consideration on July 7 includes one privately-initiated Future Land Use Map Amendment located in District 4. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for a property greater than ten acres in size.

The Regular Cycle – State-Expedited Review Amendment was reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On March 16, 2020, DEO issued a comment letter, which did not contain any concerns about the amendment undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendment must be adopted within 180 days of the comment letter. The Regular Cycle Amendment undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. This amendment is expected to become effective in September 2020, provided no challenges are brought forth for the amendment.

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

**2020-1 Regular Cycle State Expedited Review Comprehensive Plan Amendments
Privately Initiated Future Land Use Map Amendments**

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
District 1													
2020-1-A-1-1 (IDI PD)	CDR-19-10-356	Vitru Florida, Inc.	Thomas Sullivan, Grey Robinson, P.A.	23-24-28-5844-00-230/240	Generally located on the north side of International Dr., east of I-4, south of Lake St., and west of Daryl Carter Pkwy.	Activity Center Mixed Use (ACMU)	Planned Development-Activity Center Residential (PD-ACR)	PD (Planned Development District) (IDI PD)	PD (Planned Development District) (IDI PD)	20.14 gross ac./18.656 net developable ac.	Alyssa Henriquez	Adopt	Adopt (6-0)
2020-1-A-1-2 (fka 2019-2-A-1-2) (Lake Buena Vista Springs)	PD/LUP rezoning pending	Hojosaki, LLC; Roy Samra, Maureen Samra, and Robert Lapierre; Ballestero Investments, LLC	Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.	21-24-28-5844-00-020; 21-24-28-0000-00-015/016/021	12311, 12323, and 12329 Winter Garden Vineland Rd.; Generally located north of Winter Garden Vineland Rd., west of S. Apopka Vineland Rd.	Rural/Agricultural (R) and Medium Density Residential (MDR)	Commercial (C) and Urban Service Area (USA) Expansion; Rural/Agricultural/Conservation (R/CONS); and Medium Density Residential/Conservation (MDR/CONS)	R-CE (Country Estate District)	PD (Planned Development District) (Lake Buena Vista Springs, PD/LUP)	84.77 gross ac./0.031 net ac.	Jennifer DuBois		
District 3													
2020-1-A-3-1 (Colonial Greens)	LUP-20-01-004	Orlando Leased Housing Associates, XIII, LLP	Hugh Jacobs, The Partnership, Inc.	24-22-30-0000-00-029/035/051/084	Generally located north of Millinocket Ln., east of SR 417, south of Donnybrook Dr., and west of Constantine St.	Commercial (C)	Medium-High Density Residential (MHDR) (Senior Housing)	C-1 (Retail Commercial District) and A-2 (Farmland Rural District)	PD (Planned Development District) (Colonial Greens PD)	10.6 gross ac.	Alyssa Henriquez	Adopt & Approve rezoning with 15 conditions	Adopt & Approve rezoning with 15 conditions (6-0)
District 4													
2020-1-A-4-1 (West Nona)	N/A	AdventHealth System/Sunbelt, Inc	Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.	33-24-30-0000-00-021	14314 Boggy Creek Rd.; Generally located north of Simpson Rd., east of Ward Rd., south of Lake Nona Rd., and west of Boggy Creek Rd.	Planned Development-Institutional/Conservation (PD-INST/CONS)	Planned Development-Commercial/Office/Low-Medium Density Residential/Medium Density Residential/Conservation (PD-C/O/LMDR/MDR/CONS)	N/A	N/A	114.00 gross ac.	Misty Mills	Adopt	Adopt (6-0)
2020-1-A-4-2 (Center Pointe Community Church)	N/A	Center Pointe Community Church of the Nazarene, Inc.	Brian Denham, P.E., Denham Engineering, LLC	07-23-31-0000-00-002	9580 Curry Ford Rd.; Generally located south of Curry Ford Rd., east of S. Econlockhatchee Trl. and west of SR 417	Low Density Residential (LDR)	Low-Medium Density Residential (LMDR)	PD (Planned Development District) (Covered Bridge PD)	PD (Planned Development District) (Covered Bridge PD)	39.55 gross ac./29.35 net developable ac.	Sue Watson	Adopt	Adopt (6-0)
2020-1-A-4-3 (Meadow Springs TOD) [fka 2019-2-A-4-1 (Meadow Woods Golf TOD)]	Expected	El Shaddai Christian Church, Inc.	Hamilton Engineering and Surveying, Inc	24-24-29-0000-00-012/026	13001 Landstar Blvd.; Generally located South of W. Wetherbee Rd., east of Landstar Blvd., west of Boggy Creek Rd., and north of SR 417	Parks and Recreation/Open Space (PR/OS) and Meadow Woods DRI	Planned Development - Meadow Springs TOD	Planned Development - Meadow Woods	Planned Development - Meadow Springs TOD	170.52 gross ac./159.52 net developable ac.	Maria Cahill		
District 5													
2020-1-A-5-1 (Sustany)		Lake Pickett North, LLC et al	Dan O'Keefe Shutts + Bowen	04-22-32-0000-00-006/007/009/045/046/052/053; 05-22-32-0000-00-001/002/006/007/011/012/013/014; 06-22-32-0000-00-002; 07-22-32-0000-00-001/020/026/027; 08-22-32-0000-00-018	Generally located north of Lake Pickett Rd., west of Chuluota Rd.; south of the Seminole/Orange County Line; and east of the Econlockhatchee River	Rural (R) Lake Pickett Study Area	Lake Pickett (LP)	A-2	Lake Pickett Planned Development - Regulating Plan	1,431.00 gross ac.	Maria Cahill		

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; HDR-High Density Residential; PD-Planned Development; EDU-Educational; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; ACMU-Activity Center Mixed Use; RCID-Reedy Creek Improvement District; GC-Growth Center; PD-Planned Development; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; SR-State Road; AC-Acres

**2020-1 Regular Cycle Comprehensive Plan Amendments
Staff Initiated Comprehensive Plan Map and Text Amendments**

Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)	Project Planner	Staff Rec	LPA Rec
2020-1-B-FLUE-1	Planning Division	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	Jennifer DuBois	Adopt	Adopt (7-0)
2020-1-B-FLUE-2	Planning Division	Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)	Jennifer DuBois		

ABBREVIATIONS INDEX:

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**Subject
Property**

Applicant/Owner: Brian Denham, P.E., Denham Engineering, LLC, for Center Pointe Community Church of the Nazarene, Inc.

Location: 9580 Curry Ford Road; Generally located south of Curry Ford Road, east of S. Econlockhatchee Trail and west of SR 417.

Existing Use: Church and modular office building

Parcel ID Number:
07-23-31-0000-00-002

Tract Size: 39.55 gross acres/29.35 net developable acres

The following meetings and hearings have been held for this proposal:

Report/Public Hearing	Outcome
✓ Community Meeting (261 notices sent; 10 people in attendance)	November 11, 2019 Positive
✓ Staff Report	Recommend Transmittal
✓ LPA Transmittal January 16, 2020	Recommend Transmittal (5-0)
✓ BCC Transmittal February 11, 2020	Transmit (5-0)
✓ State Agency Comments	March 2020
✓ LPA Adoption June 18, 2020	Recommend Adoption (6-0)
✓ BCC Adoption July 7, 2020	Continue to August 11, 2020 (7-0)
BCC Adoption	August 11, 2020

Project Information

Request: Low Density Residential (LDR) to Low-Medium Density Residential (LMDR)

Proposed Development Program: Up to 60 townhome units

Division Comments:

Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis of each public facility.

Transportation: The proposed use will generate 37 new p.m. peak hour trips.

Environmental: Conservation Area Determination CAD-02-014 delineated Class I wetlands within the Central Church of the Nazarene PD boundary. The CAD is still binding.

Schools: Per School Capacity Determination OC-19-062, issued September 16, 2019, there is presently sufficient capacity at the affected schools to support the proposed development. No Capacity Enhancement Agreement (CEA) will be required at this time. This determination expires March 11, 2020 September 11, 2020.

Concurrent Rezoning: A Change Determination Review request to amend the current Central Church of the Nazarene PD Land Use Plan to incorporate the amended development program will be considered at a future date.

AERIAL

FUTURE LAND USE - CURRENT

**Current Future Land
Use Designation:**

Low Density Residential
(LDR)

**Special Area
Information:**

JPA: N/A

Rural Settlement: N/A

Overlay District: N/A

Airport Noise Zone:
N/A

FUTURE LAND USE - PROPOSED

**Proposed Future Land
Use Designation:**

Low-Medium Density
Residential (LMDR)

ZONING – CURRENT

**Current Zoning
District:**

PD (Planned
Development District)
(Central Church of the
Nazarene PD fka
Covered Bridge PD)

Existing Uses

N: Undeveloped land

S: Undeveloped land
and Gentry Park
Orlando Retirement
Home

E: Undeveloped land

W: Duke Energy power
transmission line right-
of-way and Orange
County Utilities
Administration
Building

Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (see Housing Element Goal H1, Housing Element Objective H1.1, Future Land Use Element Goal FLU2, and Future Land Use Element Objectives FLU2.1, FLU8.2 and C1.4, and Policies FLU1.1.1, FLU1.1.5, FLU8.2.1, and FLU8.2.2), determine that the amendment is in compliance, and **ADOPT** Amendment 2020-1-A-4-2, Low Density Residential (LDR) to Low-Medium Density Residential (LMDR).

Analysis

1. Background and Development Program

The applicant, Brian Denham, P.E., Denham Engineering LLC, has requested to change the Future Land Use Map (FLUM) designation of the 39.55-acre subject site from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR). The subject property consists of 29.35 acres of developable land and 10.20 acres of wetlands. The entire subject property is designated LDR and is zoned Planned Development (PD). It is located within the north 39.55-acre portion of the existing Central Church of the Nazarene Planned Development (PD) (fka Covered Bridge PD). It is the applicant's intent to develop up to 60 townhome units.

Presently, a 51,751-square-foot church, constructed in 2005, and a 1,500-square-foot modular office building, constructed in 2000, exist on the subject site. The subject property is currently entitled for a 50,000-square-foot (2,500 seats) sanctuary/assembly building, 5,000 square-foot (50 seats) chapel, 50,000-square-foot (25 employees) administrative building, 50,000-square-foot (385 students) school/"sanctinatism" and 10,000-square-foot maintenance buildings on the north 39.55-acre portion of the PD. The applicant proposes to add 60 townhome units to the mix of allowed religious and educational uses on this portion of the PD. Approved land uses on the southern 37.66-acre portion of the Central Church of the Nazarene PD include 78 assisted living facility units, 90 retirement housing units, 80 memory care units, and 41 elder housing units.

The subject property is located on the south side of Curry Ford Road, west of S.R. 417, and east of S. Econlockhatchee Trail, with approximately 980 feet of frontage along Curry Ford Road. The subject property is located in an area characterized by a variety of housing types—ranging from single family detached and attached homes and multi-family, River Ridge Apartments—and a mix of commercial and institutional uses. Two parcels, part of the southern 37.66-acre portion of the PD are located immediately south. One parcel is undeveloped and the other one is developed, a retirement home, Gentry Park Orlando - 100 Beds, built in 2015, are both zoned PD and have corresponding LDR FLUM designations. Duke Energy's power transmission line right-of-way and the Orange County Utilities Administration Building are located west of the subject site. Both properties possess LDR FLUM designations and are zoned A-2 (Farmland Rural District). An undeveloped parcel is located directly across the street on Curry Ford Road, north of the subject site. It has a LDR FLUM designation and is identified as Parcel #2 on the Faith Assembly of God Planned Development (PD)/Land Use Plan (LUP). Duke Energy's power transmission line right-of-way and a church, Faith Assembly of God of Orlando Church, are located northwesterly of the site along Curry Ford Road. Both properties have corresponding LDR FLUM designations. An undeveloped parcel, located immediately east of the subject site, has a LDR FLUM designation and is zoned A-2. Single-family residential subdivisions are located along Curry Ford Road, east and west of the site. A Wal-Mart retail grocery store is located on Curry Ford Road, west of the subject site. A carwash, E-Top Dog Carwash NC, is currently in the site work stage and is located further east of subject site. It has a PD (RaceTrac-Curry Ford Road PD) zoning classification,

and its corresponding FLUM designations are Planned Development-Commercial (PD-C) and Medium Density Residential (MDR).

Community Meeting

A community meeting was held for this proposed amendment on November 11, 2019. Ten residents were in attendance. Mr. Jonathan Huels, representing the property owner, provided an overview of the project and stated the proposal is for up to 60 townhome units. The townhomes would be an additional use on the church's property. He stated that they originally considered a higher unit count but it would have required wetland impacts and a second access onto Curry Ford Road. Mr. Huels told the residents that they are not proposing any wetlands impacts; they are not proposing a second access onto Curry Ford Road; a private developer would build the townhomes if the request was approved; Orange County Public Schools have sufficient school capacity – a Capacity Enhancement Agreement (CEA) is not required; the proposed townhomes would generate 37 p.m. peak hour trips; and that a Change Determination Request (CDR) will be submitted if the Board of County Commissioners (BCC) recommends transmittal of the proposed amendment. Mr. Huels stated that the CDR would be considered concurrently with the Future Land Use Map Amendment at the BCC adoption public hearing stage. One resident commented that the applicant is no longer looking at a second entrance along Curry Ford Road, and she commented that Curry Ford Road is failing. Mr. Huels stated Curry Ford Road is already a failing roadway and the traffic study submitted for the proposed development determined that the 60 townhomes would generate 37 p.m. peak hour trips. He also stated the property is located in the Alternative Mobility Area (AMA) but they will still have to pay traffic impact fees.

If this proposed amendment is adopted by the Board of County Commissioners (BCC), a substantial change to the current Central Church of the Nazarene PD Land Use Plan will be required to allow for the 60 townhome units. The PD's existing religious, educational, assisted living, and retirement housing entitlements will not change.

2. Future Land Use Map Amendment Analysis

Consistency

The requested FLUM amendment appears to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan. The subject property is located within the County's Urban Service Area (USA) Boundary and is located in an area characterized by a variety of housing types—ranging from single family detached and attached homes and multi-family, River Ridge Apartments—and a mix of commercial and institutional uses. As mentioned above, the applicant is seeking the LMDR Future Land Use Map designation to allow for the development of up to 60 townhome units.

Staff finds this proposal consistent with **Future Land Use Element Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options. Also applicable is **Future Land Use Element Objective FLU2.1**, which establishes that Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area. The requested amendment is consistent with **Future Land Use Element Policy FLU1.1.5**, which encourages mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. As noted previously, the subject property is surrounded by institutional, commercial, and residential uses and is considered to be an infill development. With the proposal to develop 60

townhome units, the proposed FLUM amendment is consistent with **Housing Element GOAL H1** and **Objective H1.1**, which state that the County will promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, and will support private sector housing production capacity sufficient to meet current and anticipated housing needs. It is staff's belief that the proposed amendment is consistent with **Policy FLU8.2.2**, which states that continuous stretches of similar housing types and density of units shall be avoided. **Policy 8.2.2** also states that a diverse mix of residential housing types shall be promoted. The proposed townhome project will contribute to the mix of available housing options in an area of the County deemed appropriate for urban uses, as set forth in **Policy FLU1.1.1**.

Lastly, **Conservation-related OBJ C1.4** and its supporting policies call for the protection of wetlands and existing native wildlife (flora and fauna). Per the Orange County Environmental Protection Division, Conservation Area Determination CAD 02-014 delineated the Class I wetlands located on the Central Church of the Nazarene PD. The CAD is still binding and can be used for Comprehensive Plan and PD Amendment applications. As stated above, the applicant stated at the community meeting that the number of residential units was reduced in order to not impact the Class I wetlands.

Compatibility

The proposed FLUM amendment appears to be **compatible** with the existing development and development trend of the surrounding area. **Future Land Use Element Objective FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development pattern and development trends in the area. As stated above, the subject property is located in an area characterized by a variety of housing types—ranging from single family detached and attached homes and multi-family, River Ridge Apartments—and a mix of commercial and institutional uses. It is staff's belief that the proposed townhome project is compatible with the development pattern and development trends in the area.

Division Comments: Environmental, Public Facilities, and Services

Environmental: Orange County Conservation Area Determination CAD-02-014 delineated the Class I wetlands located within the Central Church of the Nazarene aka Covered Bridge PD. The CAD is still binding and can be used for Comprehensive Plan and Planned Development Amendment applications.

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

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

The removal, alteration, or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist, impacts are unavoidable to allow a

reasonable use of the land, or where there is an overriding public benefit, as determined before the Orange County Board of County Commissioners (BCC).

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

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

Schools: Per School Capacity Determination OC-19-062, issued September 16, 2019, there is presently sufficient capacity at the affected schools to support the proposed development. No Capacity Enhancement Agreement (CEA) will be required at this time. This determination expires ~~March 11, 2020~~ **September 11, 2020**. Per Orange County Public Schools (OCPS), in the event this project does not receive Future Land Use Map Amendment approval by the expiration date, the applicant shall resubmit the application and application fee for reevaluation by OCPS. In addition, should the scope of the project change (e.g., modification of the proposed unit count and/or unit type), a new determination shall be required.

Utilities: The subject property is located in Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. Per OCU, there is a 36-inch water main located within Curry Ford's right-of-way, a 6-inch forcemain located within Curry Ford's right-of-way, and a 6-inch reclaimed water main located within Curry Ford's right-of-way.

Transportation: Based on trip generation estimates from the 10th Edition of the Institute of Transportation Engineers *Trip Generation Handbook*, it was determined that the current land uses p.m. peak hour trips were not applicable, while the proposal to develop up to 60 townhome units under the requested Low-Medium Density Residential FLUM designation would generate 37 p.m. peak hour trips, resulting in a net increase of 37 new p.m. peak hour trips.

Future Roadway Network:

Road Agreements: None

Planned and Programmed Roadway Improvements: None

Right-of-Way Requirements: None

Summary:

The applicant is requesting a Future Land Use Map and rezoning change for 39.55 gross and 29.35 net developable acres from LDR to LMDR and approval to develop the currently-adopted scenario, with the addition of 60 townhome units.

The subject property is not located within the County's Alternative Mobility Area, but is located along a constrained facility. Curry Ford Road, from Econlockhatchee Trail to Central Florida Parkway, is designated as a constrained facility.

The proposed use will generate 37 new p.m. peak hour trips, resulting in a net increase of 37 p.m. peak hour trips.

The subject property is located adjacent to Curry Ford Road. Based on existing conditions, this facility currently has two deficient roadway segments within the project's impact area: Curry Ford Road

between Econlockhatchee Trail and SR 417 and Dean Road between Curry Ford Road and Lake Underhill Road. This information is dated and subject to change.

The short-term analysis (Year 2020) revealed that the same roadway segments, Curry Ford Road between Econlockhatchee Trail and SR 417 (15 development trips), and Dean Road between Curry Ford Road and Lake Underhill Road (1 development trip), are projected to be deficient.

The intersection for the site access at Curry Ford Road and Center Point Drive was also analyzed for delay, queuing, and signal warrants. 95th percentile queues can be accommodated by existing roadway width and striping. Furthermore, the intersection does not meet warrants for signalization, and in addition to the proximity to the SR 417 west ramp, signalization is not recommended.

Final permitting of any development on this site will be subject to review and approval under the capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment to mitigate any transportation deficiencies.

3. Policy References

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.

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

OBJ 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.

FLU1.1.1 – Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

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

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







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

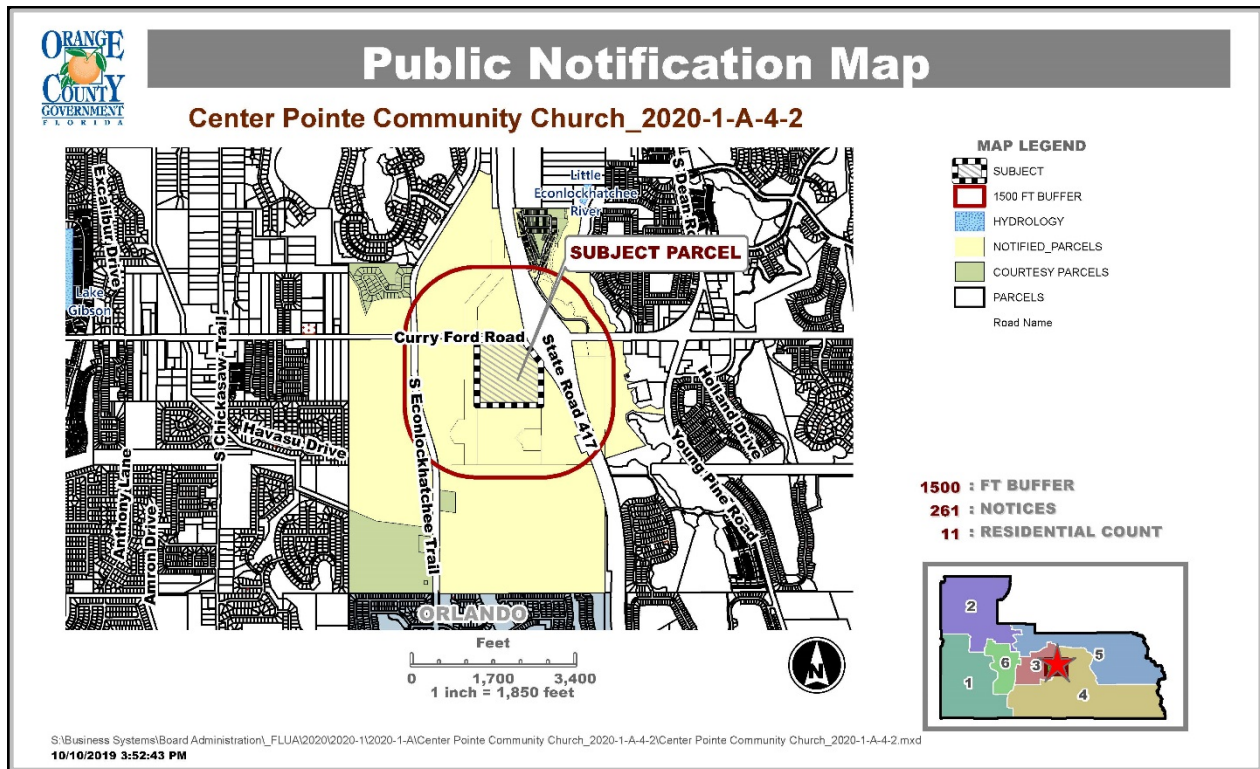
through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

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

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

Site Visit Photos

Subject Site	
	
North of Subject Site	South of Subject Site
	
West of Subject Site	East of Subject Site
	



Notification Area:

1,500 feet, plus community and neighborhood organizations within a one-mile radius of the site

261 notices sent

ORDINANCE NO. 2020-_____

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING AN AMENDMENT PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2020 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. Legislative Findings, Purpose, and Intent.

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

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

c. On January 16, 2020, the Orange County Local Planning Agency (“LPA”) held a public hearing on the transmittal of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

d. On February 11, 2020, the Orange County Board of County Commissioners (“Board”) held a public hearing on the transmittal of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

30 e. On June 18, 2020, the LPA held a public hearing at which it reviewed and made
31 recommendations regarding the adoption of the proposed amendment to the Comprehensive Plan,
32 as described in this ordinance; and

33 f. On July 7, 2020, the Board opened a public hearing on the adoption of the proposed
34 amendment to the Comprehensive Plan, as described in this ordinance, and decided to continue
35 the hearing on the adoption to August 11, 2020; and

36 g. On August 3, 2020, the Florida Department of Economic Opportunity (“DEO”)
37 issued a letter to the County relating to the DEO’s review of the proposed amendment to the
38 Comprehensive Plan, as described in this ordinance; and

39 h. On August 11, 2020, the Board held a public hearing on the adoption of the
40 proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to
41 adopt it.

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

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

47 ***Section 4. Effective Dates for Ordinance and Amendments.***

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

49 (b) In accordance with Section 163.3184(3)(c)4., Florida Statutes, no plan amendment
50 adopted under this ordinance becomes effective until 31 days after the DEO notifies the County
51 that the plan amendment package is complete. However, if an amendment is timely challenged,

52 the amendment shall not become effective until the DEO or the Administration Commission issues
53 a final order determining the challenged amendment to be in compliance.

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

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59 ADOPTED THIS 11th DAY OF AUGUST, 2020.

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ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

70 ATTEST: Phil Diamond, CPA, County Comptroller
71 As Clerk to the Board of County Commissioners

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75 By: _____
76 Deputy Clerk

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APPENDIX “A”
FUTURE LAND USE MAP AMENDMENT

<i>Appendix A*</i>		
<i>Privately-Initiated Future Land Use Map Amendment</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
2020-1-A-4-2	Low Density Residential (LDR)	Low-Medium Density Residential (LMDR)
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		

88



Community Meeting Memorandum

DATE: November 12, 2019
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Sue Watson, Planner
SUBJECT: Amendment 2020-1-A-4-2 Community Meeting Synopsis
C: Project File

Location of Project: 9580 Curry Ford Rd.; Generally located south of Curry Ford Rd., east of S. Econlockhatchee Tl., and west of SR 417.

Meeting Date and Location: Monday, November 11, 2019 at 6:00 PM at Cypress Springs Elementary School, 10401 Cypress Springs Pkwy., Orlando, FL 32825

Attendance:

District Commissioner	District 4 Commissioner Maribel Gomez Cordero Mercedes Fonseca, Commissioner's Aide, District 4
Orange County Staff	Sue Watson, Jennifer DuBois, Nate Wicke, Irina Pashinina, Planning Division Carol Merkel, Senior Engineer, Development Engineering Division
Applicant/ Owner	Brian Denham, P.E., Denham Engineering, LLC Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., David Adams, Pastor, Center Pointe Community Church
Residents	261 notices sent; 10 residents in attendance

Overview of Project: The applicant, Brian Denham, P.E., Denham Engineering, LLC, is requesting to change the Future Land Use Map (FLUM) designation of the 39.55-acre subject property from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR) to allow for the development of up to 60 townhome units in addition to the approved religious and educational uses on the 39.55-acre north portion of the Central Church of the Nazarene PD.

Meeting Summary: Planner Sue Watson opened the meeting at 6:10 PM and introduced District 4 Commissioner Maribel Gomez Cordero, District 4 Commissioner's Aide, Mercedes Fonseca, Jennifer DuBois, Nate Wicke, and Irina Pashinina, Orange County Planning Division, Carol Merkel, Senior Engineer, Development Engineering Division, and the applicants, Brian Denham, Denham Engineering, LLC, and Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A. Commissioner Gomez Cordero thanked the residents for attending the meeting and she stated that she could not stay for the entire meeting because she had another meeting to attend. Ms. Watson provided an overview of the project and informed those in attendance that the applicant is seeking to change the future land use designation of the subject site from LDR to

LMDR to allow for the development of up to 60 townhome units in addition to the approved religious and educational uses (sanctuary, chapel, administration building, school, and sanctimnasium) on the 39.55-acre north portion of the Central Church of the Nazarene PD. The south portion of the PD is approved for senior living, assisted living, and memory care and is not included in the proposed Future Land Use Map Amendment (FLUMA) request.

Staff summarized the Large-Scale FLUMA process and the schedule for the LPA and BCC public hearings. Ms. Watson asked the citizens if they had any questions. There were no questions and staff turned the meeting over to the applicant, Mr. Huels.

Mr. Huels provided an overview of the project and he stated the proposal is for the development of a maximum of 60 townhome units and the townhomes would be an additional use on the church's property. He stated that they originally considered a higher unit count but it would have required wetland impacts and a second entrance. Also, Mr. Huels told the residents the following:

- 1) They are not proposing any wetlands impacts;
- 2) They are not proposing a second entrance along Curry Ford Road;
- 3) A private developer would build the townhomes (no developer has been secured to date);
- 4) Orange County Public Schools (OCPS) have sufficient school capacity - a capacity enhancement agreement (CEA) will not be required;
- 5) Property is located in the Alternative Mobility Area (AMA) but impact fee payments are still required. Mr. Huels stated that Curry Ford Road is already a failing roadway. A traffic study was prepared and it indicated that the proposed 60 townhome units would generate 37 p.m. peak hour trips. He asked if there were any questions; and
- 6) A Change Determination Request (CDR) application will be submitted if the Board of County Commissioners (BCC) recommends transmittal of the proposed amendment. The CDR would be considered concurrently with the FLUMA at the BCC Adoption public hearing.

He asked if anyone had any questions. One resident commented that the applicant was not proposing a second entrance and that Curry Ford Road is failing. Mr. Huels stated that the property is located within the AMA but impact fee payments are still required. He also stated that Curry Ford Road is already failing and the proposed townhome units would add 37 p.m. peak hour trips.

There were no more questions and Mr. Huels turned the meeting back over to Ms. Watson. Ms. Watson provided the contact information for the Mayor and the County Commissioners. She thanked the residents for their participation. The meeting was adjourned at 6:25 P.M. The overall tone of the meeting was **POSITIVE**.

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

August 3, 2020

The Honorable Jerry L. Demings
Mayor, Orange County
201 South Rosalind Avenue, 5th Floor
Orlando, Florida 32801

Dear Mayor Demings:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Orange County (Amendment No. 20-03ESR) received on July 24, 2020. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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

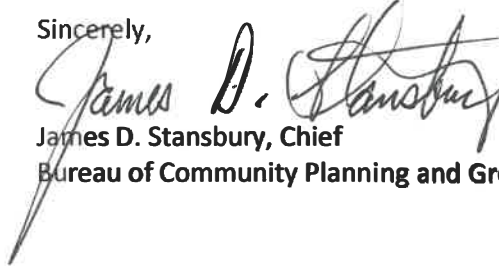
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing,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

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDIEO | www.facebook.com/FLDIEO

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If you have any questions concerning this review, please contact Kelly D. Corvin, Regional Planning Administrator, by telephone at (850) 717-8503 or by email at kelly.corvin@deo.myflorida.com.

Sincerely,



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

JDS/kdc

Enclosure(s): Procedures for Adoption

cc: Alberto A. Vargas, MArch., Manager, Orange County Planning Division
Hugh W. Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

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

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

_____ State Land Planning Agency identification number for adopted amendment package;

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

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

_____ Ordinance number and adoption date;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

February 24, 2020

*Received
2/25/20*

Mr. Greg Gologowski, AICP
Chief Planner
Orange County
Comprehensive Planning Section
Post Office box 1393
Orlando, Florida 32802-1393

Dear Mr. Gologowski:

Thank you for submitting **Orange County's** proposed comprehensive plan amendment submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **20-01ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than March 25, 2020.

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

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/ts

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

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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From: [Varga, Vanessa](#)
To: [Mills, Misty D](#)
Subject: RE: 2020-1 Regular Cycle Future Land Use Map Amendments Facilities Analysis Request
Date: Wednesday, November 06, 2019 8:50:39 AM
Attachments: [2020-1 Regular Scale Development Yield Estimates.doc](#)

Good Morning,

Below is the code enforcement violation found:

For the Parcel ID# 07-22-32-0000-00-020 there is a **Assigned Incident# 556275 - Unpermitted commercial construction activity**. The Officer handling the case is **WINFORD ALLEYNE**.

Please let me know if you have any questions. Have a wonderful day!

Thank you,

Vanessa Varga
Orange County BCC
Planning, Environmental and Development Services
Orange County Code Enforcement
Code Enforcement Specialist I

From: Mills, Misty D <Misty.Mills@ocfl.net>
Sent: Tuesday, November 5, 2019 2:23 PM
To: Alexander, Brandice N <Brandice.Alexander@ocfl.net>; Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atassi, Mina <Mina.Atassi@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Barq, Mirna <Mirna.Barq@ocfl.net>; Barsati, Nargis <Nargis.Barsati@ocfl.net>; Bernier, Sarah <Sarah.Bernier@ocfl.net>; Divine, Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Durbal-Mohammed, Anganie <Anganie.Durbal-Mohammed@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Geiger, John <John.Geiger@ocfl.net>; Goff, Robert <Robert.Goff@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Salvo, Julie (OCPS) <julie.salvo@ocps.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; McMillen, Barrie K <Barrie.McMillen@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>; Poleon, John <John.Poleon@ocfl.net>; Rathbun, David A <David.Rathbun@ocfl.net>; Remudo-Fries, Teresa <Teresa.Remudo-Fries@ocfl.net>; Research <CodeResearch@ocfl.net>; Rountree, Keenya <Keenya.Rountree@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Tatro, Laura A <Laura.Tatro@ocfl.net>; Thomas, Bill <Bill.Thomas@ocfl.net>; Warren, Kirsten K <Kirsten.Warren@ocfl.net>; Whitfield, Anoch P <Anoch.Whitfield@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>
Subject: 2020-1 Regular Cycle Future Land Use Map Amendments Facilities Analysis Request

Good afternoon,

The Planning Division is requesting a public facility and capacity report for the 2020-1 Regular Cycle Future Land Use Map Amendments.

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

[\\ocnas\County Share\Planning\Section - Comp Planning\2020-1 Regular Cycle Facilities Analysis Requests](#)

Ultimately, we need you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on January 16, 2020 before the Local Planning Agency; therefore, we would appreciate receiving information and comments by Monday, December 16, 2019. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-5570, or Greg Gologowski at (407) 836-5624 or Gregory.Gologowski@ocfl.net.

Thank you in advance for your assistance.

Sincerely,

Misty Mills
Planner II - Comprehensive Planning
Orange County Planning Division
Planning, Environmental, and Development Services Department
201 South Rosalind Avenue, 2nd Floor, Orlando, Florida 32801
Tel: 407-836-5570 Fax: 407-836-5862
Email: misty.mills@ocfl.net



Interoffice Memorandum

DATE: December 12, 2019

TO: Alberto Vargas, Manager
Planning Division

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

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

SUBJECT: Facilities Analysis and Capacity Report Request for the
2020-1 Regular Cycle Comprehensive Plan Amendments

As requested, Environmental Protection Division staff reviewed the subject Comprehensive Plan / Future Land Use Map Amendments. We understand that the first public hearing for these requests will be on January 16, 2020 before the Local Planning Agency. Attached are summary charts with the environmental analysis results.

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

Attachment

SB/JG

cc:

Greg Golgowski, Chief Planner, Comprehensive Planning
Misty Mills, Planner, Comprehensive Planning
David Jones, Manager, Environmental Protection Division
Elizabeth Johnson, Assistant Manager, Environmental Protection Division
Tim Hull, Environmental Programs Administrator, Natural Resource Management

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2020-1 Regular Cycle Comprehensive Plan Amendments

Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

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

5) Amendment #2020-1-A-4-2

Central Church of the Nazarene FKA Covered Bridge PD aka Center Pointe Community

FLU from: Low Density Residential (LDR) to Low-Medium Density Residential (LMDR)

Rezoning from/to: PD (Planned Development District)

Proposed Development: Sanctuary/Assembly Building: 50,000 sq. ft. (2,500 seats), Chapel: 5,000 sq. ft. (50 seats), Administrative Building: 50,000 sq. ft. (25 employees), School/Sanctinatism: 50,000 sq. ft. (385 students), Maintenance Buildings: 10,000 sq. ft., request to add up to 60 townhome units

(Central Church of the Nazarene PD/LUP includes the above listed uses plus the following uses on the southern half of the PD/LUP: Assisted Living/Memory Care: 158 units, Retirement Elder Housing: 131 Units)

Owner: Center Pointe Community Church of the Nazarene, Inc.

Agent: Brian Denham, P.E., Denham Engineering, LLC

Parcels: 07-23-31-0000-00-002

Address: 9580 Curry Ford Rd

District: 4

Area: 39.55 gross / 29.35 net developable acres

EPD Comments:

Orange County Conservation Area Determination CAD 02-014 delineated the Class I wetlands located on the Central Church of the Nazarene aka Covered Bridge PD. The CAD is still binding and can be used for comprehensive plan and planned development amendment applications.

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

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2020-1 Regular Cycle Comprehensive Plan Amendments

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

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

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

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

6) Amendment #2020-1-A-4-3 FKA 2019-2-A-4-1

**Meadow Woods PD/Country Club and Golf Course aka
Meadow Springs Transit Oriented Development (TOD)**

FLU from: Parks and Recreation/Open Space (PR/OS) and Meadow Woods DRI
to Planned Development - Meadow Springs TOD

Rezoning from/to: PD (Planned Development)

Proposed Development: 1,548 residential units and 72,500 sq. ft. commercial development

Owner: El Shaddai Christian Church, Inc.

Agent: Hamilton Engineering and Surveying, Inc.

Parcels: 24-24-29-0000-00-012/026

Address: 13001 Landstar Blvd

District: 4

Area: 170.52 gross / 159.52 net developable acres

EPD Comments:

Wetlands and surface waters on site are shown on Map H of the Meadow Woods Master Development Plan. Prior to approval of any subdivision or development adjacent to conservation areas, a certified wetland boundary survey shall be submitted to and approved by the Orange County Environmental Protection Division (EPD), in compliance with the approved Meadow Woods Development of Regional Impact (DRI) Amended and Restated Development Order (DO) and the Conditions of Approval of the Orange County Board of County Commissioners (BCC).

6/24/20

Page 6 of 8

\\ocnas\Planning\Comp_Planning\AMENDMENT CYCLE\2020-1\BCC\BCC Adoption Regular Cycle July 7, 2020\Facilities Responses\All Divisions\Environmental Protection Division\2020-1 Regular Cycle EPD Comments.doc



ORANGE COUNTY FIRE RESCUE DEPARTMENT
Jacob Lujan, Planning and Technical Services Division
 6590 Amory Court
 Winter Park, FL 32792
 (407) 836-9893 Fax (407) 836-9106
 Jacob.Lujan@ocfl.net

Date: November 7, 2019

To: Misty Mills, Planner II
 Orange County Planning Division

From: Jacob Lujan, Compliance and Planning Administrator
 Planning & Technical Services—Orange County Fire Rescue Department

Subject: Facilities Analysis 2020-1 Regular Cycle Amendments
 Fire Rescue Comments

Amendment #	Fire Station First Due	Distance from Fire Station	Est. Emergency Travel Time	Current Density	Density with Proposed FLUM Change	Travel Time Benchmark
2020-1-A-1-1 (IDI PD)	56	1.0 miles	2 min	Urban-High	Urban-High	5 min
2020-1-A-1-2 (fka 2019-2-A-1-2) (Lake Buena Vista Springs)	36	0.6 miles	2 min	Urban-Low	Urban-Low	7 min
2020-1-A-3-1 (Colonial Greens)	63	2.6 miles	7 min	Urban-High	Urban-High	5 min
2020-1-A-4-1 (West Nona)	55	4.6 miles	9 min	Rural-High	Urban-Low	7 min
2020-1-A-4-2 (Center Pointe Community Church)	81	2.1 miles	7 min	Rural-High	Rural-High	9 min
2020-1-A-4-3 (Meadow Springs TOD) [formerly 2019-2-A-4-1 (Meadow Woods Golf TOD)]	55	0.6 miles	3 min	Urban-High	Urban-High	5 min
2020-1-A-5-1 (Sustany)	82	3.5 miles	7 min	Rural-High	Urban-Low	7 min

Three of the proposed amendments present response challenges for Fire Rescue. Of these, one is in an area that has been identified as in need of a future fire station.

Fire Rescue owns property for planned Fire Station 78, although no capital funding has yet been dedicated to this project. If this station were operational, the response for the West Nona site would improve to 5 minutes (2.4 miles).

The Sustany site poses a challenge due to the scale of the property in question. The estimated travel is based on the closest logical access to the site. Given the combined size and distribution of the included parcels, most occupancies should expect a response several minutes slower.

Fire Rescue currently has no plans for new stations that would provide improved service delivery to the Colonial Greens or Sustany sites.

c: LaShun Nale-Stadom, Division Chief



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

November 13, 2019

TO: Alberto Vargas, Manager, Planning

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

SUBJECT: Facilities Analysis and Capacity Report
2020-1 Regular Cycle Comprehensive Policy Plan Amendments

The Parks and Recreation Division have reviewed the 2020-1 Regular Cycle Comprehensive Policy Plan Amendments. Based on the information provided the development impacts do not exceed our countywide available parkland capacity (see attached chart), however, the projects still need to meet applicable development requirements for parks and recreation. As per usual we only analyzed the impact of the residential amendments.

The Future Land Use Amendment maps have been compared to our existing and proposed park and trail facilities. The Sustany project has a direct impact on our future planned East Orange Trail which runs through part of the project. We are working with the applicants on incorporating the Trail. The Meadow Woods TOD project might present an opportunity to incorporate some portions of the planned Meadow Woods Trail and this option should be explored more.

CM:cm

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

Facilities Analysis and Capacity Report
2020-1 Regular Cycle Comprehensive Policy Plan Amendments
(Amendments with Parks Level-of-Service Impacts)

Amendment Number	Proposed Future Land Use	Residential Dwelling Units	Population (2.56/unit)	Active Recreation Acreage Impact (1.5 ac/1,000 pop)	Resource Recreation Acreage Impact (6.0 ac/1,000 pop)
2020-1-A-1-1	Activity Center Residential (ACR)	481	1231.36	1.847	7.388
2020-1-A-3-1	Medium-High Density Residential (MHDR)	346	885.76	1.329	5.314
2020-1-A-4-1	Planned Development-Commercial/Office/Low-Medium Density Residential/Medium Density Residential/Conservation (PD-C/O/LMDR/MDR/CONS)	1500	3840	5.760	23.040
2020-1-A-4-2	Low-Medium Density Residential (LMDR)	60	153.6	0.230	0.922
2020-1-A-4-3	Planned Development - Meadow Springs TOD	1548	3962.88	5.944	23.777
2020-1-S-5-1	Lake Pickett (LP)	2500	6400	9.600	38.400
		Total Acreage Impact		24.710	98.841
		Available Capacity (as of July 2019)		377.440	7584.570



Orange County Public Schools School Capacity Report

DATE ISSUED November 25, 2019

JURISDICTION ORANGE COUNTY

CASE 2020-1-A-4-2 (CENTER POINTE COMMUNITY CHURCH)

PROPERTY ID 07-23-31-0000-00-002

ACREAGE +/- 39.55

LAND USE CHANGE LDR TO LMDR

PROPOSED USE Single Family Units: 0 Multi Family Units: 0
Mobile Homes Units: 0 Town Homes Units: 60

CONDITIONS AT AFFECTED SCHOOLS (AS OF OCTOBER 15, 2019)

School Information	HIDDEN OAKS ES	LIBERTY MS	COLONIAL HS
Capacity (2019-2020)	622	1,498	3,740
Enrollment (2019-2020)	416	1,185	3,371
Utilization (2019-2020)	67.0%	79.0%	142.0%
Adopted LOS Standard	110.0%	100.0%	100.0%
Students Generated	10	5	6

COMMENTS/CONDITIONS OF APPROVAL:

APPLICANT SUBMITTED A FORMAL SCHOOL CAPACITY DETERMINATION TO OCPS (OC-19-062). CEA IS NOT REQUIRED.

For more information on this analysis, please contact:

Contact Facilities Planning at 407.317.3974



Sheriff John W. Mina

ORANGE COUNTY SHERIFF'S OFFICE

INTEROFFICE MEMORANDUM

December 11, 2019

TO: Misty D. Mills
Orange County Planning Division

FROM: Daniel Divine, Manager
Research & Development

SUBJECT: 2020-1 Regular Cycle Comprehensive Policy Plan Amendments (CPPA)

As requested, we have reviewed the impact of the existing and proposed development scenarios related to the 2020-1 Regular Cycle Comprehensive Policy Plan Amendments (CPPA). Based on the existing and proposed development scenarios, the Sheriff's Office staffing needs for existing are 0.09 deputies and 0.04 support personnel and proposed are 13.06 deputies and 5.93 support personnel to provide the standard level of service (LOS) to these developments.

Comprehensive Policy Plan Amendments #2020-1-A-3-1 has proposed senior use dwelling units, **#2020-1-A-4-2** has proposed townhome units and **#2020-1-S-5-1** has proposed single family dwelling unit. These proposed developments are in Sheriff's Office Patrol Sector Two. Sector Two is located in the eastern portion of Orange County and is approximately 400.285 square miles, our largest sector geographically. In 2018 Sector Two had 275,778 calls for service and the average response times to these calls were 00:17:30 minutes Code 1; 00:29:34 minutes Code 2; and 00:06:30 minutes Code 3.

Comprehensive Policy Plan Amendment #2020-1-A-4-1 is a proposed mixed use development comprised of single and multifamily dwelling units as well as an assisted living facility, office and commercial uses. **Amendment #2020-1-A-4-3** has been removed at this time. These developments are located in Sector Four. Sector Four is centrally located and is approximately 70.534 square miles. In 2018 Sector Four had 269,951 calls for service. In 2018 the average response times to these calls were 00:19:43 minutes for Code 1; 00:31:24 minutes Code 2; and 00:05:46 for minutes Code 3.

Comprehensive Policy Plan Amendment #2020-1-A-1-1 are proposed multi-family dwelling units and commercial uses. These developments are located in Sector Five. In 2018 Sector Five had 144,312 calls for service. In 2018 the average response times to these calls were 00:10:22 minutes for Code 1; 00:12:06 minutes Code 2; and 00:04:19 minutes Code 3.

Comprehensive Policy Plan Amendment #2020-1-A-1-2 is a proposed commercial use development located in Sector Six. Sector Six is in the Southern portion of Orange County and is approximately 31.472 square miles. The Cities of Bay Lake and Lake Buena Vista are within

Misty D. Mills
December 11, 2019
Page 2 of 2

this sector. In 2018 Sector Six had 119,207 calls for service. In 2018 the average response times to these calls were 00:09:57 minutes for Code 1; 00:15:17 minutes Code 2; and 00:06:36 minutes Code 3.

The Orange County Sheriff's Office measures service requirements based on the number of calls for service generated and the number of staff needed to respond to those calls. All development generates impact, but at varying levels. In the 2018 update to the Law Enforcement Impact Fee Ordinance, the Sheriff's Office Level of Service was 282 calls for service per sworn officer per year. Support personnel are calculated by applying 45.4% to the sworn officer requirement. The 'formula' is *land use x unit of development x calls per unit divided by 282 = number of deputies required for that development. The 'formula' for the number of support personnel required is the number of deputies * 45.4 percent.* These calculations are obtained from Orange County's Law Enforcement Impact Fee Study and Ordinance.

Impact fees address capital cost only. All other costs must be requested from the Board of County Commissioners including salaries and benefits.

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

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



DPD/bga

Attachments

cc: Undersheriff Mark J. Canty, Chief Deputy Nancy Brown, Chief Deputy Larry G. Zwieg, Major Angelo L. Nieves, Major Rick Meli, Captain Mariluz Santana, CALEA 15.1.3

Impact of Existing Development

Title	Location	Sector	Total # of Sworn	Total # of Civilian	Est. CFS	# of Sworn Com./Retail	# of Sworn Hotel/Motel	# of Sworn Manufact. Home	# of Sworn Manufact.	# of Sworn Multifamily	# of Sworn Office/Instit.	# of Sworn Schools (Private Only)	# of Sworn Single Family	# of Sworn Warehousing
Regular Cycle 2020-1-A-4-2 (Center Pointe Community Church)	9580 Curry Ford Road; Generally located south of Curry Ford Road, east of S. Econlockhatchee Trail and west of SR 417	2	0.09	0.04	26	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00
			Sworn	Civilian	CFS									
		Total:	0.09	0.04	26.09	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00

AMENDMENT 2020-1-A-4-2 (Center Pointe Community Church – Centre Pointe Townhomes)

PROJECT SPECIFICS

Parcel ID:	07-23-31-0000-00-002
Location:	9580 Curry Ford Road; Generally located south of Curry Ford Road, east of S. Econlockhatchee Trail and west of SR 417
Acreage Gross:	39.55 gross acres 29.35 net developable acres
Request FLUM:	From: Low Density Residential (LDR) To: Low-Medium Density Residential (LMDR)
Request Zoning:	From: PD (Planned Development District) (Covered Bridge PD) To: PD (Planned Development District) (Covered Bridge PD)
Existing Development Yield:	51,751 SF church and 1,500 SF modular office building
Development Permitted Under Current FLUM:	Sanctuary/Assembly Building: 50,000 SF (2,500 seats) Chapel: 5,000 SF (50 seats) Administrative Building: 50,000 SF (25 employees) School/"Sanctinaism": 50,000 SF (385 students) Maintenance Buildings: 10,000 SF (Central Church of the Nazarene PD/LUP includes the above listed uses plus the following uses below on the southern half of the PD/LUP: Assisted Living/Memory Care: 158 units Retirement Elder Housing: 131 Units)
Proposed Density/Intensity:	As above with the addition of 60 townhome units. Sanctuary/Assembly

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Sanctuary/Assembly Building: 50,000 SF (2,500 seats) Chapel: 5,000 SF (50 seats) Administrative Building: 50,000 SF (25 employees) School/"Sanctinaism": 50,000 SF (385 students) Maint. Buildings: 10,000 SF (Central Church of the Nazarene PD/LUP includes the above listed uses plus the following uses below on the southern half of the PD/LUP: Assisted Living/Memory Care: 158 units Retirement Elder Housing: 131 Units)	N/A		N/A
Existing Use: 51,751 SF church and 1,500 SF modular office building			
Proposed Use: The current adopted scenario with the addition of 60 townhome units	37	100%	37
Net New Trips (Proposed Development less Allowable Development): 37			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None

Right of Way Requirements:

None

Summary

The applicant is requesting a land use change and rezoning change for 39.55 gross acres 29.35 net developable acres from LDR to LMDR and approval to develop the current adopted scenario with the addition of 60 townhome units.

- The subject property is not located within the County's Alternative Mobility Area; but is located along a constrained facility. Curry Ford Road, from Econ Trail to Central Florida Parkway, is designated as a constrained facility.
- The proposed use will generate 37 new pm peak hour trips resulting in a net increase of 37 pm peak hour trips.
- The subject property is located adjacent to Curry Ford Road. Based on existing conditions, this facility currently has 2 deficient roadway segments within the project impact area: Curry Ford Road between Econlockhatchee Trail and SR 417, and Dean Rd between Curry Ford Road and Lake Underhill Road. This information is dated and subject to change.
- The short term analysis year 2020 revealed that the same roadway segments, Curry Ford Road between Econlockhatchee Trail and SR 417 (15 development trips), and Dean Road between Curry Ford Road and Lake Underhill Road (1 development trip), are projected to have be deficient.
- The intersection for the site access at Curry Ford Road and Center Point Drive was also analyzed for delay, queuing, and signal warrants. 95th percentile queues can be accommodated by existing roadway width and striping. Furthermore, the intersection does not meet warrants for signalization, and in addition to the proximity to the SR 417 west ramp, signalization is not recommended.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.



Interoffice Memorandum

Date: December 12, 2019
To: Alberto A. Vargas, MArch, Manager
Orange County Planning Division
From: J. Andres Salcedo, P.E., Deputy Director
Utilities Engineering Division

*J. Andres Salcedo
12/16/19*

**Subject: Facilities Analysis and Capacity Report
2020-1 Regular Cycle Comprehensive Plan Amendments**

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

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

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

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

cc: Raymond E. Hanson, P.E., Director, Utilities Department
Lindy Wolfe, P.E., Assistant Manager, Utilities Engineering Division *LW 12/13/19*
Laura Tatro, P.E., Senior Engineer, Utilities Engineering Division *L Tatro 12/12/19*
Gregory Golgowski, Chief Planner, Planning Division
Alyssa Henriquez, Planner II, Planning Division
File: 37586; 2020-1 Regular Cycle

Potable Water and Wastewater Facilities Analysis for 2020-1 Regular Cycle Comprehensive Policy Plan Amendments

Amendment Number	Parcel ID	Service Type and Provider	Main Size and General Location	Proposed Land Use	Maximum Density, Dwelling Units	Maximum Density, Hotel Rooms	Maximum Density Non-residential SF	PW Demand (MGD)	WW Demand (MGD)	Available PW Capacity (MGD)	Available WW Capacity (MGD)	Reclaimed Water Required for Irrigation	OCU Service Area
2020-1-A-1-1 (IDI PD)	23-24-28-5844-00-230; 240	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch watermain within International Drive right-of-way and 16-inch watermain within Daryl Carter Parkway right-of-way WW: 30-inch forcemain within International Drive right-of-way RW: 12-inch and 24-inch reclaimed water mains within International Drive right-of-way and 24-inch reclaimed water main within Daryl Carter Parkway right-of-way	PD (Planned Development IDI PD)	481	0	40,000	0.136	0.111	0.136	0.111	Yes	South
2020-1-A-1-2 (fka 2019-2-A-1-2) (Lake Buena Vista Springs)	21-24-28-5844-00-020; 21-24-28-0000-00-015/016/021	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 30-inch watermain within Winter Garden Vineland right-of-way WW: 12-inch forcemain within Winter Garden Vineland right-of-way RW: 16-inch reclaimed watermain within Winter Garden Vineland right-of-way	PD (Planned Development District) (Lake Buena Vista Springs, PD/LUP)	0	0	25,000	0.002	0.002	0.002	0.002	Yes	South
2020-1-A-3-1 (Colonial Greens)	24-22-30-0000-00-084; 029; 051; 035	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 16-inch watermain within Constantine right-of-way WW: 18-inch forcemain at the intersection of Constantine and E. Colonial RW: Not currently available	Planned Development	346	0	0	0.095	0.078	0.095	0.078	No	South
2020-1-A-4-1 (West Nona)	33-24-30-0000-00-021	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: *TBD RW: Not currently available		1,500	0	300,000	N/A	0.360	N/A	0.360	No	South
2020-1-A-4-2 (Center Pointe Community Church)	07-23-31-0000-00-002	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 36-inch watermain within Curry Ford right-of-way WW: 6-inch forcemain within Curry Ford right-of-way RW: 6-inch reclaimed watermain within Curry Ford right-of-way	PD (Planned Development District) (Covered Bridge PD)	349	0	165,000	0.111	0.091	0.111	0.091	Yes	East
2020-1-A-4-3 (Meadow Springs TOD) [formerly 2019-2-A-4-1 (Meadow Woods Golf TOD)]	24-24-29-0000-00-012; 026	PW: Orange County Utilities/Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: *Orange County Utilities TBD/Contact Orlando Utilities Commission WW: *TBD RW: *TBD	Planned Development - Meadow Springs TOD	1,548	0	72,500	0.432	0.354	0.432	0.354	Yes	East
2020-1-A-5-1 (Sustany)	04-22-32-0000-00-006; 007; 009; 045; 046; 052; 053; 05-22-32-0000-00-001; 002; 006; 007; 011; 012; 013; 014; 06-22-32-0000-00-002; 07-22-32-0000-00-001; 020; 026; 027; 08-22-32-0000-00-018	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: *TBD WW: *TBD RW: *TBD	Lake Pickett Planned Development - Regulating Plan	2,500	0	0	0.688	0.563	0.688	0.563	Yes	East

NOTES:

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

*2020-1-A-4-1, 2020-1-A-4-3, and 2020-1-A-5-1 Water, Wastewater, and Reclaimed Water demands (as applicable) and connection points will be addressed as the project proceeds through the DRC and construction permitting processes.

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