



MEMORANDUM

DATE: July 27, 2018

TO: Mayor and Council Members

FROM: Elisabeth Dang, Chief Planner

SUBJECT: Summer 2018 Cycle of GMP Amendments, Ordinance #2018-35

First reading of Ordinance #2018-35 was approved on June 11, 2018. Per state statute, after first reading the City sent the ordinance for review by state and regional agencies. The ordinance was assigned state docket #18-3ESR. The agencies review local government comprehensive plan amendments for consistency with state statutes, including the Wekiva Parkway and Protection Act and the Community Planning Act. If an agency identifies a concern, the City is expected to work with that agency and revise the ordinance. In this case, no agency identified any concerns with the proposed amendments, and no revisions to the ordinance are needed. Please see attached comments from:

- Florida Department of Economic Opportunity
- Florida Department of Environmental Protection
- St. Johns River Water Management District
- South Florida Water Management District
- Florida Department of Transportation

Based on these responses, City staff recommends approval of the ordinance.

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

July 20, 2018

The Honorable Buddy Dyer
Mayor, City of Orlando
City Hall, 400 South Orange Avenue
Orlando, Florida 32802-4990

Dear Mayor Dyer:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the City of Orlando (Amendment No. 18-3ESR), which was received on June 21, 2018. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

The City is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the City. If other reviewing agencies provide comments, we recommend the City consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held and the amendment adopted within 180 days of your receipt of agency comments, 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. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Jennie Leigh Copps, at (850) 717-8534, or by email at Jennie.Copps@deo.myflorida.com.

Sincerely,

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

JDS/jlc

Enclosure: Procedures for adoption of comprehensive plan amendments

cc: Elisabeth Dang, AICP, Chief Planner, City of Orlando
Hugh W. Harling, Jr., PE, Executive Director, East Central Florida Regional Planning Council

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

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

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. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ 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.

Orlando 18-3ESR Proposed

Plan_Review <Plan.Review@dep.state.fl.us>

Fri 7/20/2018 1:44 PM

To: Elisabeth J Dang <Elisabeth.Dang@cityoforlando.net>; DCPexternalagencycomments@deo.myflorida.com
<DCPexternalagencycomments@deo.myflorida.com>;

Cc: Plan_Review <Plan.Review@dep.state.fl.us>;

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To: Elisabeth Dang, Chief Planner

Re: Orlando 18-3ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



 [Dep Customer Survey](#)

City of Orlando proposed comprehensive plan amendment 18-3ESR

Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>

Fri 7/13/2018 12:10 PM

To: Elisabeth J Dang <Elisabeth.Dang@cityoforlando.net>;

Cc: DCPexternalagencycomments@deo.myflorida.com <DCPexternalagencycomments@deo.myflorida.com>;

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Dear Ms. Dang,

St. Johns River Water Management District (District) staff have reviewed City of Orlando proposed comprehensive plan amendment 18-3ESR in accordance with the provisions of Chapter 163, *Florida Statutes*. Based on review of the submitted materials, District staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Governmental Affairs Program
St. Johns River Water Management District
[7775 Baymeadows Way, Suite 102](#)
[Jacksonville, FL 32256](#)
Office (386) 312-2369
E-mail: sfitzgibbons@sjrwmd.com
Website: [www.sjrwmd.com]www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.com/epermitting

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

City of Orlando, DEO #18-3ESR Comments on Proposed Comprehensive Plan Amendment Package

Oblaczynski, Deborah <doblaczy@sfwmd.gov>

Fri 7/13/2018 12:13 PM

To: Elisabeth J Dang <Elisabeth.Dang@cityoforlando.net>;

Cc: 'Corvin, Kelly D.' <Kelly.Corvin@deo.myflorida.com>; Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com) <DCPexternalagencycomments@deo.myflorida.com>; Steve Fitzgibbons (SFitzgibbons@sjrwmd.com) <SFitzgibbons@sjrwmd.com>; Hugh Harling Jr. (hharling@ecfrpc.org) <hharling@ecfrpc.org>;

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Ms. Dang:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Orlando (City). The package includes nine map and text amendments. The City is within the boundaries of both the District and the St. Johns River Water Management District with whom we have coordinated our review. The St. Johns River Water Management District will provide their comments in a separate response. The proposed changes do not appear to adversely impact the water resources within the South Florida Water Management District; therefore, the District has no comments on the proposed amendment package.

The District offers its technical assistance to the City in developing sound, sustainable solutions to meet the City's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski

Policy & Planning Analyst

Water Supply Implementation Unit

South Florida Water Management District

[3301 Gun Club Road](#)

[West Palm Beach, FL 33406](#)

(561) 682-2544 or doblaczy@sfwmd.gov



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

719 South Woodland Boulevard
DeLand, Florida 32720

**MIKE DEW
SECRETARY**

July 5, 2018

Elisabeth Dang, AICP
Chief Planner
City of Orlando Planning Division
400 South Orange Avenue, 6th Floor
Orlando, FL 32802

SUBJECT: PROPOSED COMPREHENSIVE PLAN AMENDMENT
LOCAL GOVERNMENT: CITY OF ORLANDO
DEO #: 18-3ESR

Dear Ms. Dang,

The Department of Transportation has completed its review of the subject Proposed Comprehensive Plan Amendment as requested in your memorandum dated June 15, 2018.

We appreciate the opportunity to participate in this review process and we offer our comments with this letter. Since the following amendments are not expected to result in significant adverse impacts to the State Highway System (SHS) and the Strategic Intermodal System (SIS), the Department does not have any comments or recommendations regarding the following amendments:

- GMP2017-10022
- GMP2018-10004
- GMP2018-10005
- GMP2018-10006
- GMP2018-10007
- GMP2018-10008
- GMP2018-10009

However, two amendments (GMP 2017-10018, GMP2018-10003) included in the transmittal have the potential to result in adverse impacts to the SHS & SIS. Therefore, the Department offers its technical assistance in the attachment.

If you have any questions, you may contact Steve Shams at 386-943-5421 or by e-mail at Steve.Shams@dot.state.fl.us.

Sincerely,

Jean Parlow
Growth Management Coordinator

Attachment

C: Alberto Vargas, Orange County
Renzo Nastasi, Orange County
Anganie Durbal, Orange County
Fred Milch, ECFRPC

Carol Scott, FDOT
Jennifer Carver, FDOT
D. Ray Eubanks, DEO
James Stansbury, DEO

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: City of Orlando
DEO Amendment #: 18-3ESR
Date Amendment Received FDOT: 06/19/2018
Review Comments Deadline: 07/19/2018
Today's Date: 07/05/2018

GENERAL BACKGROUND INFORMATION

The City of Orlando has submitted the Orlando Proposed 18-3ESR large scale comprehensive plan amendment package. There are nine amendments transmitted for State agency review. The following regular cycle amendments are included in this review:

- GMP2017-10018 Contractor's Business Park:**
Future Land Use amendment for a 15.82± acre portion of a 40.9± acre subject area from Conservation to Urban Activity Center and creation of Subarea Policy S.3.5 regarding the Wekiva Overlay and undeveloped land within the subject area.
- GMP2017-10022 Urban Design Element Policy 8.4.1:**
Text amendment to Urban Design Element Policy 8.4.1 regarding billboard structures and vested rights.
- GMP2018-10003 Starwood:**
Multiple Future Land Use amendments for a 168.46± acre subject area.
- GMP2018-10004 Downtown Area-Wide Future Land Use Policy Amendments:**
Text amendments to Future Land Use Element Policies 1.1.6, 2.1.6, Objective 5.2 and Policies 5.2.1 and 5.2.2, and addition of Figure LU-2E "Downtown School Concurrency Exemption Area."
- GMP2018-10005 Mercy Drive Vision Future Land Use Subarea Policy S.3.6:**
Text amendments to establish a new Subarea Policy to address the Mercy Drive Vision Plan area and plan recommendations.
- GMP2018-10006 OBT Next Subarea Policies:**
Text amendments to establish new Subarea Policies that implement the OBT Next Master Plan.
- GMP2018-10007 Conservation and Wetlands GMP Amendments:**
Text amendments to the Conservation Element, the Future Land Use Element, and the Recreation and Open Space Element to amend objectives and policies to address conservation, trees, and open space.
- GMP2018-10008 Housing Element:**
Text amendments to the Housing Element to incorporate policies regarding recommendations presented by the Regional Housing Initiative, the Affordable

FDOT Contact:	Steve Shams, MURP In-house Consultant FDOT District 5 386-943-5421 386-943-5713 Steve.Shams@dot.state.fl.us	Reviewed by:	Tyler K. Johnson, AICP Vanasse Hangen Brustlin, Inc. 407-839-4006 407-839-4008 tjohnson@vhb.com
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COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

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Housing Workgroup 2017 Final Report, and the Affordable Housing Advisory Committee.

GMP2018-10009 **Recreation Element:**

Text amendments to Recreation Element Figures R-1 A and R-1 B to update the boundaries of Neighborhood Park Service Areas and Community Park Sectors and add new policies associated with the update.

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COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

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DEO Amendment #: 18-3ESR
Date Amendment Received FDOT: 06/19/2018
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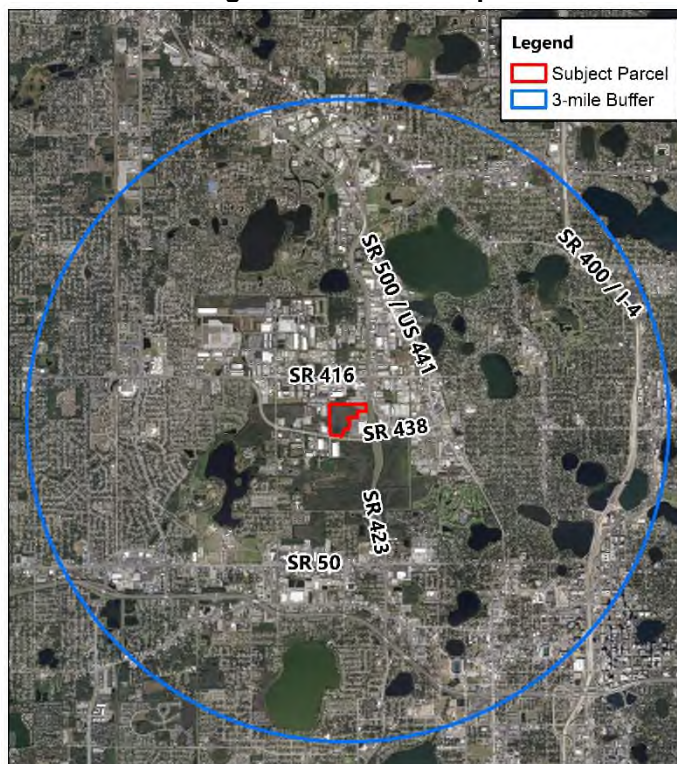
GMP2017-10018 – FLUM AMENDMENT & TEXT AMENDMENT

Elements: Future Land Use Element
Rule Reference: Chapter 163, Florida Statutes

Background:

The proposed amendment consists of 15.82± acre portion of a 40.9± acre subject area generally located south of SR 416/Silver Star Road, west of SR 423/N. John Young Parkway, and north of SR 438/W. Princeton Street. The proposed amendment changes the Future Land Use (FLU) designation from Conservation to Urban Activity Center. The subject area is depicted in Figure 1.

Figure 1: Location Map



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Telephone:	386-943-5421		Vanasse Hangen Brustlin, Inc.
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COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: City of Orlando
DEO Amendment #: 18-3ESR
Date Amendment Received FDOT: 06/19/2018
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The pertinent adopted Future Land Use Map (FLUM) designations and descriptions for the FLU amendments include the following:

- **CITY OF ORLANDO – CONSERVATION**

Activities within land areas whose boundaries have been designated by the conditions of a development order or other governmental action for the purpose of conserving or protecting natural resources or environmental quality.

Maximum allowed intensity: Residential – Not to exceed one (1) dwelling unit per five (5) acres.

- **CITY OF ORLANDO – URBAN ACTIVITY CENTER**

To provide for concentrated areas of residential, commercial, office, industrial, recreational and cultural facilities serving major subregions of the Orlando urban area, and at intensities significantly higher than in surrounding neighborhoods. Although some Urban Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where intermediate levels of thoroughfare and mass transit service are available, providing access between metropolitan sub-regions and complementing the primary arterial transportation system.

Maximum allowed intensity: Residential – Not to exceed one hundred (100) dwelling units per acre and/or
Commercial – Not to exceed a floor area ratio (FAR) of 1.0.

There is an associated rezoning, ZON2017-10011, included in this transmittal package. The transmittal states there is a proposed Master Plan for this site, which limits the commercial development to 4.64 acres of the amendment site and designates the remainder of the amendment site for internal roadways, stormwater ponds, and floodplain compensation/wetland areas. Since the development is not limited by the Comprehensive Plan amendment, the following analysis assumes the highest and best use of the site under the proposed FLU designations. The following analysis assumes a maximum allowable buildout of 1,582 multi-family dwelling units and 689,119 of commercial uses, consistent with the projected demand analysis provided in the transmittal package.

Table 1 shows the trip generation potential for the currently adopted and proposed land uses, and the change in trips as a result of the amendment.

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COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: City of Orlando

DEO Amendment #: 18-3ESR

Date Amendment Received FDOT: 06/19/2018

Review Comments Deadline: 07/19/2018

Today's Date: 07/05/2018

Table 1: Trip Generation Potential of Parcels Affected by FLUM Amendment

Scenario	Land Use Designation	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Rural/Agricultural	210	3	d.u.	43	4
Proposed	Multi-Family	221	1,582	d.u.	8,620	628
	Commercial	820	13	s.f.	27,285	2,267
Change in Trips					+35,862	+2,891

Source: ITE Trip Generation Manual 10th Edition
d.u. = dwelling unit; s.f. = square feet

The analysis indicates the amendment would increase the trip generation potential of the 15.82± acre subject property by 35,862 daily trips and 2,891 P.M. peak hour trips.

The State roadway segments within three miles of the site potentially impacted by the amendment are shown in the Table 2 with year 2018, 2028, and 2040 projected volumes.

Table 2: State Roadway Segments Affected by FLUM Amendment

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2018			2028			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
Business Center Blvd	John Young Parkway to Orlando Greyhound Bus Terminal	Y	D	14,800	1,200	Y	14,800	1,400	Y	14,800	1,500	Y
SR 400/ I-4	South St Ramp to SR 50	Y	D	154,300	55,000	N	256,600	170,100	Y	256,600	188,100	Y
	SR 50 to N of SR 50	Y	D	154,300	151,900	Y	256,600	166,700	Y	256,600	184,400	Y
	N of SR 50 to Princeton St	Y	D	154,300	151,900	Y	256,600	166,700	Y	256,600	184,400	Y
	Princeton St to Per Street Ramp	Y	D	154,300	180,300	N	256,600	197,800	Y	256,600	218,800	Y
	Par Street Ramp to Fairbanks Ave	Y	D	154,300	166,200	N	256,600	182,700	Y	256,600	201,600	Y
	Fairbanks Ave to Lee Rd	Y	D	154,300	174,600	N	256,600	191,500	Y	256,600	211,900	Y

FDOT Contact: Steve Shams, MURP
In-house Consultant
FDOT District 5

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Reviewed by: Tyler K. Johnson, AICP

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COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: City of Orlando

DEO Amendment #: 18-3ESR

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Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2018			2028			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
SR 408	Hiawasse Rd to SR 435	Y	D	148,700	72,400	Y	148,700	96,600	Y	148,700	149,400	N
	SR 435 to John Young Pkwy	Y	D	111,800	65,900	Y	111,800	82,500	Y	111,800	116,500	N
	John Young Pkwy to Tampa Ave	Y	D	111,800	77,300	Y	111,800	96,400	Y	111,800	135,200	N
	Tampa Ave to Orange Blossom Trail	Y	D	111,800	83,200	Y	111,800	103,200	Y	111,800	142,300	N
	Orange Blossom Trail to I-4	Y	D	111,800	77,700	Y	111,800	98,000	Y	111,800	137,800	N
SR 416	SR 438 to John Young Pkwy	Y	D	19,470	16,000	Y	19,470	17,500	Y	19,470	19,400	Y
	John Young Pkwy to SR 500/ Orange Blossom Trl	Y	D	18,590	9,300	Y	18,590	10,200	Y	18,590	11,300	Y
SR 423	Church St to SR 408	Y	D	62,900	49,000	Y	62,900	54,400	Y	62,900	61,800	Y
	SR 408 to Old Winter Garden Rd	Y	D	62,900	49,000	Y	62,900	54,400	Y	62,900	61,800	Y
	Old Winter Garden Rd to Business Center Blvd	Y	D	59,900	49,400	Y	59,900	54,200	Y	59,900	60,000	N
	Business Center Blvd to SR 50	Y	D	62,900	49,400	Y	62,900	54,200	Y	62,900	60,000	Y
	SR 50 to SR 438	Y	D	41,790	50,100	N	62,900	57,000	Y	62,900	68,300	N
	SR 438 to SR 416/Silver Star Rd	Y	D	41,790	39,200	Y	62,900	44,300	Y	62,900	52,200	Y
	SR 416/Silver Star Rd to US 441/Orange Blossom Trl	Y	D	41,790	47,500	N	62,900	53,800	Y	62,900	63,800	N
	US 441/Orange Blossom Trl to Edgewater Dr	Y	D	59,900	14,500	Y	59,900	15,900	Y	59,900	17,600	Y
	Edgewater Dr to Lee Rd Shopping Center	Y	D	59,900	37,600	Y	59,900	41,200	Y	59,900	45,600	Y

FDOT Contact: Steve Shams, MURP
In-house Consultant
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E-mail: Steve.Shams@dot.state.fl.us

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Reviewed by: Tyler K. Johnson, AICP

Vanasse Hangen Brustlin, Inc.

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COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: City of Orlando

DEO Amendment #: 18-3ESR

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Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2018			2028			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
SR 423	Lee Rd Shopping Center to SR 400/I-4	Y	D	59,900	43,300	Y	59,900	47,500	Y	59,900	52,500	Y
SR 424	Par St to Lee Rd	Y	D	39,800	23,200	Y	39,800	25,400	Y	39,800	28,100	Y
	Lee Rd to Edgewater Dr	Y	D	39,800	28,800	Y	39,800	31,600	Y	39,800	35,000	Y
SR 426	SR 424 to SR 400/I-4	Y	D	41,790	22,100	Y	41,790	24,300	Y	41,790	26,900	Y
	SR 400/I-4 to Formosa Ave	Y	D	34,020	40,700	N	34,020	44,600	N	34,020	49,400	N
	Formosa Ave to SR 15/ Orlando Ave	Y	D	32,400	33,500	N	32,400	36,700	N	32,400	40,600	N
SR 434	Edgewater Dr to Kennedy Ave/All American Blvd	Y	D	41,790	26,800	Y	41,790	29,600	Y	41,790	33,300	Y
SR 435	Old Winter Garden Rd to SR 408	Y	D	62,900	38,600	Y	62,900	42,400	Y	62,900	46,900	Y
	SR 408 to SR 50	Y	D	62,900	30,400	Y	62,900	33,300	Y	62,900	36,900	Y
SR 438	Hiawassee Rd to Powers Dr	Y	D	59,900	40,700	Y	59,900	44,600	Y	59,900	49,400	Y
	Powers Dr to CR 431/Pine Hills Rd	Y	D	59,900	38,100	Y	59,900	41,800	Y	59,900	46,300	Y
	CR 431/Pine Hills Rd to SR 438	Y	D	59,900	41,200	Y	59,900	45,200	Y	59,900	50,000	Y
	SR 416 to Mercy Dr	Y	D	41,790	25,200	Y	41,790	27,700	Y	41,790	30,600	Y
	Mercy Dr to John Young Pkwy (SR 416)	Y	D	41,790	26,300	Y	41,790	28,900	Y	41,790	31,900	Y
	John Young Pkwy (SR 416) to SR 500/Orange Blossom Trl	Y	D	62,900	18,100	Y	62,900	19,900	Y	62,900	22,000	Y
	SR 500/Orange Blossom Trl to Rail Crossing	Y	D	24,300	13,200	Y	24,300	14,500	Y	24,300	16,000	Y

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COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government: City of Orlando

DEO Amendment #: 18-3ESR

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Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2018			2028			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
SR 438	Rail Crossing to Urban Boundary	Y	D	32,400	13,200	Y	32,400	14,500	Y	32,400	16,000	Y
SR 438 EB	Urban Boundary to W. of Rio Grande Ave	Y	D	19,440	6,700	Y	19,440	7,300	Y	19,440	8,100	Y
SR 438 WB	Rio Grande Ave to Princeton St	Y	D	19,440	6,500	Y	19,440	7,100	Y	19,440	7,900	Y
SR 50	Hiwassee Rd to SR 435/ Kirkman Rd	Y	D	62,900	42,700	Y	62,900	46,900	Y	62,900	51,900	Y
	SR 435/Kirkman Rd to Fairvilla Rd	Y	D	59,900	44,300	Y	59,900	48,600	Y	59,900	53,800	Y
	Fairvilla Rd to John Young Pkwy	Y	D	62,900	43,300	Y	62,900	47,500	Y	62,900	52,500	Y
	John Young Pkwy to Tampa Ave	Y	D	62,900	37,600	Y	62,900	41,200	Y	62,900	45,600	Y
	Tampa Ave to Springdale Rd	Y	D	39,800	32,400	Y	39,800	35,600	Y	39,800	39,400	Y
	Springdale Rd to SR 500/ Orange Blossom Trl	Y	D	34,020	31,400	Y	34,020	34,500	N	34,020	38,100	N
SR 50/ 600* CBD	SR 500/Orange Blossom Trl to Westmoreland Dr	Y	D	41,790	35,500	Y	41,790	39,000	Y	41,790	43,100	N
	Westmoreland Dr to SR 527/ Orange Ave	Y	D	41,790	36,100	Y	41,790	39,600	Y	41,790	43,800	N
	SR 527/Orange Ave to Summerlin Ave	Y	D	39,800	40,700	N	39,800	44,600	N	39,800	49,400	N
SR 500/ SR 600	Kaley Ave to Gore St	Y	D	32,400	30,400	Y	32,400	34,100	N	32,400	36,800	N
	Gore St to Robinson St	Y	D	32,400	36,100	N	32,400	39,600	N	32,400	43,800	N
	Robinson St to SR 50	Y	D	32,400	27,800	Y	32,400	30,500	Y	32,400	33,800	N
SR 500/ US 441	SR 50 to Country Club Dr	Y	D	39,800	29,900	Y	59,900	33,500	Y	59,900	38,700	Y
	Country Club Dr to Country Club Villa/Glen Eagles Way	Y	D	39,800	30,400	Y	59,900	34,000	Y	59,900	39,200	Y

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				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
SR 500/US 441	Country Club Villa/Glen Eagles Way to Princeton St	Y	D	39,800	30,900	Y	59,900	34,600	Y	59,900	40,000	Y
	Princeton St to Lee Rd/John Young Pkwy	Y	D	41,790	29,900	Y	62,900	33,200	Y	62,900	37,800	Y
	Lee Rd/John Young Pkwy to Overland Rd	Y	D	41,790	26,300	Y	41,790	28,800	Y	41,790	31,900	Y
SR 526	SR 500/SR 600 to Parramore Ave	Y	D	14,800	6,900	Y	14,800	7,600	Y	14,800	8,400	Y
	Parramore Ave to Garland Ave	Y	D	14,800	5,400	Y	14,800	5,900	Y	14,800	6,500	Y
	Garland Ave to Hughey Ave/ Robinson St (SR 526)	Y	D	30,780	6,300	Y	30,780	7,200	Y	30,780	8,400	Y
	Robinson St to SR 15/Mills Ave	Y	D	24,300	16,400	Y	24,300	18,000	Y	24,300	19,900	Y
SR 526 EB	Garland Ave to Robinson St	Y	D	30,000	9,600	Y	30,000	11,300	Y	30,000	12,900	Y
SR 526 WB	Hughey Ave/Robinson St (SR 526) to Washington St	Y	D	30,000	5,400	Y	30,000	5,900	Y	30,000	6,500	Y
SR 257	Orange Ave to Garland Ave	Y	D	22,420	5,700	Y	22,420	6,200	Y	22,420	6,900	Y
	Orange Ave to Alden Rd	Y	D	34,020	15,300	Y	34,020	17,500	Y	34,020	21,200	Y
	Alden Rd to Princeton St	Y	D	15,540	15,300	Y	15,540	17,500	N	15,540	21,200	N
	Princeton St to Wilkenson St	Y	D	30,780	21,600	Y	30,780	23,700	Y	30,780	26,300	Y
	Wilkenson St to Orlando Ave/ Harmon Ave	Y	D	30,780	15,000	Y	30,780	16,500	Y	30,780	18,300	Y
SR 527 NB	SR 50 to Orange Ave	Y	D	30,000	14,900	Y	30,000	17,700	Y	30,000	17,800	Y
SR 527 SB	Garland Ave to SR 50	Y	D	30,000	8,800	Y	30,000	11,400	Y	30,000	16,700	Y

Source: FDOT District Five 2016 LOS_ALL Report Update

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In addition, there is an associated proposed text amendment requiring Subarea Policy S.3.5 as a condition of approval to address the 13.8 acres of undeveloped land in the overall 68.97-acre area encompassed by the associated Master Plan and surrounding areas outside of the Master Plan that have historically been part of the overall site. Staff is recommending the following text amendment to be included as Subarea Policy S.3.5:

Because environmentally sensitive lands are an integral part of a healthy natural ecosystem and their on-site preservation is consistent with the principles of the Wekiva Parkway and Protection Act and the Wekiva Overlay District, a minimum of 13.8 acres of undeveloped lands within this policy area shall be set aside within a conservation tract. The following shall also apply:

- A) No stormwater ponds may be included in this sub-area.
- B) A continuous 25 ft. wide buffer shall also be maintained around the perimeter of the existing wetland area while a 15 ft. buffer is required around the perimeter of the existing upland area.
- C) Development abutting this conservation area shall be designed to minimize unintended off-site impacts; and, stormwater retention must be designed as a natural amenity consistent with the /W Wekiva Overlay zoning district requirements."

Technical Assistance:

There are ten segments of State Facilities within three miles of the proposed amendment site currently exceeding LOS standards. Planned and programmed improvements are projected to address some of these segments by year 2028. However, by the year 2040, 18 segments of State Facilities are projected to exceed LOS standards. Since the proposed FLUM amendment results in an increase in the trip generation potential for the subject parcel, and the number of State Facilities within three miles is currently exceeding or projected to exceed LOS standards, there is potential for significant adverse impacts to the State Highway System (SHS) and the Strategic Intermodal System (SIS) as a result of the proposed FLUM amendment (GMP2017-10018). The Department offers the following recommendation.

The Staff Report states "No traffic analysis was required, since the proposed development will not generate 1,000 ADT which would require a study." Even though the proposed Master Plan, indicating three outparcels for Commercial uses may not meet this requirement, the maximum allowable development based on the proposed FLU would meet the threshold for a traffic study. Therefore, the Department recommends the City of Orlando continue to monitor impacts to State Facilities through traffic impacts analyses as development on the subject property advances beyond the amendment stage, and to coordinate with the Department in order to identify appropriate mitigation strategies to address potential impacts to State Facilities.

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There are no significant adverse impacts expected due to the proposed text amendment to add Subarea Policy S.3.5. Therefore, the Department has no comments or recommendations regarding the proposed text amendment in GMP2017-10018.

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

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GMP2017-10022 – TEXT AMENDMENT

Elements: Urban Design Element
Rule Reference: Chapter 163, Florida Statutes

Background:

The proposed text amendment to Urban Design Element Policy 8.4.1 revises the text of the policy as it relates to billboard structures and vested rights to be consistent with the Land Development Code, Section 64.277.

The proposed revisions to Urban Design Element Policy 8.4.1 are shown below in strikethrough/underline format:

While new or replacement billboards along the designated View Corridors and View Corridor Areas shown on Figure UD-32 are generally prohibited, the City may consider billboard replacement programs in these areas so long as the result would be a reduction in the overall number of existing billboard structures or planned structures allowed by an agreement with the City along the specified corridor.

Technical Assistance:

No significant adverse impacts to the SHS and SIS are expected based on the proposed text amendments to Urban Design Policy 8.4.1.

The Department does not have any comments or recommendations regarding the proposed text amendment (GMP2017-10022).

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

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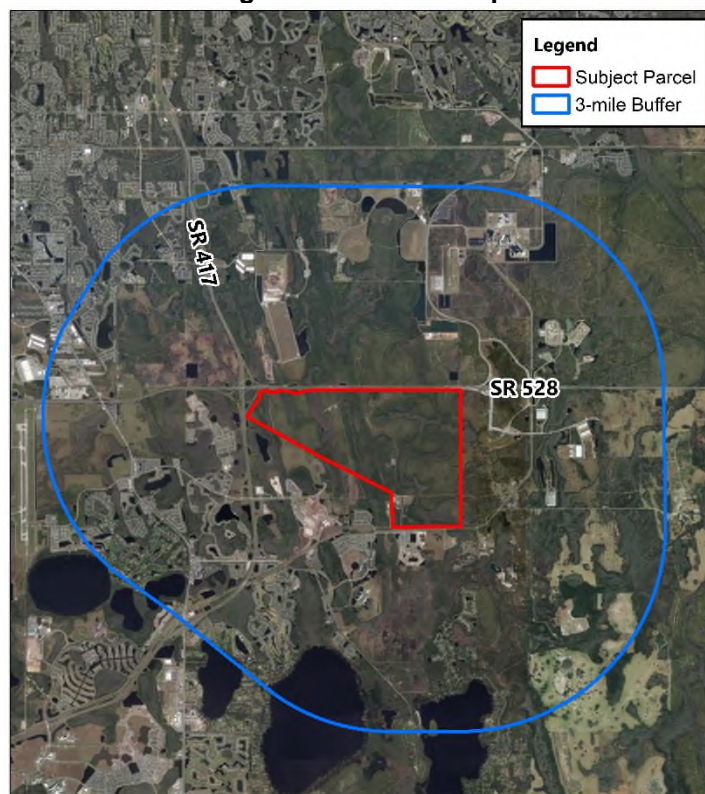
GMP 2018-10003 – FLUM AMENDMENT

Elements: Future Land Use Element
Rule Reference: Chapter 163, Florida Statutes

Background:

The proposed amendment consists of 168.46± acre portion of the 2,558.63± Starwood PD, and is generally located south of SR 528, east of SR 417, and north of Wewahootee Road. The subject area is depicted in Figure 2.

Figure 2: Location Map



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- 21.55+ acres from Office Low Intensity to Conservation
- 54.01+ acres from Office Low intensity to Public Recreational Institutional
- 41.52+ acres from Office Low Intensity to Community Activity Center
- 0.94+ acres from Community Activity Center to Office Low Intensity
- 7.96+ acres from Conservation to Public Recreational Institutional
- 13.51+ acres from Conservation to Office Low Intensity
- 17.05+ acres from Industrial to Office Low Intensity
- 3.17+ acres from Industrial to Public Recreational Institutional
- 1.81+ acres from Conservation to Industrial
- 6.94+ acres from Office Low Intensity to Industrial

To provide for concentrated areas of community-serving commercial, office, residential, recreational and cultural facilities, at higher intensities than in surrounding neighborhoods. Although some Community Activity Centers may be composed of a single type of use, a mixture of land uses is specifically encouraged. These activity centers are intended for locations where a combination of intermediate and lower levels of thoroughfare and mass transit service are available, providing access to other activity centers and surrounding neighborhoods.

Activities within land areas whose boundaries have been designated by the conditions of a development order or other governmental action for the purpose of conserving or protecting natural resources or environmental quality.

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• CITY OF ORLANDO – INDUSTRIAL

Activities within land areas predominantly connected with manufacturing, assembly, processing or storage of products. Office, commercial, public, recreational & institutional uses, conservation uses and other compatible uses are also consistent in these areas as secondary uses.

Maximum allowed intensity: Industrial – Not to exceed a floor area ratio (FAR) of 0.7.

• CITY OF ORLANDO – OFFICE LOW INTENSITY

Activities within land areas used predominantly for the conduct of business or occupation; however, commercial and industrial uses are not consistent in these areas. Residential, public, recreational & institutional uses, neighborhood commercial, conservation uses and other compatible uses are also consistent in these areas as secondary uses.

Maximum allowed intensity: Residential – Not to exceed twenty-one (21) dwelling units per acre and/or
Commercial – Not to exceed a floor area ratio (FAR) of 0.4.

• CITY OF ORLANDO – PUBLIC RECREATIONAL INSTITUTIONAL

Activities within areas used predominantly for structures or lands that are owned, leased or operated by a government entity, or facilities of public or private primary or secondary schools, vocational and technical schools, colleges and universities, or areas where public or private recreation occurs, or other public facilities or public benefit uses. Public/private partnerships, supportive mixed uses and other compatible uses are also consistent in these areas as secondary uses.

Maximum allowed intensity: No maximum given. Subarea Policy S.40.8 specifies "Public Benefit Use Impacts to be addressed on a case by case based through conditional use permit."

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The overall development program of the Starwood PD is limited by adopted Subarea S.40.8. This Subarea policy is not proposed to change and limits the development within the Starwood PD to:

- 6,400 residential units (of which 2,000 units are multifamily)
- 145,000 square feet of office space
- 150,000 square feet of retail space
- 145,000 square feet of industrial space

Since the maximum allowable development is limited by Subarea Policy S.40.8, the proposed FLUM amendments do not change the maximum allowable development of the Starwood PD. Therefore, there is no change in the overall trip generation potential of the Starwood PD. The only potential difference is the location of certain uses within the approved PD.

The State roadway segments within three miles of the Starwood PD potentially impacted by the amendment are shown in the Table 3 with year 2018, 2028, and 2040 projected volumes.

Table 3: State Roadway Segments Affected by FLUM Amendment

Roadway(s)	Segment(s)	SHS / SIS ?	LOS Standard	2018			2028			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
SR 417	Narcoossee Rd to SR 528	Y	D	74,400	42,700	Y	74,400	57,000	Y	74,400	88,200	N
	SR 528 to Curry Ford Rd	Y	D	148,700	76,000	Y	148,700	99,000	Y	148,700	148,400	Y
SR 528	SR 436 to SR 15	Y	D	111,800	80,000	Y	111,800	98,100	Y	111,800	134,200	N
	SR 15 to SR 417	Y	D	74,400	66,100	Y	74,400	86,000	N	74,400	128,700	N
	SR 417 to 1.085 miles west of ICP Blvd	Y	C	57,600	59,400	N	57,600	70,800	N	57,600	87,300	N
	1.085 miles west of ICP Blvd to International Corp Park Blvd	Y	C	43,000	59,400	N	43,000	70,800	N	43,000	87,300	N
	International Corp Park Blvd to Dallas Blvd	Y	C	43,000	47,800	N	43,000	61,700	N	43,000	91,400	N

Source: FDOT District Five 2016 LOS_ALL Report Update

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Technical Assistance:

Within three miles of the proposed amendment site, there are three segments of SR 528, from SR 417 to Dallas Blvd, which are currently exceeding LOS standards. By 2028, an additional segment of SR 528 is projected to exceed LOS standards. By the year 2040, all segments of SR 528 from SR 436 to Dallas Blvd are projected to exceed LOS standards, as well as the segment of SR 417 from Narcoossee Road to SR 528. These conditions are projected with or without the proposed amendment.

Subarea Policy S.40.8.c.iv. states "A detailed traffic study that incorporates the maximum impacts of the proposed development shall be required. The traffic study must verify the laneage needed for proposed on-site roadways, identify cross- access corridors, and identify any needed offsite improvements." The proposed amendment (GMP2018-10003) does not result in an increase in the trip generation potential for the subject parcel. However, due to the magnitude of the allowable development program and proximity to State Facilities projected to exceed LOS standards, the Department recommends as part of the traffic study required by Subarea Policy S.40.8.c.iv., the City of Orlando coordinate with the Department in order to identify appropriate mitigation strategies to address potential impacts to State Facilities as development advances within the Starwood PD.

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

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GMP 2018-10004 – TEXT AMENDMENT

Elements: Future Land Use Element
Rule Reference: Chapter 163, Florida Statutes

Background:

The text amendments to FLU Element Policies 1.1.6, 2.1.6, Objective 5.2 and Policies 5.2.1 and 5.2.2, and addition of Figure LU-2E "Downtown School Concurrency Exemption Area" are proposed with the City's request to rescind the Downtown Area-Wide Development of Regional Impact (DRI) Development Order and amend associated Growth Management Plan policies.

The proposed text amendments to the FLU Element are summarized below:

- Policy 1.1.6 Include the proposed "Downtown School Concurrency Exemption Area in the official Future Land Use Map series as Figure LU-2E.
- Policy 2.1.6 Remove "The adopted Downtown Community Redevelopment Area boundary is depicted on Future Land Use Figure LU-2E", necessitated by the proposed Figure LU-2E.
- Objective 5.2 Remove references to the Downtown DRI and include references to the Capital Improvements Element and the Downtown Community Redevelopment Area Plan.
- Policy 5.2.1 Remove references to the Downtown DRI and include references to the Capital Improvements Element and the Downtown Transportation Plan.
- Policy 5.2.2 Remove reference to Downtown Transportation Plan, which is now included in Policy 5.2.1, and add new policies regarding vesting for school concurrency in the Downtown School Concurrency Exemption Area.

Technical Assistance:

The DRI has completed the required mitigation for the current phase. Therefore, there are not any significant adverse impacts expected to the SHS and SIS as a result of the proposed amendment.

The Department does not have any comments or recommendations regarding this proposed amendment.

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GMP 2018-10005 – TEXT AMENDMENT

Elements: Future Land Use Element
Rule Reference: Chapter 163, Florida Statutes

Background:

The proposed text amendment creates a new Subarea Policy for the Mercy Drive Vision Plan area, pertaining to 400± acres generally located south of south of Silver Star Road, north of Colonial Drive, and east and west of Mercy Drive.

The proposed amendment addresses the completed Mercy Drive Vision Plan and the associated recommendations, which include both infrastructure and programmatic elements.

The proposed amendment creates the new Subarea Policy S.3.6, as follows:

The Mercy Drive Vision Plan shall serve as the guiding document to direct the revitalization of the Mercy Drive corridor and abutting neighborhood areas. The plan outlines near-term, mid-term and long-term actions, including programs and projects which shall be considered during annual Capital Improvement Plan and department budget updates over the next 10 years. Funding priorities shall be given to public safety infrastructure projects, traffic calming improvements as well as sustainable community enhancement programs including vocational training, home maintenance and area beautification. Neighborhood-led activities with a focus on local art, expanded local food access, and broad-based community services shall also be encouraged.

Future land use amendments and rezoning changes shall be consistent with key plan design concepts. The City supports development of certain catalyst projects which specifically implement the Vision Plan such as the Community Activity Center, area trail and park improvements and redevelopment of City-owned parcels to support quality housing for area residents. Industrial uses shall not be permitted to encroach into existing residential neighborhoods.

Anticipated higher density and intensity development along the Mercy Drive corridor shall respect the character of the abutting neighborhoods through superior design such as architectural transitions to complement and blend into the surroundings. To establish an appropriate transition to minimize visual impacts of building height and bulk and address potential traffic impacts, a neighborhood compatibility study shall be submitted as part of any Master Plan or Conditional Use Permit application that is associated with a future land use amendment or rezoning request.

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Technical Assistance:

The proposed text amendments do not amend existing FLUM designations or allowable development based on the proposed Subarea policies. Therefore, there are not any significant adverse impacts expected to the SHS and SIS as a result of the proposed amendment.

The Department does not have any comments or recommendations regarding the proposed text amendment.

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

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GMP 2018-10006 – TEXT AMENDMENT

Elements: Future Land Use Element
Rule Reference: Chapter 163, Florida Statutes

Background:

The proposed text amendment creates a new Subarea Policies based on the OBNext Master and Implementation Plan, pertaining to 950± acres generally located south of Colonial Drive (SR 50), north of Michigan Avenue, east of Rio Grande Avenue, and west of Interstate 4.

The proposed amendment addresses the completed OBNext, which was published in December 2017. The subject area includes land surrounding an 8.3 mile segment of SR 500/US 441. The plan “envision[s] an inclusive, accessible, diverse, and connected Orange Blossom Trail corridor that is collectively governed and supports transformative change to improve its well-being. The plan provides a framework that supports this vision with six Guiding Principles and recommendations for key actions.”

The new Subarea policies, S.5.4, S.6.16, and S.11.6 incorporate policies supporting connectivity in the forms of enhanced public transportation, walkability, bikability, and enhanced streetscapes.

Technical Assistance:

The proposed text amendments do not amend existing FLUM designations or allowable development based on the proposed Subarea policies. The new Subarea policies support connectivity in the forms of enhanced public transportation, walkability, bikability, and enhanced streetscapes. Therefore, there are not any significant adverse impacts expected to the SHS and SIS as a result of the proposed amendment.

The Department does not have any comments or recommendations regarding the proposed text amendment.

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

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GMP 2018-10007 – TEXT AMENDMENT

Elements: Future Land Use Element
Conservation Element
Recreation and Open Space Element

Rule Reference: Chapter 163, Florida Statutes

Background:

The proposed text amendments to the Conservation Element, the FLU Element and the Recreation and Open Space Element to amend objectives and policies to address conservation, trees and open space. The proposed text amendments are applied Citywide and are summarized below:

Future Land Use Element

- Policy 2.1.4.f Reference criteria for amendments to the Conservation FLU, as described in proposed FLU Objective 2.5.
- Policy 2.2.3.c Reference criteria for amendments to the Conservation FLU, as described in proposed FLU Objective 2.5.
- Objective 2.5 Introduce standards and criteria for proposed amendments to the Conservation FLU and reference City's goals to maintain open space, protect ground water recharge areas, protect wetlands, and maintain uplands which are critical habitat areas.
- Policy 2.5.1 Add additional submittal standards and requirements for an application which proposes amending the FLU of an area designated Conservation.
- Policy 2.5.2 Add evaluation criteria for an application which proposes amending the FLU of an area designated Conservation.

Conservation Element

- Policy 1.5 Add tree canopy and historic trees to list of natural features for which the City shall seek to minimize impairments.

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Policy 1.5.5 Add introductory text regarding the benefits of a tree canopy, and reference Land Development Code criteria for replacement trees and potential fines for removing a tree without a permit.

Policy 1.7.8 Remove text to clarify applicable developments.

Recreation and Open Space Element

Policy 1.1.2 Remove text referencing open space level of service as a "general guideline," and clarify developments subject to this policy.

Technical Assistance:

The proposed text amendments are applied Citywide and do not amend existing FLUM designations or allowable development. Therefore, there are not any significant adverse impacts expected to the SHS and SIS as a result of the proposed amendment.

The Department does not have any comments or recommendations regarding the proposed text amendment.

The Department respectfully requests a copy of the adopted plan. Please provide the adopted plan within 10 working days of adoption, in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statutes (Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes).

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GMP 2018-10008 – TEXT AMENDMENT

Elements: Housing Element
Rule Reference: Chapter 163, Florida Statutes

Background:

The proposed text amendments to the Housing Element incorporate policies regarding recommendations presented by the Regional Housing Initiative, the Affordable Housing Workgroup 2017 Final Report, and the Affordable Housing Advisory Committee.

The proposed text amendments to the Housing Element are indicated below:

- Objective 2.10 Throughout the planning period, the City shall integrate and implement applicable recommendations provided by the State, the Regional Affordable Housing Initiative, and the Affordable Housing Advisory Committee.
- Policy 2.10.1 The City shall participate and seek public and institutional partnerships to coordinate and facilitate creative solutions to increase affordable and attainable housing opportunities.
- Policy 2.10.2 The City shall support regional partners in exploration of policy strategies to encourage affordable and attainable housing production.
- Policy 5.1.3 The City will periodically review and refine City Code provisions to encourage development of market rate units that are affordable to a broad range of households, particularly for infill sites that can accommodate accessory apartments; “missing middle” housing options such as duplexes, townhomes, live/work units, or small apartment buildings; adaptive reuse of commercial buildings; and redevelopment of vacant or underused commercial sites.

Technical Assistance:

The proposed text amendments are applied Citywide and do not amend existing FLUM designations or allowable development. Therefore, there are not any significant adverse impacts expected to the SHS and SIS as a result of the proposed amendment.

The Department does not have any comments or recommendations regarding the proposed text amendment.

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GMP 2018-10009 – TEXT AMENDMENT

Elements: Recreation and Open Space Element

Rule Reference: Chapter 163, Florida Statutes

Background:

The proposed text amendments update the boundaries of Neighborhood Park Service Areas and Community Park Sectors in Recreation Element Figures R-1 A and R-1 B and add new policies associated with this update. The updates are based on the City's annual Capacity Availability Report (CAR) and takes into account previous annexations and land use changes since the last update. Therefore, there is no new FLU amendment associated with this proposed text amendment to the Recreation and Open Space Element. Two new policies are proposed to the Recreation and Open Space Elements associated with the updates. These are indicated below:

- Policy 1.1.19 Throughout the planning period, recreation needs in Neighborhood Park Service Area 27 shall be met through utilization of the combined level of service standard for community and neighborhood parks. There are currently no plans for residential development or parks in this area due to the current industrial uses. If residential development is proposed, the new projects located in this area shall include park/ recreational amenities consistent with the City's neighborhood park level of service.
- Policy 2.10.1 Throughout the planning period, recreation needs in Neighborhood Park Special Service Area H shall be met through utilization of the combined level of service standard for community and neighborhood parks. Because of special conditions in this area which includes industrial uses within Beltway Commerce Center, no district level of service standard shall be applied. If residential development is proposed, the new projects located in this area shall include park/recreational amenities consistent with the City's neighborhood park level of service.

Technical Assistance:

The proposed text amendments do not amend existing FLUM designations or allowable development. Therefore, there are not any significant adverse impacts expected to the SHS and SIS as a result of the proposed amendment.

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