Amendment #2006-1-A-4-2

PROJECT DATA

Agent / Owner: Ivey Planning Group / Deerfield Land Corp.

Application: Future Land Use Map Amendment from Industrial to Planned Development - Medium Density Residential Senior Adult Housing - Commercial - Office

Location: Generally located Drive between South Orange Blossom Trail and South Orange Avenue, bordering Orange and Osceola Counties’ line. District 4.

Total Acreage: 206± acres (87± developable acres)

Tax ID Numbers: 34-24-29-0000-00-004; 35-24-29-0000-00-002

Existing Zoning / Site Condition: I-1/1-5 Industrial District (Light) / Vacant

Joint Planning Area / City: No

Project Planner: C.J. Schmidt, Senior Planner

RECOMMENDATIONS

Staff: ADOPT

Local Planning Agency: ADOPT

Board of County Commissioners: ADOPT

Community Meeting Response: NONE

Staff recommends ADOPTION of proposed Future Land Use Map amendment for the following reasons:

A. The proposed amendment is consistent with Future Land Use Element Policy 1.1.1 that requires urban uses be concentrated within the Urban Service Area.

B. The proposed amendment is consistent with Future Land Use Element Policy 3.1.1, which states large, continuous stretches of similar land use shall be avoided by encouraging a mix of land uses and housing types.

C. The proposed amendment is consistent with Future Land Use Element Policy 3.2.25, which requires land uses changes to be compatible with the existing development and the development trend in the area.

DCA ADOPTION June 13, 2006
ANALYSIS

The subject site is located between South Orange Blossom Trail and South Orange Avenue, bordering Orange and Osceola Counties’ line. The property is presently designated as Industrial (IND) on the County’s Future Land Use Map (FLUM), which allows for a variety of industrial activity. In addition, the subject site is zoned I-1/I-5 Industrial District (Light).

The agent is requesting to amend the FLUM designation from Industrial (IND) to Planned Development – Senior Adult Housing - Medium Density Residential – Commercial - Office. If approved, the proposed designation will allow the consideration of up to twenty (20) dwelling units per developable acre for a senior housing residential development as well as various commercial and offices uses. Currently, the site is vacant.

Even though the County’s FLUM designates the surrounding area as Low Density Residential, Medium Density Residential, and Industrial, the actual land uses include single family and vacant land to the north, east and west; and vacant land and the Tupperware Headquarters are in Osceola County to the south. All of the abutting land on the south side of the subject property is located in Osceola County and has a Future Land Use designation of Industrial.

According to the applicant’s justification statement, the amendment promotes development that is suited for the preservation of the significant conservation area. Staff acknowledges that this conservation area will serve as natural buffer creating a small greenbelt between two developments.

Public Facilities and Services

Comments were solicited of the Parks and Recreation Division, the Solid Waste Division, the Orange County Sheriff’s Office and Orange County Fire Rescue Division.

The Parks and Recreation Division indicated that the need for active and passive recreation acres would be negligible (hundreds of acres).

The Sheriff’s Office has indicated that the proposed Future Land Use Map amendment will not affect the level of service provided by the department. No response was received from either the Solid Waste Division, or the Orange County Fire Rescue Division on these cases.

Capacity of Affected Schools – enrollment as of: October 15, 2005

<table>
<thead>
<tr>
<th>School</th>
<th>Program Capacity</th>
<th>Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Endeavor Elementary</td>
<td>730</td>
<td>905</td>
</tr>
<tr>
<td>Meadow Woods Middle</td>
<td>1,175</td>
<td>1,953</td>
</tr>
<tr>
<td>Cypress Creek High</td>
<td>2,629</td>
<td>3,229</td>
</tr>
</tbody>
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Programmed Improvements:

- **Endeavor Elementary School** – no capacity improvements scheduled within the OCPS Five-Year CIP
- **Meadow Woods Middle School** – relief school scheduled to open in 2006
- **Cypress Creek High School** – no capacity improvements scheduled within the OCPS Five-Year CIP

Because the residential portion of this property is a senior adult housing, OCPS assumes that no children will be generated and thus will not impact any schools. A conversion to traditional residential where children are allowed to reside will require a capacity enhancement agreement from OCPS.

**Transportation Review**

The agent submitted a revised traffic impact analysis for this land use amendment, which analyzed all roadways within a three-mile radius of the project site. The results of the analysis indicated that the proposed land use change will not impact the Levels of Service of the study roadways. Staff concurs that the land use change will not result in any significant and adverse traffic impacts on the study roadways.

**Environmental Review**

The proposed amendment has significant environmental issues. The proposed development site contains Class I wetland systems. Under Orange County Code, Chapter 15, Article X, encroachments to Class I wetland systems are only allowed in exceptional cases in which there is an overriding public benefit or where there is no other practical alternatives. EPD would not support Class I wetland impacts due to lot or building encroachments.

**OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

In the Florida Department of Community Affair’s (DCA) ORC Report dated March 31, 2006, there were no objections to the proposed amendment.

**STAFF CONCLUSION**

Staff has determined that the proposed Future Land Use Map amendment is consistent with the Comprehensive Policy Plan by producing a quality project that is environmentally sensitive with appropriate supporting services. Due to the actual surrounding residential land uses, Industrial future land use is not appropriate for this location.

Staff recommends **ADOPTION** of the proposed amendment to the Department of Community Affairs for review.
MEETING SUMMARIES

Community Meeting:
Oakshire Elementary School
November 30, 2005

180 community meeting notices were mailed to surrounding property owners. No residents or property owners were in attendance. However, the agent, the owner, and two the Planning Division staff members were present.

Local Planning Agency:
Transmittal Public Hearing
December 15, 2005

Consistent with staff recommendation, the Local Planning Agency voted unanimously to recommend TRANSMITTAL of the proposed amendment.

Board of County Commissioners:
Transmittal Public Hearing
January 10, 2006

Consistent with the Local Planning Agency's recommendation, the Board of County Commissioners voted unanimously for TRANSMITTAL of the proposed amendment.

Local Planning Agency:
Adoption Public Hearing
April 20, 2006

Consistent with staff recommendation, the Local Planning Agency voted unanimously to ADOPT the proposed amendment.

Board of County Commissioners:
Adoption Public Hearing
May 23, 2006

All 2006-1 First Regular Cycle Amendments scheduled for the May 23, 2006 hearing were CONTINUED to the next Board of County Commissioners Adoption hearing on June 13, 2006.

Board of County Commissioners:
Adoption Hearing
June 13, 2006

The proposed amendment was APPROVED on the expedited agenda.