

ORANGE COUNTY

PLANNING DIVISION

2023-1 REGULAR CYCLE AMENDMENTS

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY COMMISSIONERS

**MAY 2, 2023
TRANSMITTAL PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION





Interoffice Memorandum

April 18, 2023

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

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

THROUGH: Tim Boldig, Interim Director
Planning, Environmental, and Development Services Department

SUBJECT: 2023-1 Regular Cycle Comprehensive Plan
Amendments 2023-1-A-3-2 and 2023-1-B-FLUE-3
(Econ Trail Multifamily)
Board of County Commissioners (BCC) Transmittal Public Hearing

2023-1 Regular Cycle Comprehensive Plan Amendments 2023-1-A-3-2 and 2022-2-B-FLUE-3 are scheduled for a BCC transmittal public hearing on May 2, 2023. These amendments were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on March 16, 2023, and recommended to be transmitted.

The subject property is located south of E. Colonial Drive on the east side of N. Econlockhatchee Trail. The request is to change the Future Land Use Map designation from Low-Medium Density Residential (LMDR) to Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS).

A community meeting was held for the request on February 15, 2023, with 43 residents in attendance with general concern for buffering to the single-family homes to the north and building height.

Following the BCC transmittal public hearing, the proposed amendments will be transmitted to the Florida Department of Economic Opportunity (DEO) and other State agencies for review and comment. Staff expects to receive comments from DEO and/or the other State agencies in June 2023. Pursuant to 163.3184, Florida Statutes, the proposed amendments must be adopted within 180 days of receipt of the comment letter.

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 Jason Sorensen, AICP, Chief Planner at (407) 836-5602 or Jason.Sorensen@ocfl.net.

AAV/jhs/sw

2023-1 Regular Cycle Amendments 2023-1-A-3-2 and 2023-1-B-FLUE-3
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May 2, 2023
Page 2

Enc: 2023-1 Regular Cycle Amendments 2023-1-A-3-2 and 2023-1-B-FLUE-3
BCC Transmittal Staff Report

c: Jon V. Weiss, P.E., Deputy County Administrator
Joel Prinsell, Deputy County Attorney
Whitney Evers, Assistant County Attorney
Roberta Alfonso, Assistant County Attorney
Jason Sorensen, AICP, Chief Planner, Planning Division
Olan D. Hill, AICP, Assistant Manager, Planning Division
Nicolas Thalmueller, AICP, Planning Administrator, Planning Division
Read File

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**2023-1 Regular Cycle State Expedited Review Comprehensive Plan Amendments
Privately Initiated Future Land Use Map Amendment**

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	BCC Commission District	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
2023-1-A-3-2 Econ Trail Multifamily	LUP-22-12-388 (Econlockhatchee Trail Multifamily)	Pique Land Trust	Eric Raasch, Inspire Placemaking Collective, Inc.	19-22-31-0000-00-070 (portion west of Little Econlockhatchee River)	Generally located on the east side of N. Econlockhatchee Trl., south of E. Colonial Dr., west of N. Dean Rd., and north of Valencia College Ln.	3 - Mayra Uribe	Low-Medium Density Residential (LMDR)	Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS)	R-CE (Country Estate District) R-1 (Single-Family Dwelling District)	PD (Planned Development District) (Econlockhatchee Trail Multifamily)	15.50 gross ac. Portion of 19-22-31-0000-00-070 (west of Little Econ River) 9.36 ac. Portion of 19-22-31-0000-00-070 (west of Little Econ River) net developable ac.	Sue Watson	Transmit	Transmit (6-2)
2023-1 Regular Cycle Comprehensive Plan Amendments Staff Initiated Comprehensive Plan Text Amendment														
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2023-1-B-FLUE-2 (FLU8.1.4)	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, associated with Amendment 2023-1-A-3-2										Sue Watson	Transmit	Transmit (6-2)

ABBREVIATIONS INDEX:

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2023 FIRST REGULAR CYCLE AMENDMENT TO THE 2010-2030 COMPREHENSIVE PLAN TRANSMITTAL PUBLIC HEARING

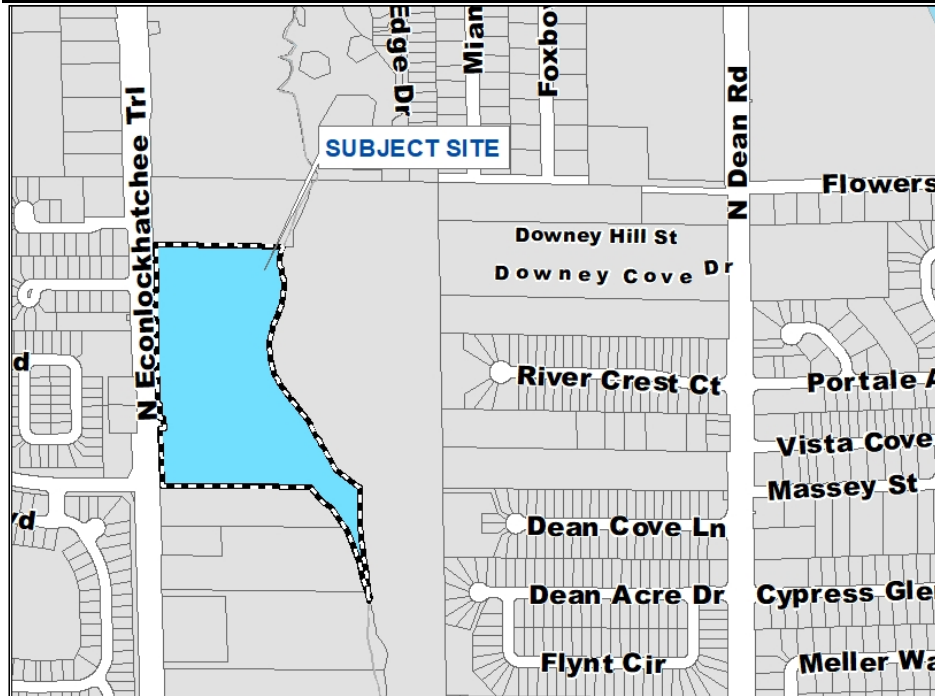
INTRODUCTION

This is the Board of County Commissioners (BCC) transmittal staff report for proposed First Regular Cycle Amendments 2023-1-A-3-2 and 2023-1-B-FLUE-3 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). These amendments were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on March 16, 2023, and are scheduled for a transmittal public hearing before the BCC on May 2, 2023.

The 2023-1 Regular Cycle Amendments include a privately-initiated map amendment located in District 3 and an associated staff-initiated text amendment. Since this is the transmittal stage for these amendments, there will be a second round of public hearings for adoption after the Florida Department of Economic Opportunity (DEO) and other State agencies complete their review of the proposed amendments and provide comments, expected in June 2023.

Once the Regular Cycle amendments have been adopted by the BCC, they will become effective 31 days after DEO notifies the County that the plan amendment package is complete.

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 Jason Sorensen, AICP, Chief Planner, at (407) 836-5602 or Jason.Sorensen@ocfl.net.



Applicant/Owner: Eric Raasch, Inspire Placemaking Collective, Inc., for Pique Land Trust

Location: located on the east side of N. Econlockhatchee Trl., south of E. Colonial Dr., west of N. Dean Rd., and north of Valencia College Ln.

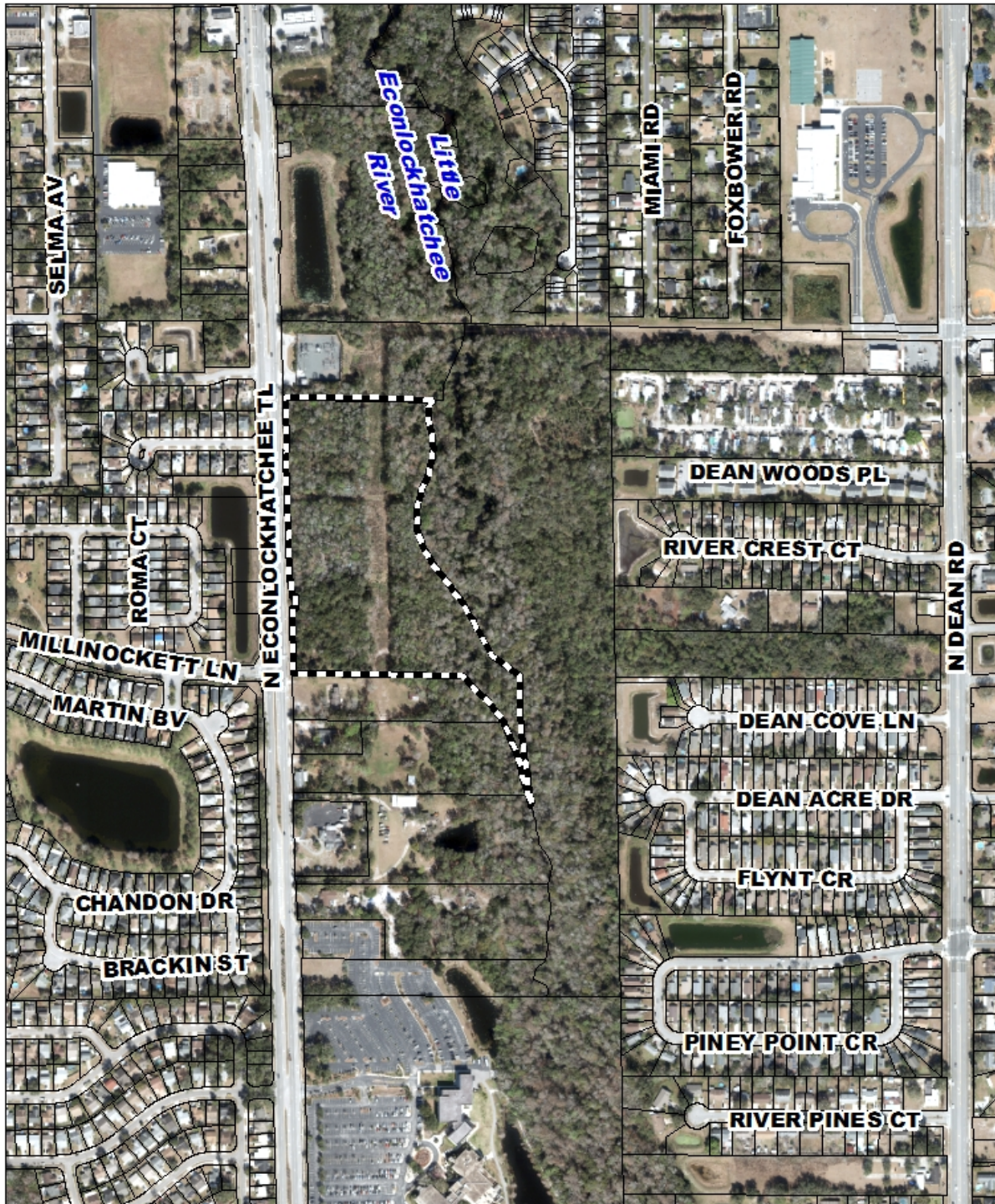
Existing Use: Undeveloped land

Parcel ID Number: 19-22-31-0000-00-070 (portion west of Little Econlockhatchee River)

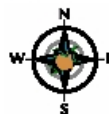
Tract Size: 15.50 gross acres/9.26 net developable acres

The following meetings and hearings have been held for this proposal:			Project Information	
Report/Public Hearing	Outcome		Request: Low-Medium Density Residential (LMDR) to Planned Development-Medium Density Residential Conservation (PD-MDR/CONS)	
✓ Community Meeting February 15, 2023 (2,054 notices sent; 43 people in attendance)	Mixed - Some residents were in favor of the proposal and some were opposed to the proposal		Proposed Development Program: Up to 180 multi-family dwelling units	
✓ Staff Report	Recommend Transmittal		Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis on each public facility.	
✓ LPA Transmittal May 2, 2023	Recommend Transmittal (6-2)		Transportation: The proposed use will generate 70 p.m. peak hour trips resulting in an increase of 31 p.m. peak hour trips.	
BCC Transmittal	May 2, 2023		Environmental: Conservation Area Determination CAD-22-01-006 was issued on January 6, 2023, with an expiration date of January 6, 2028.	
State Agency Comments	TBD		Schools: Per School Capacity Determination OC-22-072, dated March 1, 2023, capacity is not available at University High School. The mitigation of 4,000 seats will be required. This determination expires August 27, 2023.	
LPA Adoption	TBD		Concurrent Rezoning: Case LUP-22-12-388	
BCC Adoption	TBD		A proposed rezoning from R-1 (Single-Family Dwelling District) and R-CE (Country Estate District) to PD (Planned Development District) (Econlockhatchee Trail Multi-Family PD/LUP) is proceeding through DRC review and is expected to be considered in conjunction with the requested Future Land Use Map Amendment during the adoption public hearing stage.	

2023-1-A-3-2



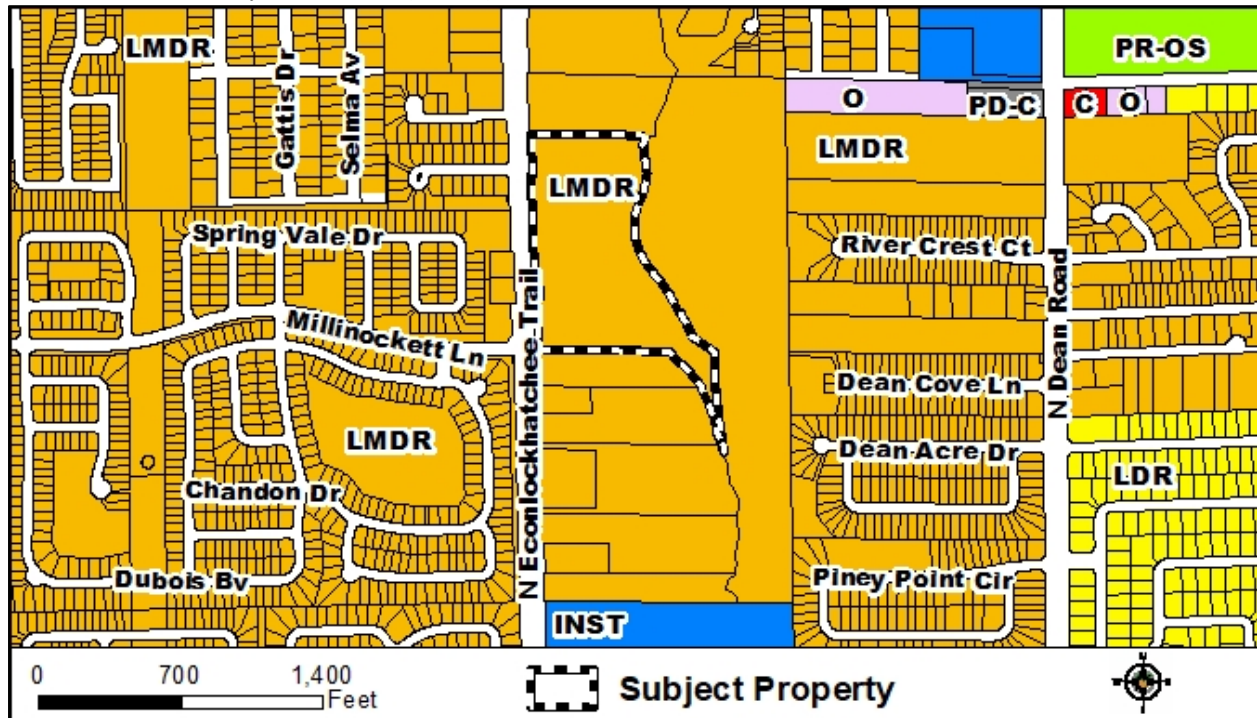
 Subject Property



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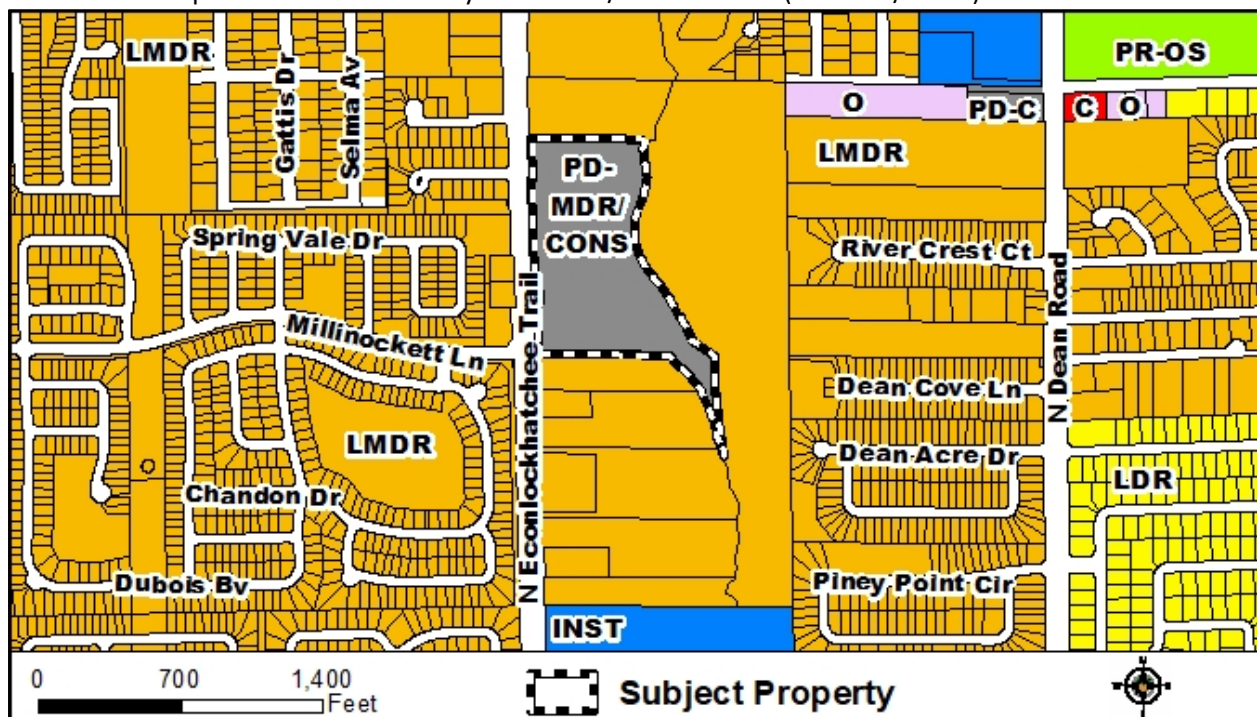
FUTURE LAND USE - CURRENT

Low-Medium Density Residential (LMDR)



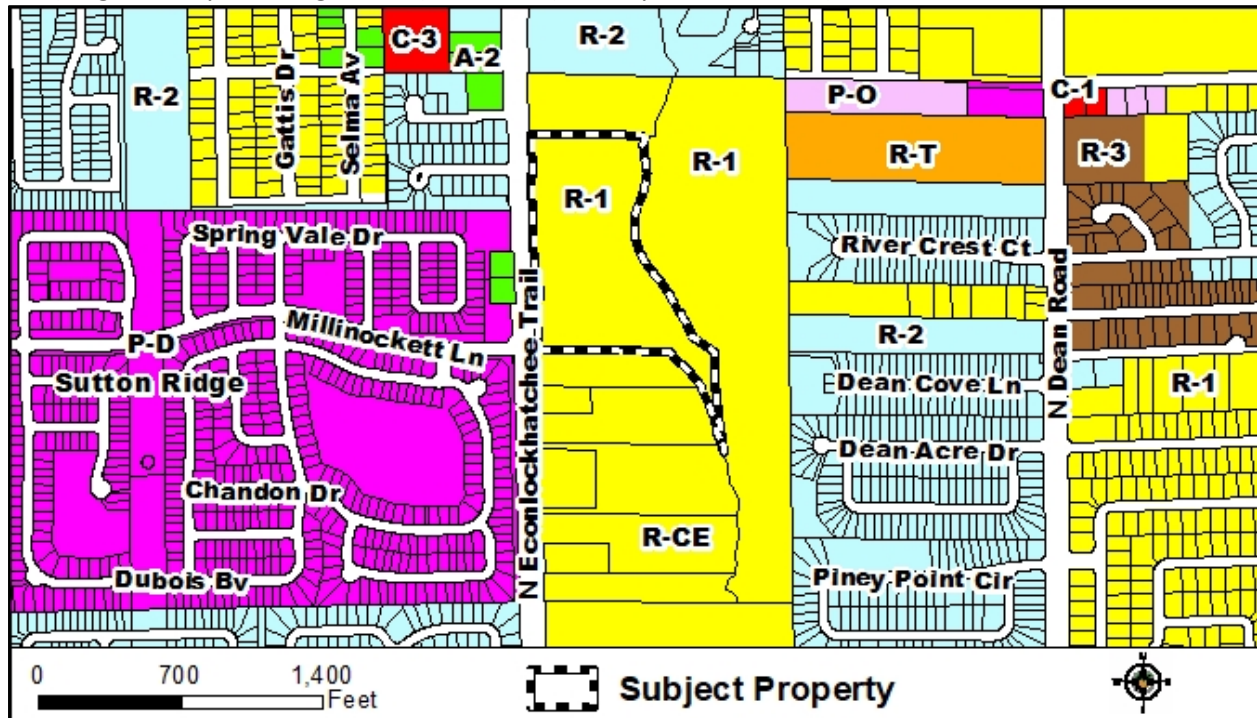
FUTURE LAND USE - PROPOSED

Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS)



ZONING – CURRENT

R-1 (Single-Family Dwelling District) and R-CE (Country Estate District)



STAFF RECOMMENDATION

1. **FUTURE LAND USE MAP AMENDMENT 2023-1-A-3-2:** Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Local Planning Agency that the amendment, 2023-1-A-3-2, be **TRANSMITTED** to the state reviewing agencies.
2. **FUTURE LAND USE TEXT AMENDMENT 2023-1-B-FLUE-3:** Make a finding the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Local Planning Agency that the Amendment 2023-1-B-FLUE-3, to include the development program for Amendment 2023-1-A-3-2 in Future Land Use Element Policy FLU8.1.4, be **TRANSMITTED** to the state reviewing agencies

ANALYSIS

1. Background and Development Program

The applicant, Eric Raasch, has requested to change the Future Land Use Map (FLUM) designation of a 15.50-acre portion of Parcel 19-22-31-0000-00-070 (the portion west of the Little Econlockhatchee River) from Low-Medium Density Residential (LMDR) to Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS). The subject property consists of approximately 9.26 acres of developable land and approximately 6.24 acres of wetlands. The applicant is proposing a development program of up to 180 multi-family dwelling units. The present LMDR FLUM designation permits residential activity at a maximum net density of ten (10) dwelling units per acre. The MDR FLUM designation requested by the applicant allows for residential development at a maximum net density of twenty (20) dwelling units per acre, with the proposed Conservation (CONS) map overlay intended to recognize lands designated for the conservation of natural resources. The applicant has communicated that the onsite wetlands and upland buffers associated with the Little Econlockhatchee River will be preserved.

On January 6, 2023, the Orange County Environmental Protection Division (EPD) issued Conservation Area Determination CAD-22-01-006, with an expiration date of January 6, 2028. The CAD established the upland, wetland, and surface water acreages for Parcels 19-22-31-0000-00-00-023, 19-22-31-0000-00-024, and 19-22-31-0000-00-070 (both east and west of the Little Econlockhatchee River). Per the approved CAD, there is approximately a total of 24.62 acres of delineated Class I wetland and Class III surface water wetland onsite and approximately a total of 33.035 acres of upland onsite, totaling 57.65 acres of wetland and upland for the three parcels.

The 15.50-acre undeveloped subject property is comprised of a portion of Parcel 19-22-31-0000-00-070 (portion west of Little Econlockhatchee River). A majority of the parcel is zoned R-1 (Single-Family Dwelling District) with a small sliver zoned R-CE (Country Estate District) and it has a corresponding LMDR FLUM designation. This portion of Parcel 19-22-31-0000-00-070, portion west of Little Econlockhatchee River, contains approximately 9.26 acres of upland. Portions of this parcel contain Class I wetland and Class III surface water wetland. Parcel 19-22-31-0000-00-070 (both east and west of Little Econlockhatchee River) contains an approximate total of 24.31 acres of Class I wetland and an approximate total of 0.11 acres of Class III surface water wetland.

The 15.50-acre subject site is located on the east side of N. Econlockhatchee Trl., south of E. Colonial Dr., west of N. Dean Rd., and north of Valencia College Ln. The subject property is located in an area characterized by a mix of commercial, institutional, residential uses and a variety of housing types including single-family attached and detached homes, and apartments. Duke Energy Electrical Substation abuts the subject property immediately to the north, and it has a LMDR FLUM designation and a corresponding R-1 zoning classification. North of the substation is a Florida Department of Transportation (FDOT) stormwater/retention pond. It has a LMDR FLUM designation and a corresponding R-2 (Residential District) zoning classification. Two 7-Eleven convenience stores are located at the southeast corner and the southwest corner of E. Colonial Drive and N. Econlockhatchee Trail. They both have Commercial FLUM designations and one is zoned C-1 (Retail Commercial District) and the other is zoned C-2 (General Commercial District). These two convenience stores are located immediately north of the FDOT stormwater/retention pond. Union Park Middle School is located further north of the subject site, immediately north of E. Colonial Drive. Sundance at the Econ Subdivision and Sutton Ridge Phase 1 Unit 1 Subdivision, both single-family subdivisions, are located across the street on N. Econlockhatchee Trail, west of the subject site. The Sundance at the Econ Subdivision has a LMDR FLUM designation and a corresponding R-2 zoning classification, and the Sutton Ridge Phase 1 Unit 1 Subdivision has a LMDR FLUM designation and a PD (Planned Development District)(Sutton Ridge PD) zoning classification.

Single-family residential homes are located south of the subject property. These properties have LMDR FLUM designations and they all have corresponding R-CE (Country Estate District) zoning classifications. Undeveloped land and the Little Econlockhatchee River are located east of the subject site and a majority of the parcel is zoned R-1 with a small sliver zoned R-CE. The property has a LMDR FLUM designation. Currently, this portion of Parcel 19-22-31-0000-00-070 (portion east of the Little Econlockhatchee River) along with Parcels 19-22-31-0000-00-023 and 19-22-31-0000-00-024, are the subject of a proposed FLUM Amendment, 2023-1-A-3-1 (Dean Road Multifamily). The applicant is requesting to change the FLUM designation of the 42.10-acre parcel from Office (O) and LMDR to PD-MDR/CONS to develop up to 420 multifamily dwelling units. Union Park Elementary School is located on N. Dean Road, east of the subject site. Valencia College East Campus, located on N. Econlockhatchee Trail, is located approximately 1,000 feet south of the subject property. Polytechnic University of Puerto Rico, also located on N. Econlockhatchee Trail, is located approximately a half-mile south of the subject property. Somerset Chase Subdivision, an existing 208-lot townhome development, as well as Valencia Trace Apartments, a 228-unit apartment complex, are located further south of the subject property.

Orange County Code Violations

The subject property, Parcel 19-22-31-0000-00-070, has been cited for code violations by the Orange County Neighborhood Services Division. Listed below are the code violations provided by Neighborhood Services for the parcel. Per an email dated February 28, 2023, from Mark McSwain, Lead Code Inspector, Orange County Neighborhood Services Division, Code Compliance Section, Case 582299 is still active, accruing fines, and appear to be worsening.

For the Parcel ID#: 19-22-31-0000-00-070 - there is an Incident #: 582299/CEB 2021-440631Z – Transient camp / Trash, junk, debris and a junk vehicle. Some of the zoning violations associated with this incident report include inoperable and improperly licensed vehicles; outside storage of trash,

junk, and debris, including but not limited to tarps, tents, shopping carts, grills, tires, consumer garbage, etc. This violation is still an active violation and has not been corrected at the time of writing this staff report.

COMMUNITY MEETING

A community meeting was held for this proposed amendment on February 15, 2023, with 43 residents in attendance. The applicant, Eric Raasch, Inspire Placemaking Collective, Inc., gave an overview of the proposed project. Mr. Raasch stated that the proposed amendment is to construct up to 180 multi-family dwelling units, and that the proposed apartment buildings will be four stories in height. Mr. Raasch stated they will not impact the Little Econlockhatchee River. Mr. Raasch opened the meeting up for questions and comments. Some of the questions and concerns the citizens had for the proposed amendment were for the building height (four stories), number of rental units, access points, protections for the Little Econlockhatchee River, rental price, stormwater, property values, and traffic concerns.

Mr. Raasch and the proposed developer of the property, Mr. Kamil Salame, Royal Palm Companies (RPC), answered the residents questions and concerns. Mr. Salame stated that the additional supply of rental units will eventually reduce the rental rates in the area. As far as the rental price of the units, he stated that the rental rates will be market rate. The proposed apartments will range from one bedroom to three bedrooms, ranging feet in size from 700 square feet to 1,400 square square feet. As far as the access is concerned, Mr. Raasch stated that they will have two entrances—one that would line up at Millinocket Lane across the street and the other located at the north end of the property along N. Econlockhatchee Trail. For the traffic concerns, the applicant's traffic engineer stated that the proposed multi-family development will reduce the PM Peak hours trips. With regards to stormwater, the applicant stated Orange County requires that all stormwater be managed on-site and he stated that the stormwater ponds will be designed to meet all codes. With regards to the height of the buildings, Mr. Salame stated that they want to have more green space. Mr. Salame also stated that background checks will be required for the residents and that they will strictly regulate who comes on the property. For the property values question, Mr. Salame stated that multi-family properties pay the most taxes and the proposed apartments will help the residents' property values go up.

Some of the residents in attendance were opposed to the proposed apartments because they felt that they were too many units, the height (4 stories), and increased traffic. They would rather see townhomes on the property and would prefer two story buildings. A few of the citizens expressed approval for the proposed apartments and also expressed that the proposed apartments will make the neighborhood safer especially with the Lake Downey Mobile Home Park's ongoing code violations, and they hope that they will help clean up the area.

2. Future Land Use Map Amendment Analysis

CONSISTENCY

The requested FLUM amendment initially 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 within an area characterized by a mix of commercial, institutional, residential uses and a variety of

housing types including single-family attached and detached homes, and apartments. As mentioned above, the applicant is seeking the PD-MDR/CONS Future Land Use Map designation to allow for the development of the 15.50 gross acre infill site to construct up to 180 multi-family units. It should be noted that per approved Conservation Area Determination CAD-22-01-006, Class I wetland and Class III surface water wetland are present on the site and has reduced the amount of developable acreage to approximately 9.26 acres.

As mentioned previously, the subject property is located in the immediate area of Union Park Elementary School and Union Park Middle School, as well as located in close proximity to Valencia College East Campus and Polytechnic University of Puerto Rico. In addition to its proximity to the educational facilities, the subject site lies in the vicinity of several major employers, including AdventHealth East Orlando and Lockheed Martin, making it well situated for residential development. In addition, the property is located in close proximity to the State Road 417/State Road 408 interchange, providing easy access to downtown Orlando and Interstate-4 to the west, the University of Central Florida to the north, and Lake Nona/Medical City to the south. 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 commercial, institutional, and residential uses and is considered to be an infill development.

With the proposal to develop 180 multi-family dwelling 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 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**. Further, Future Land Use Element **Policy FLU1.4.1** states Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

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 22-01-006 identified Class I wetland and Class III surface water wetland resulting in approximately 9.26 net developable acres. The CAD expires on January 6, 2028. It is the applicant's intent to preserve the wetlands and upland buffers associated with the Little Econlockhatchee River through conditions of approval placed on the proposed Econlockhatchee Trail Multi-Family Planned Development (PD)/Land Use Plan (LUP) rezoning, Case # LUP-22-12-388.

As explained in **Future Land Use Element Policy FLU 1.1.2(B)**, 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. The net developable land area is defined as the gross land area, less surface waters and wetland areas. The CAD completed by EPD on January 6, 2023, identified approximately 9.26 net developable acres. The proposed development program is based on the 9.26 net developable acres which results in a maximum number of 185 dwelling units. The applicant is proposing 180 dwelling units.

In order to include Class I, II, and III conservation areas in the density and FAR calculations, prior to the adoption of the FLUM amendment, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County EPD as per **Future Land Use Element Policy FLU1.1.2(B)**.

Inclusion of the 6.24 acres of wetlands in the density calculations would require an approved Conservation Area Impact (CAI) permit approved by EPD. Staff is limited to including currently recognized net developable acreage in the density calculations. The Conservation Area Determination (CAD) recognizes approximately 9.26 acres of upland on the site.

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 within an area characterized by a mix of commercial, institutional, residential uses and a variety of housing types including single-family attached and detached homes, and apartments. In addition to the site's close proximity to the elementary and middle schools, Valencia College East Campus and Polytechnic University of Puerto Rico, it is located in the vicinity of regional transportation corridors and major employers such as AdventHealth East Orlando and Lockheed Martin, adding to its suitability for residential development. **Future Land Use Element Policy FLU8.2.11** states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surrounds it, and it also states that the design attributes of a project, its urban form, and the physical integration of a project may be considered in determining compatibility. The PD zoning serves as a tool to implement site standards, buffering, placement, and other requirements that further enable compatibility. A proposed rezoning from R-1 (Single-Family Dwelling District) and R-CE (Country Estate District) to PD (Planned Development District) (Econlockhatchee Trail Multi-Family PD/LUP), Case # LUP-22-12-388, is proceeding through DRC review and is expected to be considered in conjunction with the requested Future Land Use Map Amendment during the adoption public hearing stage. It is staff's belief that the proposed multi-family project is compatible with the existing mix of commercial, institutional, residential uses and a variety of housing types including single-family attached and detached homes, and apartments in the surrounding area.

3. Staff-Initiated Text Amendment 2023-1-B-FLUE-3

Future Land Use Element Policy FLU8.1.4 establishes the development programs for Planned Development (PD) and Lake Pickett (LP) FLUM designations adopted since January 1, 2007. The

development program for this requested amendment is proposed for incorporation into **Policy FLU8.1.4** via a corresponding staff-initiated text amendment, Amendment 2023-1-B-FLUE-3.

The maximum development program for Amendment 2023-1-A-3-2, if adopted, would be as follows:

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2023-1-A-3-2</u> <u>Econ Trail Multifamily</u>	<u>Planned Development-</u> <u>Medium Density Residential</u> <u>Conservation</u> <u>(PD-MDR/CONS)</u>	<u>Up to 180 multi-family</u> <u>dwelling units</u>	<u>2023-</u>

DIVISION COMMENTS: ENVIRONMENTAL, PUBLIC FACILITIES, AND SERVICES

Environmental:

EPD Review Summary:

- An Orange County Conservation Area Determination CAD-22-01-006 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 1/6/23. The CAD identified 24.31 acres of Class I wetlands/surface waters (including the Little Econ River) and 0.364 acre of Class III wetlands and surface waters.
- Any wetland encroachments will require submittal of an application for a Conservation Impact Permit to the Orange County Environmental Protection Division as outlined in Chapter 15, Article X Wetland Conservation Areas.
- Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

FLUM Amendment Comments:

1. CAD Complete - An Orange County Conservation Area Determination CAD-22-01-006 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 1/6/23. The CAD identified 24.31 acres of Class I wetlands/surface waters (including the Little Econ River) and 0.364 acre of Class III wetlands and surface waters.
2. Conservation Area Impacts – In addition to any state or federal wetland permitting requirements, the applicant shall satisfy Orange County's wetland permitting requirements. Any wetland encroachments will require submittal of an application for a Conservation Impact Permit to the Orange County Environmental Protection Division. *Reference Orange County Code Chapter 15, Article X Wetland Conservation Areas.*
3. No Clearing – No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a conservation area or easement (includes the conservation area and the wetland setback/buffer) without first obtaining a Conservation Area Impact (CAI) permit

approved by the county and obtaining other applicable jurisdictional agency permits. Submit a CAI permit application to Orange County Environmental Protection Division by mail or email to wetlandpermitting@ocfl.net. *Reference Orange County Code Chapter 15, Article X Wetland Conservation Areas.*

4. Outstanding Florida Waters – The Little Econlockhatchee River is designated as an Outstanding Florida waterbody by Florida Department of Environmental Protection (FDEP). The applicant shall comply with the Florida Department of Environmental Protection rule 62-302.700 Special Protection, Outstanding Florida Waters, Outstanding Natural Resource Waters. No degradation of water quality, other than that allowed in Rule 62-4.242(2) and (3), F.A.C., is to be permitted in Outstanding Florida Waters and Outstanding national Resource Waters, respectively, notwithstanding any other Department rules that allow water quality lowering.
5. Impaired Waters – The Little Econlockhatchee River has been designated as an impaired water body by the Impaired Waters Rule, *Chapter 62-303 of the Florida Administrative Code*. Be aware that the Environmental Protection Division will not support any variance requests affecting the water quality of the Little Econlockhatchee River or wetlands connected to the river without some extra protective measures by the applicant. These will likely include but are not limited to: a high efficiency septic system, shoreline plant enhancement, wetland buffer and a pollution abatement swale easement. In addition, state code may have other restrictions.
6. Habitat Permit Compliance – Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
7. Jurisdictional Coordination – This environmental review only addresses Orange County environmental regulatory code, however, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to: the Army Corps of Engineers, the Florida Department of Environmental Protection, and the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protective requirements. Therefore, it is imperative that this proposed request be addressed on a multi-agency basis.

Additional EPD Comments:

1. Solid Waste Disposal – Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides, and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.
2. Erosion Control – Use caution to prevent erosion during construction along the boundary of the property, into wetlands and buffers, and into all drainage facilities and ditches. Construction will

require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2-inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping. *Reference Orange County Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).*

Transportation:

The applicant is requesting to change ~15.50 acres from LMDR to PD-MDR/CONS to allow for the construction of 180 multi-family dwelling units. Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed multi-family use will result in an increase in the number of p.m. peak trips by 31 p.m. and therefore will impact the area roadways. The development will undergo further evaluation and will be required to mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Orange County Concurrency Management System.

Future Roadway Network

Road Agreements: None

Planned and Programmed Roadway Improvements: Future improvements detailed in the MetroPlan Orlando 2045

Metropolitan Transportation Plan (MTP) Cost Feasible Plan were included for study area roadway segments for both the Short-Term (2030) and Long-Term (2040) analyses. The following cost feasible capacity improvement projects were included:

- Econlockhatchee Trail from Colonial Drive to Trevarthon Road – Widen to 4 lanes (MTP ID 7520)
- Econlockhatchee Trail from Trevarthon Road to SR 417– Widen to 4 lanes (MTP ID 7521)

Right of Way Requirements: None

Summary

The applicant is requesting to change ~15.50 gross acres gross (~9.26 net acre portion of a ~44.26 acre parcel from LMDR to PD-MDR/CONS and rezone from R-CE and R-1 to PD.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed residential use will result in an increase in the number of p.m. peak trips and therefore will impact the area roadways.

Roadway Capacity Analysis

A Traffic Study was submitted with the case for review and comment. The subject property is generally located on the east side of N. Econlockhatchee Trl., south of E. Colonial Dr., west of N. Dean Road, and north of Valencia College Ln. Based on existing conditions, the following segments are operating over capacity. This information is dated and subject to change.

- Econlockhatchee Trail from Colonial Drive to Trevarthon Road (Daily and P.M.)
- Econlockhatchee Trail from Trevarthon Road to Central Florida Greenway (Daily and P.M.)
- Colonial Drive from Central Florida Greenway to Dean Road (Daily)

These segments are projected to operate at Level of Service “F” as a result of background traffic and committed trips. However, the project traffic is insignificant on Econlockhatchee Trail from Valencia College to Colonial Drive consuming less than 1% of the maximum service volume (0.6%) which is considered de-minimus.

The short term (Year 2030) as well as the long term (Year 2040) analysis under the proposed FLU designation showed that the following roadway segments are projected to operate at an adverse level of service due to background traffic:

- Colonial Drive, from Central Florida Greenway to Rouse Road (Daily and P.M.)
- Valencia College Lane, from Econlockhatchee Trail to Chickasaw Trail (Daily and P.M.)

The long-term analysis year 2040 revealed in addition to the segments mentioned above, the following segments will be operating above their capacity:

- Dean Road, from Colonial Drive to Winder Trail (Daily and P.M.)
- Econlockhatchee Trail, from Valencia College Lane to Colonial Drive (Daily and P.M.)

Based on the analysis, the study roadway segments are projected to fail prior to the addition of project trips as a result of existing deficiency and high background or committed traffic on the remaining segments. The FLU change will not cause any additional deficiencies within the project impact area. The project will be adding a maximum of 12 trips on the failing roadway segment of Econlockhatchee Trail from Valencia College to Colonial Drive.

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. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County’s Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

Utilities:

This property is within Orange County Utilities Water, Wastewater, and Reclaimed Water Service Areas. In accordance with Orange County Code Chapter 37:

Potable Water: Development within this property will be required to connect to Orange County Utilities Water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Wastewater: Development within this property will be required to connect to Orange County Utilities wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Reclaimed water: There are no reclaimed water mains within the vicinity of this property. Reclaimed water is considered not available. Connection is not required.

Orange County Public Schools:

Per School Capacity Determination OC-22-072, issued March 1, 2023, capacity is currently available at the elementary school (Union Park Elementary) and middle school (Union Park Middle) that would currently serve the proposed multi-family project. However, capacity is presently not available at the high school that would serve the development, University High. As stated in the School Capacity Determination, the mitigation of 4,000 seats will be required. This determination expires August 27, 2023.

4. 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, but not limited to, infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options

OBJ 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 policies 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.

FLU1.1.2 (B) – Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. Accessory Dwelling Units (ADUs) shall not be included in density calculations. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations. In order to include new Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact permit from the Orange County Environmental Protection Division.

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).

FLU1. 4.1 – Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

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.

FLU8.1.4 – The following table details the maximum densities and intensities for the Planned Development (PD) Future Land Use designations that have been adopted subsequent to January 1, 2007.

FLU8.2.1 – Future land use changes shall be required to be compatible with the existing development and development trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.11 – Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

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

ACTION REQUESTED

Local Planning Agency (LPA) Recommendation – (March 16, 2023)

Make a finding that the information contained in the application for the proposed amendment has the potential to be found “in compliance” as defined by Section 163.3184(1)(b), Florida Statutes, and recommend to the Board of County Commissioners that Amendments 2023-1-A-3-2 and 2023-1-B-FLUE-3 be TRANSMITTED to the state review agencies.

LOCAL PLANNING AGENCY (LPA) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Local Planning Agency (LPA) with the recommendation to transmit the amendments to the state review agencies.

The applicant was present and agreed with the staff recommendations. One member of the public appeared to speak regarding these amendments. The resident was seeking more information about the closing date for the Lake Downey Mobile Home Park, where she currently lives, and which is located on Parcel 19-22-31-0000-00-024. This parcel is associated with Amendment 2023-1-A-3-1, not 2023-1-A-3-2. The applicant stated that the mobile home park’s closing was posted and they were following the state guidelines for the closing. The applicant stated that he will meet with the resident and let her know about the resources that are available in reference to the closing of the mobile home park. After public comment, the PZC members and the applicant discussed posting the mobile home park’s closing

information in Spanish as well as in English. The applicant was not sure if the closing notices were printed in Spanish, but he stated that if they were not, he would print them in Spanish as well. Two thousand fifty-four (2,054) notices were sent to property owners extending 1,350 feet surrounding the property. Staff received five commentaries opposing the amendment and two commentaries in favor.

A motion was made by Commissioner Arrington and seconded by Commissioner Spears to recommend transmittal of Amendment 2023-1-A-3-2 and Amendment 2023-1-B-FLUE-3. The motion carried 6-2.

Motion / Second	<i>Michael Arrington / Gordon Spears</i>
Voting in Favor	<i>Walter Pavon, Gordon Spears, Camille Evans, Nelson Pena, Michael Arrington. Evelyn Cardenas</i>
Voting in Opposition	<i>David Boers and George Wiggins</i>
Absent	<i>Eddie Fernandez</i>

**Site Visit Photos
Subject Site**



North – Duke Energy Substation



South – Single-Family Residence



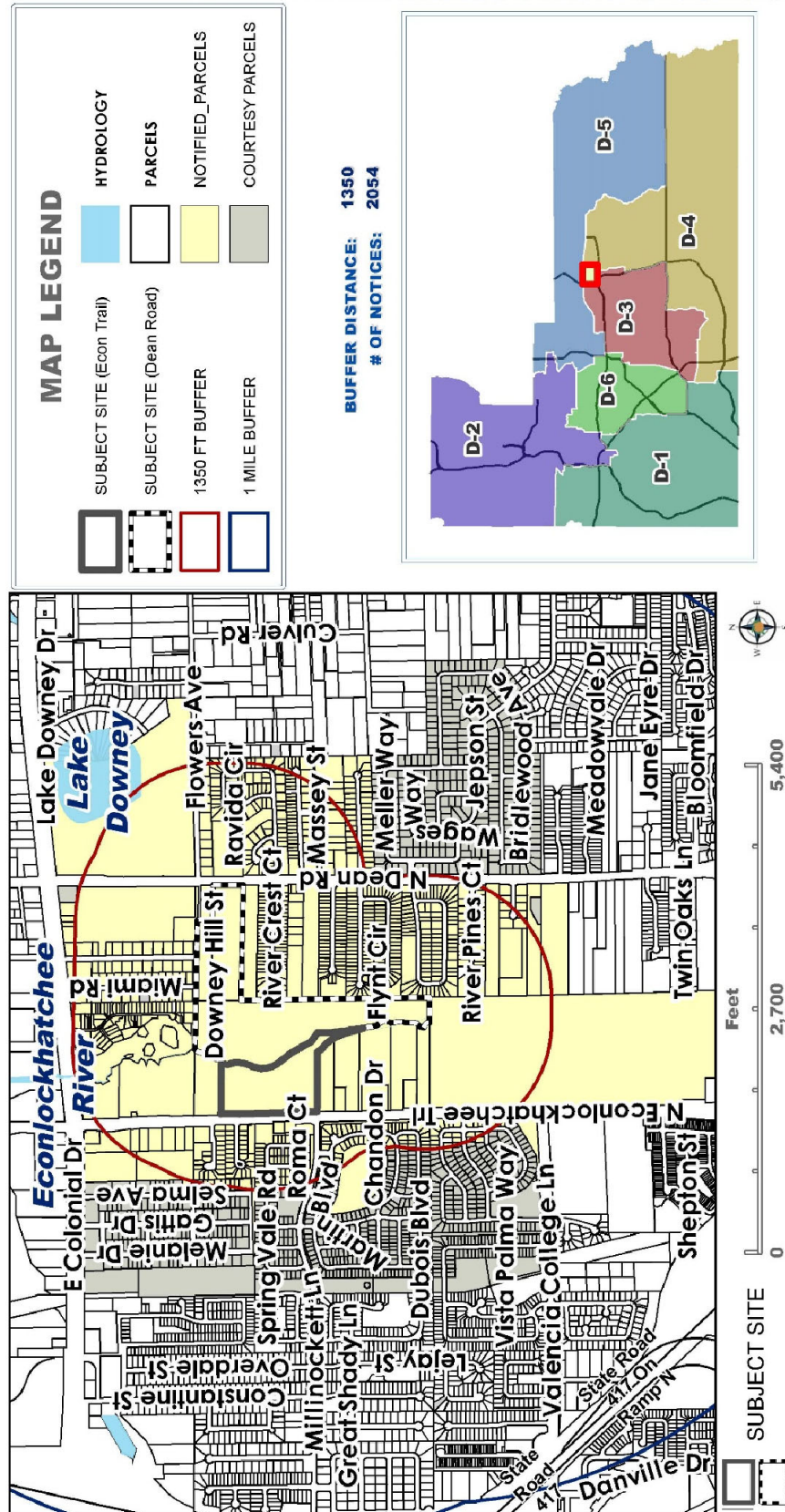
East – Undeveloped Land



West – Sutton Ride Phase I Unit 1 Subdivision



2023-1-A-3-1 (Dean Road Multifamily) & 2023-1-A-3-2 (Econ Trail Multifamily)





6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER - REVISED

March 6, 2023

VIA E-MAIL: ERAASCH@SMEINC.COM

Eric Raasch
S & ME, INC
1615 Edgewater Drive, Suite 200
Orlando, FL 32804

Application OC-22-072 (Econ Trail Multifamily)

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☒ FLUM ☐ Rezoning ☐ Amendment or Extension		
Development Application #:	2023-1-A-3-2		
Project Name:	Econ Trail Multifamily		
OCPS Completed Application Date:	August 31 st , 2022		
Parcel #(s):	19-22-31-0000-00-070		
Requested New Units (#):	SF:	MF: 50	TH:
Vested Unit(s):	SF:	MF: 130	TH:
Total Project Units:	180		
School Board District:	# 2		

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Union Park ES	Union Park MS	University HS
Jurisdictional Analysis	N/A	N/A	N/A

Given the above analysis, this project does not meet the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from Orange County.

This determination expires on August 27th, 2023. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from Orange County by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of Orange County's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,



Christopher Mills, AICP
Senior Administrator, Facilities Planning

SC/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Sue Watson, Orange County (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID CCM February 28, 2023 14:22:19

Project ID: CEA – OC –22 –072

Valid Until: August 27, 2023

Project Name:		ECON TRAIL MULTIFAMILY		
Unvested Units	Single Family Units:	0	Single Family Units:	0
	Multi Family Units:	50	Multi Family Units:	130
	Multi Family High Rise Units:	0	Multi Family High Rise Units:	0
	Town Homes Units:	0	Town Homes Units:	0
	Mobile Home Units:	0	Mobile Home Units:	0
		Vested Units		

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	R		
	School:	UNION PARK ES	UNION PARK MS	UNIVERSITY HS
	Analysis of Existing Conditions			
	School Capacity (2021-2022)	673	1,478	2,534
	Enrollment (2021-2022)	460	706	2,563
	Utilization (2021-2022)	70.0%	49.0%	102.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	280	772	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	0	32	0
	Reserved Capacity	6	3	0
	Adjusted Utilization	69.2%	50.1%	101.1%
	Adjusted Available Seats	274	737	0
	Analysis of Proposed Development			
	Students Generated	7.050	3.250	4.000
	Adjusted Utilization	70.3%	50.4%	101.3%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	4.000

UNION PARK ES	
UNION PARK MS	
UNIVERSITY HS	



Interoffice Memorandum

Date: January 6, 2023

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

From: Lindy A. Wolfe, P.E., LEED AP, Manager
Utilities Engineering Division

**Subject: Facilities Analysis and Capacity Report
2023-1 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 Laura Tatro at 407-254-9913.

cc: Andres Salcedo, P.E., Deputy Director, Utilities Department
Laura Tatro, P.E., Chief Engineer, Utilities Engineering Division
Alexander Castro, P.E., Senior Engineer, Utilities Engineering Division
Gregory Golgowski, Chief Planner, Planning Division
Christopher DeManche, MPA, Planner III, Planning Division
File: 37586; 2023-1 Regular Cycle

Potable Water and Wastewater Facilities Analysis for 2023-1 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
2023-1-A-1-1 Sutton Lakes	31-24-27-0000-00-010; 31-24-27-0000-00-009; 31-24-27-0000-00-045; 31-24-27-0000-00-038; 31-24-27-0306-04-011	PW: Toho Water Authority WW: Toho Water Authority RW: Orange County Utilities	PW: Contact Toho Water Authority WW: Contact Toho Water Authority RW: Not Available	Growth Center-Planned Development-Commercial/Medium Density Residential/Low Density Residential (GC-PD-C/MDR/LDR)	557	0	20,000	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-1-2 Sutton Grande	31-24-27-0000-00-012	PW: Toho Water Authority WW: Toho Water Authority RW: Orange County Utilities	PW: Contact Toho Water Authority WW: Contact Toho Water Authority RW: Not Available	Medium-High Density Residential (MHDR)	250	0	0	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-1-3 Gissy Multifamily	34-24-28-0000-00-021	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch watermain within World Center Dr right-of-way WW: 20-inch forcemain within World Center Dr right-of-way RW: 12-inch and 24-inch reclaimed watermain within World Center Dr right-of-way	Planned Development - Commercial/High Density Residential (PD-C/HDR)	2,888	200	200,000	0.840	0.687	0.840	0.687	Yes	South
2023-1-A-1-4 Poinciana Multifamily	35-24-28-0000-00-008	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch water main within Poinciana Blvd right-of-way WW: TBD* RW: 8-inch reclaimed water main within Poinciana Blvd right-of-way	Activity Center Residential (ACR)	792	0	0	0.218	0.178	0.218	0.178	Yes	South
2023-1-A-2-1 6409 N OBT	04-20-27-0000-00-021	PW: Florida Governmental Utilities Authority WW: City of Mount Dora RW: Orange County Utilities	PW: Contact FGUA WW: Contact City of Mount Dora RW: Not Available	Growth Center - Low-Medium Denstiy Residential (GC-LMDR) **Joining the NW Growth Center with this application**	75	0	0	N/A	N/A	N/A	N/A	No	N/A
2023-1-A-2-2 Special Hearts Farm	19-20-27-3752-00-093	PW: City of Apopka WW: City of Apopka RW: City of Apopka	PW: Contact City of Apopka WW: Contact City of Apopka RW: Contact City of Apopka	Institutional (INST)	Not Specified	Not Specified	Not Specified	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-3-1 Dean Road Multifamily	19-22-31-0000-00-023; 19-22-31-0000-00-024; 19-22-31-0000-00-070 (portion east of Little Econlockhatchee River)	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 20-inch water main within Dean Rd right-of-way WW: TBD* RW: Not Available	Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS)	420	0	0	0.116	0.095	0.116	0.095	No	East
2023-1-A-3-2 Econ Trail Multifamily	19-22-31-0000-00-070 (portion west of Little Econlockhatchee River)	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch water main within N Econlockhatchee Tr right-of-way WW: TBD* RW: Not Available	Planned Development - Medium Density Residential/Conservation (PD-MDR/CONS)	180	0	0	0.050	0.041	0.050	0.041	No	East
2023-1-A-4-1 Simpson Road Multifamily	33-24-30-0000-00-014; 33-24-30-0000-00-033; 33-24-30-0000-00-032; 33-24-30-0000-00-031	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: TBD* RW: Not Available	Planned Development - Medium-High Density Residential (PD-MHDR)	360	0	0	N/A	0.081	N/A	0.081	No	South
2023-1-A-4-2 Stoneybrook Enclave	01-23-31-0000-00-001 (portion of)	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: TBD* WW: TBD* RW: TBD*	Low Density Residential (LDR)	125	0	0	0.034	0.028	0.034	0.028	TBD	East
2023-1-A-4-3 Cedar Crossing	24-22-31-0000-00-027	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch water main within Old Cheney Hwy right-of-way WW: 16-inch force main within Old Cheney Hwy right-of-way RW: Not Available	Commercial Urban Service Area Boundary Expansion	0	0	68,113	0.006	0.005	0.006	0.005	No	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.

* 2023-1-A-3-1, 2023-1-A-1-4, 2023-1-A-3-2, 2023-A-4-1, 2023-1-A-4-2: Water, Wastewater, and Reclaimed Water (as applicable) demands 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



Environmental Protection Division

**CONSERVATION AREA
DETERMINATION**

Determination No: CAD-22-01-006

Date Issued: January 6, 2023

Date Expires: January 6, 2028

Activity Location:

N Econlockhatchee Trail, 1480 N Dean Road, & 1410 N Dean Road,
Orlando, FL 32825

Parcel ID Nos.: 19-22-31-0000-00-070, 19-22-31-0000-00-023 & 19-22-31-
0000-00-024

Parcel Descriptions: See attached

Orange County Commission District: 3

Permittees / Authorized Entities:

Pique Land Trust, Manohar H. Jain, and Chaines Land Trust
c/o Daniel Gough, Bio-Tech Consulting, Inc.

E-mail: danny@btc-inc.com

The Environmental Protection Division (EPD) has received your certified survey received on December 22, 2022, which accurately depicts the approved limits of the jurisdictional surface waters and/or wetlands (conservation areas) on the referenced property. This Determination is binding for a period of five years.

The conservation area(s), as delineated in the field have been classified as follows:

Surface Water/
Wetland
Identification
Number

Class

FLUCCS¹ / Remarks

W-1	I	510 Streams and Waterways, 615 Stream and Lake Swamps / Little Econlockhatchee River and adjacent wetlands.
W-2	I	630 Wetland Forested Mixed / Hydrologically connected to the Little Econlockhatchee River.
SW-1	III	530 Reservoirs / Upland cut ditch less than five acres.
SW-2	III	530 Reservoirs / Upland cut ditch less than five acres.
SW-3	III	530 Reservoirs / Upland cut pond less than five acres.
SW-4	III	530 Reservoirs / Upland cut pond less than five acres.

¹Florida Land Use, Cover and Forms Classification System (FLUCCS) Handbook, Florida Department of Transportation, January 1999 (Third Edition).

Approved, subject to the following conditions:

1. The enclosed survey accurately depicts the limits of the jurisdictional surface waters/wetlands on the referenced property, as confirmed by EPD during the site inspection. This determination letter, along with the approved survey, constitutes final approval of the CAD.
2. The limits of wetlands and surface waters delineated on the approved survey are only binding for a period of five years from the date of CAD issuance provided physical conditions on the property do not change so as to alter the boundaries of surface waters or wetlands during that period. The limitations of this condition cannot be modified to allow for a longer duration without a complete reassessment of the limits of surface waters and wetlands occurring on the project. Changes in surface waters or wetland boundaries resulting from work authorized by a permit pursuant to Chapter 15, Article X, Section 15-376, will not be considered as altering the boundary for the purposes of this condition.
3. Please be advised that this permit does not grant approval to clear trees and vegetation in uplands. A site work, building, or tree mitigation permit is required in order to remove any trees or vegetation. A building permit limits clearing to the building pad including permanent power, driveway, on site disposal systems, and 15 feet around the building pad, per Orange County Code, Section 15-304. Contact 407-836-5807 for questions regarding additional clearing.
4. This CAD does not provide relief from other local, state, or federal policies, which regulate activity on the subject property. If this determination conflicts with those of any other Agency, Department, or Division, the applicant must rectify the conflict or comply with the most stringent conditions.

5. No construction, clearing, alteration, filling or grading is allowed within the limits of the conservation area unless approved by the County.
6. The property owner/permittee is also responsible for addressing any adverse secondary impacts to surface waters, wetlands, or conservation areas that may occur as a result of the development of the site.
7. The County may revoke this CAD upon finding that the applicant has submitted inaccurate information to the County regarding the delineation of surface waters or wetlands on the project site.
8. This CAD supersedes any existing determinations made on this parcel.
9. An upland buffer of a minimum of 25 feet is recommended for all Class I, II, and III wetland systems unless scientific data dictate a larger or smaller buffer based on wetland function or local conditions.

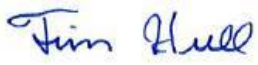
If you should have any questions concerning this permit, please contact Nicole Salvatico at 407-836-1494 or Nicole.Salvatico@ocfl.net.

Project Manager:



Nicole Salvatico, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:

 for

David D. Jones, P.E., CEP, Environmental Protection Officer

NS/JR/TMH/DJ/gfdjr:

Attachment: Approved Survey

- c: Co-Permittee, Pique Land Trust, jainemergicare@outlook.com
Co-Permittee, Manohar H. Jain, 4800 South Apopka Vineland Road, Orlando, FL 32819
Co-Permittee, Chaines Land Trust, 4800 South Apopka Vineland Road, Orlando, FL 32819
Co-Permittee, Kamil Salame, Royal Palm Multifamily, LLC, kamil@rpcholdings.com
Conservation Planning Services, FWC, conservationplanningservices@MyFWC.com
Rocco Campanale, Orange County Property Appraiser's Office, rcampanale@ocpafl.org
Marc von Canal, St. Johns River Water Management District, mvoncana@sjrwmd.com

Property Descriptions

19-22-31-0000-00-070:

DOC 20210179824 - ERROR IN LEGAL - SW1/4 OF NE1/4 & NW1/4 OF SE1/4 LYING E OF CREEK (LESS R/W) IN SEC 19-22-31 (LESS PT OF SW1/4 OF NE1/4 OF SEC 19-22-31 DESC AS COMM NW COR OF SW1/4 OF NE1/4 OF SAID SEC 19 TH S89-06-35E 59.06 FT FOR POB TH CONT S89-06-35E 710 FT M/L TO WLY EDGE OF ECONLOCKHATCHEE RIVER TH SLY ALONG WATER'S EDGE TO A PT 300 FT S OF N LINE OF SAID SW1/4 OF NE1/4 TH N89-06-35W 574 FT M/L N01-41-46W 300.31 FT TO POB) & (LESS COMM AT SW COR OF NE1/4 OF SEC TH S89-26-46E 30.02 FT ALONG S LINE OF NE1/4 TO E EXISTING R/W LINE OF ECONLOCKHATCHEE TRL FOR POB TH N00-29-50W 1367.64 FT TH S88-53-04E 29.03 FT TH S01-28-28-15E 300.31 FT TH S88-53-04E 9.14 FT TH S01-29-39E 206.34 FT TH S88-30-21W 3 FT TH S01-29-39E 500 FT TH N88-30-21E 7 FT TH S01-29-39E 63.25 FT TH N88-30-21E 16 FT S01-29-39E 43.5 FT TH S88-30-21W 16 FT TH S01-29-39E 254 FT TH N89-26-46W 41.96 FT TO POB PER 10309/1127)

19-22-31-0000-00-023:

COMM NE COR SEC 19-22-31 TH S 1341.28 FT W 49.02 FT TH S 30.01 FT W 381.53 FT TH S 01 DEG E 137.09 FT FOR THE POB TH W 900 FT N 01 DEG W 167.11 FT E 900.13 THE S01E 167.09 FT TO POB

19-22-31-0000-00-024:

S 334 FT OF N 501 FT OF SE1/4 OF NE1/4 (LESS E 48 FT FOR RD) OF SEC 19-22-31

ALTA/NSPS LAND TITLE SURVEY

OF A PORTION OF LAND
LOCATED IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST,
ORANGE COUNTY, FLORIDA

received
12/22/2022

SURVEYOR'S NOTES

1. TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER NCS-1105150FL1-MIA, WITH AN EFFECTIVE DATE OF DECEMBER 8, 2021. THE FOLLOWING SCHEDULE B(1) ITEMS ARE NOTED RELATIVE TO THE SURVEY:

LEGAL DESCRIPTION

(AS PER TITLE COMMITMENT FILE# NCS-1105150FL1-MIA)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING EAST OF ECOCNOCHATCHEE RIVER (CREEK), LESS AND EXCEPT EXISTING ROAD RIGHTS OF WAY, ALL IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT:

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST BY VIRTUE OF THAT CERTAIN STIPULATED ORDER OF THINGS ENTERED IN FAVOR OF ORANGE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, A CERTIFIED COPY OF WHICH WAS RECORDED ON DECEMBER 20, 2011 IN OFFICIAL RECORDS BOOK 10309, PAGE 1127, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 19 (A RAILROAD SPIKE WITHOUT IDENTIFICATION AS NOW EXISTS); THENCE SOUTH 89°28'44" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 300.02 FEET TO THE EXISTING EAST RIGHT OF WAY LINE OF ECOCNOCHATCHEE TRAIL AND THE POINT OF BEGINNING; THENCE, BEARING S60° SOUTH 01°29'30" WEST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 1301.84 FEET; THENCE, BEARING S60° SOUTH 01°29'30" WEST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 28.63 FEET; THENCE SOUTH 01°29'30" WEST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 9.14 FEET; THENCE SOUTH 01°29'30" WEST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 206.34 FEET; THENCE SOUTH 89°30'11" WEST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 860.00 FEET; THENCE NORTH 89°30'11" EAST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 01°29'30" WEST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 16.00 FEET; THENCE SOUTH 01°29'30" WEST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 43.50 FEET; THENCE SOUTH 89°30'11" WEST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 18.00 FEET; THENCE SOUTH 01°29'30" WEST, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 254.00 FEET TO AFORESAID SOUTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89°28'44" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 41.06 FEET TO AFORESAID EXISTING EAST RIGHT OF WAY LINE OF ECOCNOCHATCHEE TRAIL AND THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A TRACT OR PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST BY VIRTUE OF THAT CERTAIN WARRANTY DEED IN FAVOR OF FLORIDA POWER CORP., INC., D/B/A PROGRESS ENERGY FLORIDA, INC., A FLORIDA CORPORATION, RECORDED JANUARY 27, 2004 IN BOOK 7280, PAGE 4200, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 19; THENCE SOUTH 89°08'35" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 19, A DISTANCE OF 184.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°08'35" EAST ALONG SAID NORTH LINE, 710 FEET MORE OR LESS, TO THE WEST EDGE OF WATER OF THE ECOCNOCHATCHEE RIVER; THENCE SOUTHERLY ALONG THE EDGE OF WATER TO A POINT 100 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE, THENCE NORTH 89°08'35" WEST, 57.4 FEET MORE OR LESS, ALONG A LINE 300 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NE 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 19; THENCE NORTH 01°41'40" WEST, 300.31 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT ITEM NUMBERS:

(AS PER TITLE COMMITMENT FILE# NCS-1105150FL1-MIA) 

ITEM #10: TERMS AND CONDITIONS OF THE RIGHT OF WAY AGREEMENT BETWEEN MAXINE DEROSTER, UNMARRIED AND ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 423, PAGE 266.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.

ITEM #11: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN DEED BOOK 977, PAGE 469; AS AFFECTED BY PARTIAL RELEASE OF EASEMENTS AND AMENDMENT AND RESTATMENT OF EASEMENTS, RECORDED IN BOOK 978, PAGE 8575 OF OFFICIAL RECORDS.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY.

ITEM #12: EASEMENT GRANTED FROM ANDREW E. ARNDT AND WINNIE ARNDT, HIS WIFE AND BYRON A. ARNDT, SINGLE TO THE ORANGE COUNTY, IN THE STATE OF FLORIDA, RECORDED IN BOOK 63, PAGE 146 OF OFFICIAL RECORDS.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY.

ITEM #13: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 951, PAGE 479 OF OFFICIAL RECORDS; AS AFFECTED BY RIGHT OF WAY UTILIZATION AGREEMENT RECORDED IN BOOK 3406, PAGE 1810 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.

ITEM #14: TERMS AND CONDITIONS OF THE RIGHT-OF-WAY AGREEMENT BETWEEN EVERETT ARNDT, SINGLE AND BYRON ARNDT, SINGLE AND THE COUNTY OF ORANGE, IN THE STATE OF FLORIDA RECORDED IN BOOK 1212, PAGE 601 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY.

ITEM #15: TERMS AND CONDITIONS OF THE RIGHT-OF-WAY AGREEMENT BETWEEN ANDREW E. ARNDT AND WINNIE ARNDT, HIS WIFE AND THE COUNTY OF ALACHUA, IN THE STATE OF FLORIDA, RECORDED IN BOOK 1212, PAGE 603 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY.

ITEM #16: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 1865, PAGE 351 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.

ITEM #17: EASEMENT GRANTED FROM MANOHAR H. JAIN, TRUSTEE TO JOSE ANTONIO GONZALEZ, JOSE GONZALEZ, AS TRUSTEES PURSUANT TO THE AMENDED AND RESTATED PROFIT SHARING PLAN AND TRUST AGREEMENT OF UNIVERSITY HILLS, INC., AND UNIVERSITY HILLS, INC., RECORDED IN BOOK 4089, PAGE 3442 OF OFFICIAL RECORDS.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY.

ITEM #18: EASEMENT GRANTED FROM MANOHAR H. JAIN, INDIVIDUALLY AND AS TRUSTEE, OF THE COUNTY OF ORANGE AND STATE OF FLORIDA TO THE COUNTY OF ORANGE, IN THE STATE OF FLORIDA, RECORDED IN BOOK 4111, PAGE 1330 OF OFFICIAL RECORDS.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY.

ITEM #19: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 7280, PAGE 4204 OF OFFICIAL RECORDS; AFFECTED BY FORTY-FOURTH SUPPLEMENTAL AMENDMENT, DATED AS OF AUGUST 01, 2004 RECORDED IN BOOK 7618, PAGE 4387 OF OFFICIAL RECORDS.

DOES NOT AFFECT THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY.

NOTE: 727: SUPPLEMENTAL EASEMENT TO FLORIDA POWER CORPORATION (D.B.A. PROGRESS ENERGY FLORIDA, INC.) RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 4202. THIS DOCUMENT WAS NOT PROVIDED IN TITLE COMMITMENT FILE# NCS-1105150FL1-MIA, DATED DECEMBER 8, 2021.

2. TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER NCS-1105150FL2-MIA, WITH AN EFFECTIVE DATE OF JANUARY 03, 2022. THE FOLLOWING SCHEDULE B(1) ITEMS ARE NOTED RELATIVE TO THE SURVEY:

LEGAL DESCRIPTION

(AS PER TITLE COMMITMENT FILE# NCS-1105150FL2-MIA)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTH 334 FEET OF THE NORTH 501 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 30 FEET THEREOF FOR ROAD,

AND

LESS: AN ADDITIONAL 18 FEET ON THE EAST BOUNDARY AS WAS TAKEN FOR ROAD RIGHT-OF-WAY AS PER STIPULATED FINAL JUDGMENT RECORDED JULY 3, 1989, IN OFFICIAL RECORD BOOK 4094, PAGE 479 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 167 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TITLE COMMITMENT ITEM NUMBERS:

(AS PER TITLE COMMITMENT FILE# NCS-1105150FL2-MIA) 

ITEM #10: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN DEED BOOK 983, PAGE 146, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7280, PAGE 4202, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY.

ITEM #11: EASEMENT AND RIGHT OF ENTRY RECORDED IN OFFICIAL RECORDS BOOK 10868, PAGE 303 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY, (BLANKET IN NATURE) AND IS DEPICTED GRAPHICALLY ON THE SURVEY.

ITEM #12: THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2011038640 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY.

SURVEYOR'S NOTES (CONTINUED)

3. THIS ALTA/NSPS SURVEY WAS PREPARED FOR KIMLEY-HORN AND ASSOCIATES, INC. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.

4. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NOS ADJUSTMENT OF 2011. THE NORTH LINE - SW1/4 - NE1/4 - SECTION 19, T22S, R31E, BEARS S89°07'P.

5. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.

6. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."

7. THE SUBJECT PROPERTY:
(TITLE COMMITMENT FILE# NCS-1105150FL1-MIA) CONTAINS 44.395 ACRES OF LAND, MORE OR LESS.
(TITLE COMMITMENT FILE# NCS-1105150FL2-MIA) PARCEL 1 CONTAINS 9.811 ACRES OF LAND, MORE OR LESS.
(TITLE COMMITMENT FILE# NCS-1105150FL2-MIA) PARCEL 2 CONTAINS 3.450 ACRES OF LAND, MORE OR LESS.

8. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR ORANGE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD) WITH A BASE FLOOD ELEVATION OF 57.00 FEET AND ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO 1% ANNUAL CHANCE FLOOD) WITH A BASE FLOOD ELEVATION OF 58.00 FEET AND THAT THE REMAINING OF THE PROPERTY LIES WITHIN ZONE V (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS OBTAINED FROM MAP NUMBER 1500000000, REVISED SEPTEMBER 10, 2006.

9. THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.

10. ZONING AND SETBACK INFORMATION WERE NOT PROVIDED AT TIME OF SURVEY.

11. AS OF THE DATE OF THIS SURVEY, THERE WAS OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.

12. AS OF THE DATE OF THIS SURVEY, THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINE.

13. THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:

- A. BOUNDARY SURVEY OF ECOTRIL SITE, BY ALLEN & COMPANY, DATED 23 OCT, 2019
- B. PLAT OF FOXBOWER MANOR, P.B. 10, PG. 77
- C. PLAT OF SEAN AND FLORENCE, P.B. 81, PGS. 122-123
- D. PLAT OF SEAN AND FLORENCE, P.B. 81, PGS. 122-123
- E. PLAT OF SEAN AND FLORENCE, P.B. 81, PGS. 122-123
- F. PLAT OF RIVER CREST, P.B. 17, PGS. 145-147
- G. PLAT OF RIVER CREST, P.B. 14, PG. 71
- H. PLAT OF PINE WOODS POINT, P.B. 13, PG. 127

14. AT TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL SOLID WASTE DUMPING SITE, SWAMP, DISPOSAL OR OTHER TYPE OF LANDFILL OR DISPOSAL OF REFUSE.

15. THERE ARE NO GAPS, GORES, OVERLAPS OR HATUS WITHIN THE TITLE LEGAL PROVIDED.

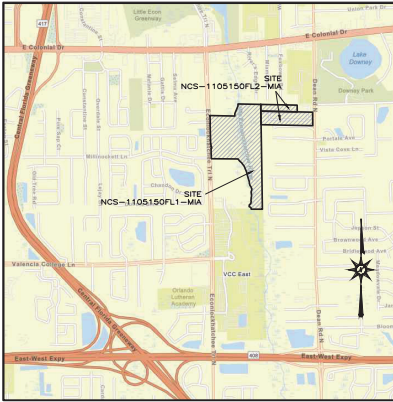
THE TITLE LEGAL IS ONE AND THE SAME AS THE AS SURVEYED LEGAL, AND CREATES NO GAPS, GORES OR HATUS.

16. THE WETLAND LINES ARE BASED ON FIELD LOCATIONS TOGETHER WITH INFORMATION PROVIDED BY BIO-TECH CONSULTING, INC. POLE AND LAND TRUST, WETLAND FLAG MAP, DATED 05/19/2022.

LEGEND

- SET 5/8" IRON ROD WITH CAP (LB 6846)
- FOUND RAILROAD SPIKE
- FOUND IRON ROD WITH CAP (AS NOTED)
- FOUND CONCRETE MONUMENT (AS NOTED)
- ▲ FOUND NAIL AND DISK WITH CAP (AS NOTED)
- NO. NUMBER
- LB LICENSED BUSINESS
- OR. OFFICIAL RECORDS BOOK
- PG./PGS. PAGE/PAGES
- D.B.A. DOING BUSINESS AS
- R/W RIGHT-OF-WAY
- P/S PROFESSIONAL SURVEYOR AND MAPPER
- P/L PROFESSIONAL LAND SURVEYOR
- COR CERTIFIED CORNER RECORD
- P.B. PLAT BOOK
- R RANGE
- T TOWNSHIP
- (D) AS PER DEED
- (P) AS PER PLAT
- ID# IDENTIFICATION NUMBER
- ID# IDENTIFICATION
- DOC# DOCUMENT NUMBER
- PRM PERMANENT REFERENCE MONUMENT
- ERCP ELLIPTICAL REINFORCED CONCRETE PIPE
- INV INVERT
- EL ELEVATION
- CONC. CONCRETE
- RCP REINFORCED CONCRETE PIPE
- MPH MILES PER HOUR
- CLF CHAIN LINK FENCE
- MCS MITERED END SECTION
- BFE BASE FLOOD ELEVATION
- TOE TOE OF SLOPE
- TOB TOP OF BANK
- CMP CORRUGATED METAL PIPE
- HDP HIGH-DENSITY POLYETHYLENE PIPE
- OLV OVERLAPPING
- PVC POLY-VINYL CHLORIDE PIPE
- SANITARY SEWER VALVE
- SANITARY SEWER MANHOLE
- CURB INLET
- MITERED END SECTION
- STORM MANHOLE
- CATCH BASIN
- WIRE PULL BOX
- UTILITY MARKER
- ELECTRIC BOX

- ✱ WOOD POWER POLE
- ✱ WATER VALVE
- ✱ SIGN
- ✱ FIRE HYDRANT
- TELEPHONE MANHOLE
- BENCHMARK
- I AIR RELEASE VALVE
- BOLLARD
- ⌋ GUY ANCHOR
- ELECTRIC METER
- ⌋ TRAFFIC SIGNAL POLE
- MAIL BOX
- ✱ METAL POWER POLE
- ✱ LIGHT POLE
- TELEPHONE PEDESTAL
- ⌋ BACK FLOW PREVENTOR
- VAULT



VICINITY MAP
(NOT TO SCALE)

Approval of wetland line only.
A Conservation Area Impact permit is
needed prior to any wetland impacts.

Approved By The
Orange County
Environmental Protection Division
Date: 12/28/2022
Reviewer: N Salvatico
CAD-22-01-006

CERTIFICATION

(AS PER TITLE COMMITMENT FILE # - NCS-1105150FL1-MIA)
NFC DEVELOPMENT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY
NATURAL MANAGEMENT, LLC, IN ITS CAPACITY AS TRUSTEE AND NOT PERSONALLY OF THE POLE
LAND TRUST
FIRST AMERICAN TITLE INSURANCE COMPANY

(AS PER TITLE COMMITMENT FILE # - NCS-1105150FL2-MIA)
NFC DEVELOPMENT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY
NATURAL MANAGEMENT, LLC, IN ITS CAPACITY AS TRUSTEE, AND NOT PERSONALLY, OF THE
CHANGES LAND TRUST
MANOHAR H. JAIN, AS TRUSTEE
FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, CAPABLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND
INCLUDES ITEMS (1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16) AND (18) OF
TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 22 DEC. 2022.

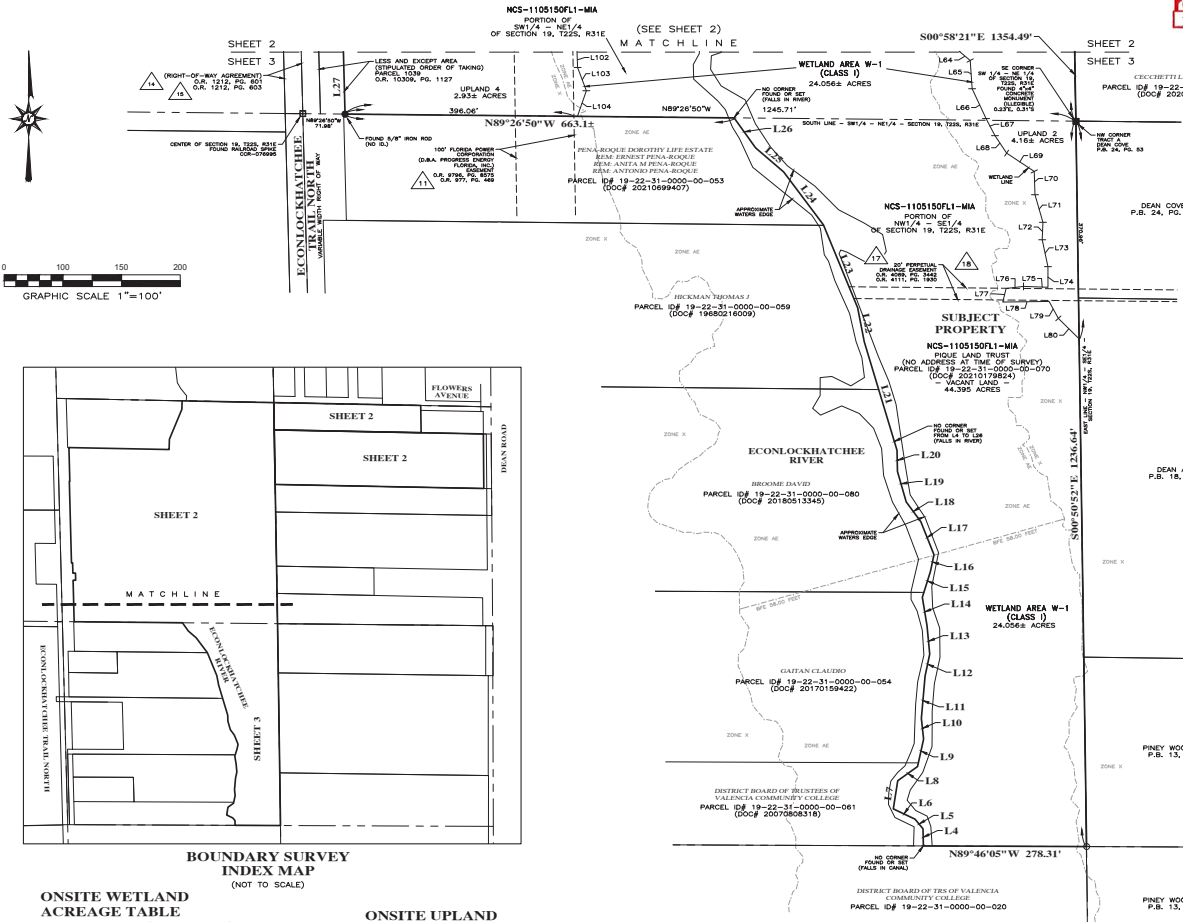
Michael Baerhold
MIKE BAERHOLD
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5575



REVISIONS:	
3 NOV 2022	ADDED WETLAND AND UPLAND TABLE INFO
7 DEC 2022	REVISED BOUND WITH TOPO
21 DEC 2022	REVISED WETLAND LINE AND FORECAST IN THREE
22 DEC 2022	ADDED 20' PRIVATE STORMWATER EASEMENT
LAST FIELD WORK: 22 DEC 2022	
CREW CHIEF(S): NCHE	
MANAGER: MB	
PROJECT NUMBER: 2022-01-0116	
CADD: TO, JVA	
FIELD BOOK NUMBER: 15011460	
SHEET 1 OF 10	

ALTA/NSPS LAND TITLE SURVEY
OF
A PORTION OF LAND
LOCATED IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST,
ORANGE COUNTY, FLORIDA
FOR
KIMLEY-HORN AND ASSOCIATES, INC.

LEADING EDGE
LAND SERVICES
A CORPORATION
1900 P.O. BOX 110
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-6731
WWW.LEADINGEDGE.COM
FLORIDA LICENSED BUSINESS NUMBER LB 9846



BOUNDARY SURVEY INDEX MAP (NOT TO SCALE)

ONSITE WETLAND ACREAGE TABLE
NCS-1105150FL1-MIA (CAD-22-01-006)

W-1 (CLASS I)	APPROXIMATE ONSITE ACREAGE = 24.056±
W-2 (CLASS I)	APPROXIMATE ONSITE ACREAGE = 0.259±
SW-1 (CLASS II)	APPROXIMATE ONSITE ACREAGE = 0.066±
SW-2 (CLASS II)	APPROXIMATE ONSITE ACREAGE = 0.044±
NCS-1105150FL2-MIA (CAD-22-01-006)	
SW-3 (CLASS II)	APPROXIMATE ONSITE ACREAGE = 0.132±
SW-4 (CLASS II)	APPROXIMATE ONSITE ACREAGE = 0.122±
TOTAL APPROXIMATE ONSITE WETLAND ACREAGE	= 24.621±

ONSITE UPLAND ACREAGE TABLE
NCS-1105150FL1-MIA (CAD-22-01-006)

UPLAND 1	APPROXIMATE ONSITE ACREAGE = 6.562±
UPLAND 2	APPROXIMATE ONSITE ACREAGE = 4.155±
UPLAND 3	APPROXIMATE ONSITE ACREAGE = 6.325±
UPLAND 4	APPROXIMATE ONSITE ACREAGE = 2.928±
NCS-1105150FL2-MIA (CAD-22-01-006)	
UPLAND 5	APPROXIMATE ONSITE ACREAGE = 3.450±
UPLAND 6	APPROXIMATE ONSITE ACREAGE = 9.557±
TOTAL APPROXIMATE ONSITE UPLAND ACREAGE	= 33.035±

TOTAL WETLAND AND UPLAND AREA OF NCS-1105150FL1-MIA AND NCS-1105150FL2-MIA ACREAGE = 57.656±

THE SUBJECT PROPERTY: (TITLE COMMITMENT FILE# NCS-1105150FL1-MIA) CONTAINS 44.395 ACRES OF LAND, MORE OR LESS. (TITLE COMMITMENT FILE# NCS-1105150FL2-MIA) PARCEL 1 CONTAINS 9.811 ACRES OF LAND, MORE OR LESS. (TITLE COMMITMENT FILE# NCS-1105150FL2-MIA) PARCEL 2 CONTAINS 3.450 ACRES OF LAND, MORE OR LESS. TOTAL ACRES: 57.656

Approved By The
Orange County
Environmental Protection Division
Date: 12/28/2022
Reviewer: N Salvatico
CAD-22-01-006

Approval of wetland line only.
A Conservation Area Impact permit is
needed prior to any wetland impacts.

WETLAND AREA SW-3 AND WETLAND AREA SW-4 CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD	BEARING	CHORD BEARING	LENGTH	ARC LENGTH
C1	15.00	180.00	30.00	S00°00'00"E	S00°00'00"E	30.00	30.00
C2	15.00	180.00	30.00	S00°00'00"E	S00°00'00"E	30.00	30.00
C3	15.00	180.00	30.00	S00°00'00"E	S00°00'00"E	30.00	30.00
C4	15.00	180.00	30.00	S00°00'00"E	S00°00'00"E	30.00	30.00
C5	15.00	180.00	30.00	S00°00'00"E	S00°00'00"E	30.00	30.00
C6	15.00	180.00	30.00	S00°00'00"E	S00°00'00"E	30.00	30.00
C7	15.00	180.00	30.00	S00°00'00"E	S00°00'00"E	30.00	30.00
C8	15.00	180.00	30.00	S00°00'00"E	S00°00'00"E	30.00	30.00
C9	15.00	180.00	30.00	S00°00'00"E	S00°00'00"E	30.00	30.00
C10	15.00	180.00	30.00	S00°00'00"E	S00°00'00"E	30.00	30.00

LINE TABLE

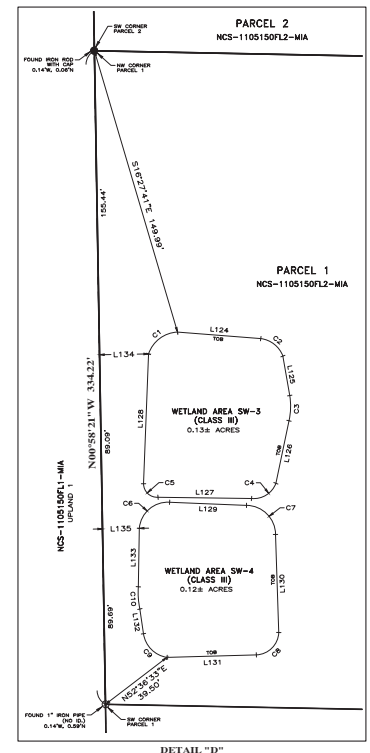
LINE	BEARING	DISTANCE
L1	N01°06'45"W	29.10
L2	N03°03'41"E	41.17
L3	N04°30'02"W	41.17
L4	N05°02'49"E	41.17
L5	N05°02'49"E	41.17
L6	N05°02'49"E	41.17
L7	N05°02'49"E	41.17
L8	N05°02'49"E	41.17
L9	N05°02'49"E	41.17
L10	N05°02'49"E	41.17
L11	N05°02'49"E	41.17
L12	N05°02'49"E	41.17
L13	N05°02'49"E	41.17
L14	N05°02'49"E	41.17
L15	N05°02'49"E	41.17
L16	N05°02'49"E	41.17
L17	N05°02'49"E	41.17
L18	N05°02'49"E	41.17
L19	N05°02'49"E	41.17
L20	N05°02'49"E	41.17
L21	N05°02'49"E	41.17
L22	N05°02'49"E	41.17
L23	N05°02'49"E	41.17
L24	N05°02'49"E	41.17
L25	N05°02'49"E	41.17
L26	N05°02'49"E	41.17
L27	N05°02'49"E	41.17
L28	N05°02'49"E	41.17
L29	N05°02'49"E	41.17

WETLAND LINE TABLE

LINE	BEARING	DISTANCE
L1	N05°02'49"E	41.17
L2	N05°02'49"E	41.17
L3	N05°02'49"E	41.17
L4	N05°02'49"E	41.17
L5	N05°02'49"E	41.17
L6	N05°02'49"E	41.17
L7	N05°02'49"E	41.17
L8	N05°02'49"E	41.17
L9	N05°02'49"E	41.17
L10	N05°02'49"E	41.17
L11	N05°02'49"E	41.17
L12	N05°02'49"E	41.17
L13	N05°02'49"E	41.17
L14	N05°02'49"E	41.17
L15	N05°02'49"E	41.17
L16	N05°02'49"E	41.17
L17	N05°02'49"E	41.17
L18	N05°02'49"E	41.17
L19	N05°02'49"E	41.17
L20	N05°02'49"E	41.17
L21	N05°02'49"E	41.17
L22	N05°02'49"E	41.17
L23	N05°02'49"E	41.17
L24	N05°02'49"E	41.17
L25	N05°02'49"E	41.17
L26	N05°02'49"E	41.17
L27	N05°02'49"E	41.17
L28	N05°02'49"E	41.17
L29	N05°02'49"E	41.17

WETLAND AREA SW-3 AND WETLAND AREA SW-4 LINE TABLE

LINE	BEARING	DISTANCE
L1	N05°02'49"E	41.17
L2	N05°02'49"E	41.17
L3	N05°02'49"E	41.17
L4	N05°02'49"E	41.17
L5	N05°02'49"E	41.17
L6	N05°02'49"E	41.17
L7	N05°02'49"E	41.17
L8	N05°02'49"E	41.17
L9	N05°02'49"E	41.17
L10	N05°02'49"E	41.17
L11	N05°02'49"E	41.17
L12	N05°02'49"E	41.17
L13	N05°02'49"E	41.17
L14	N05°02'49"E	41.17
L15	N05°02'49"E	41.17
L16	N05°02'49"E	41.17
L17	N05°02'49"E	41.17
L18	N05°02'49"E	41.17
L19	N05°02'49"E	41.17
L20	N05°02'49"E	41.17
L21	N05°02'49"E	41.17
L22	N05°02'49"E	41.17
L23	N05°02'49"E	41.17
L24	N05°02'49"E	41.17
L25	N05°02'49"E	41.17
L26	N05°02'49"E	41.17
L27	N05°02'49"E	41.17
L28	N05°02'49"E	41.17
L29	N05°02'49"E	41.17



REVISIONS:

3 NOV 2022	ADDED WETLAND AND UPLAND TABLE INFO
7 DEC 2022	REVISED BOUNDARY WITH TOPO
21 DEC 2022	REVISED WETLAND LINE AND FORECAST IN TABLE
22 DEC 2022	ADDED 2D PRIVATE STORMWATER DRAINAGE

DATE OF DRAWING: 25 OCT 2022
PROJECT NUMBER: 204-22110
MANAGER: MB
CADD: TD, JAA
CREW CHIEF(S): NCHE
COMPUTER FILE: 2041WALTLAND
FIELD BOOK NUMBER: 1210711460, SHEET 3 OF 10

ALTA/NSPS LAND TITLE SURVEY

OR

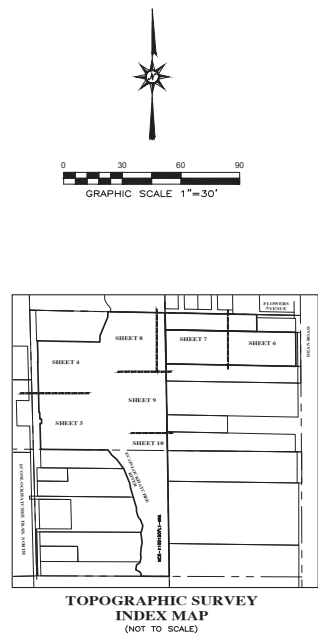
A PORTION OF LAND IN SECTION 31, RANGE 31 EAST, ORANGE COUNTY, FLORIDA

FOR

KIMLEY-HORN AND ASSOCIATES, INC.

READING EDGE LAND SERVICES
A K O R P O R A T E D
2000 N. W. 10TH AVE., SUITE 100
ORLANDO, FLORIDA 32839
PHONE: (407) 351-6750
FAX: (407) 351-6751
WWW.KIMLEY-HORN.COM
FLORIDA LICENSED BUSINESS NUMBER LB 8846

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)



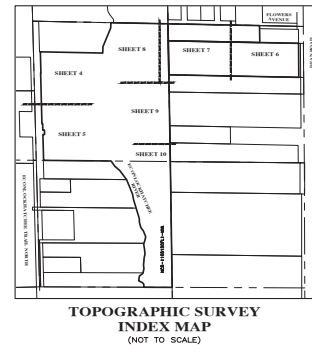
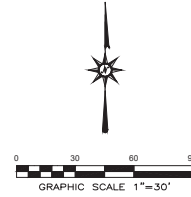
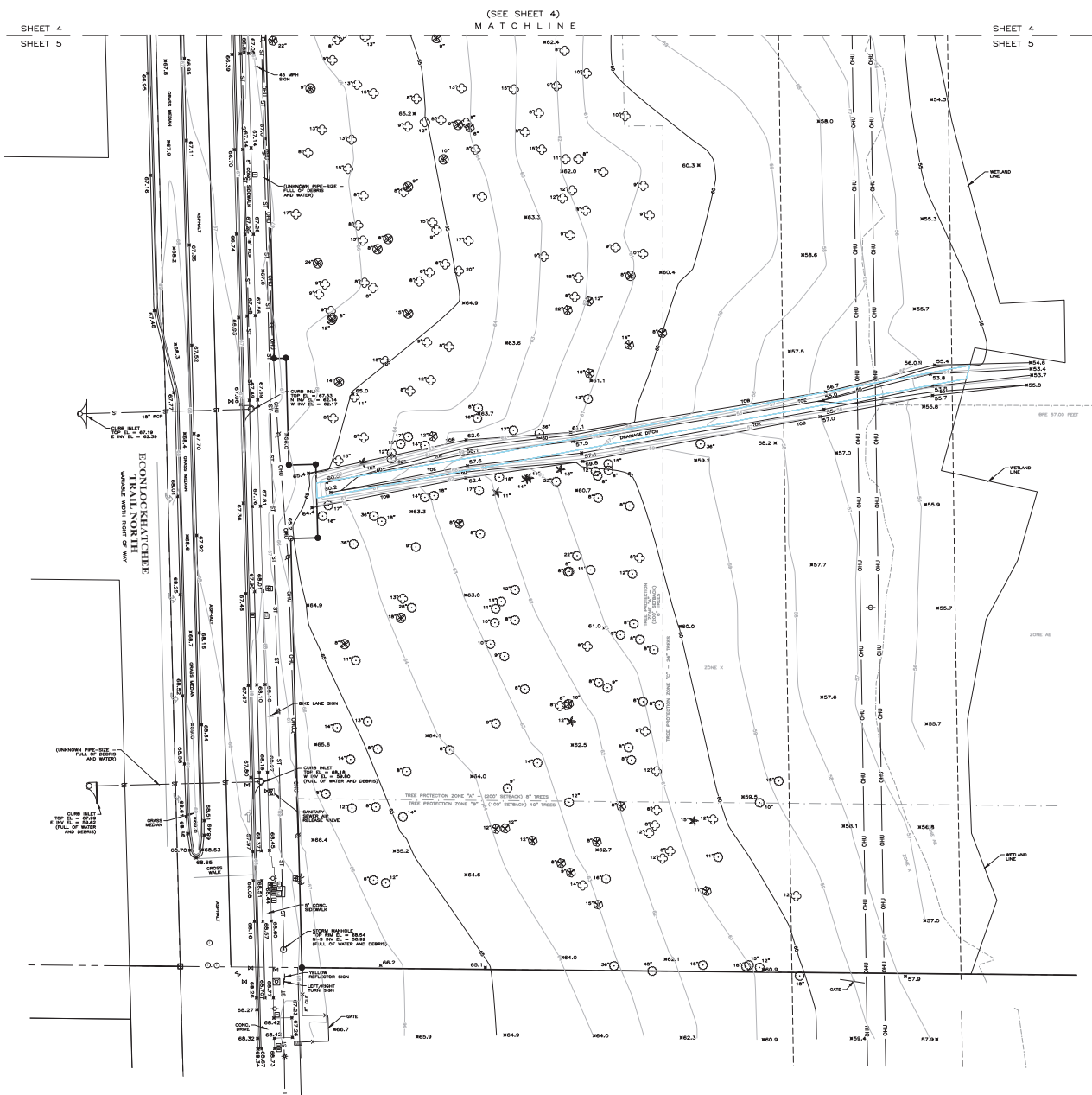
SHEET 4
SHEET 5

MATCHLINE
(SEE SHEET 5)

SHEET 4
SHEET 5

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

LEADING EDGE LAND SERVICES INCORPORATED 10000 E. 15TH AVE., SUITE 100 ORLANDO, FLORIDA 32835 PHONE: (407) 351-6730 WWW.LEADINGEDGEFLA.COM FLORIDA LICENSED BUSINESS NUMBER LB 8846	ALTA/NSPS LAND TITLE SURVEY	
	OF	
	A PORTION OF LAND 10TH, RANGE 31 EAST, SECTION 26, TOWNSHIP 28 NORTH, ORANGE COUNTY, FLORIDA	
	LOCATED IN SECTION 26, TOWNSHIP 28 NORTH, ORANGE COUNTY, FLORIDA	
	FOR	
	KIMLEY-HORN AND ASSOCIATES, INC.	
	REVISIONS:	
	3 NOV 2022 - ADDED WETLAND AND UPLAND TABLE INFO	
	7 DEC 2022 - MERGED BINDY WITH TOPO	
	22 DEC 2022 - ADDED 20' PRIVATE STORMWATER EASEMENT	
	DATE OF DRAWING: 25 OCT 2022	
	MANAGER: MB [CADED TO: JAA]	
PROJECT NUMBER: 204-22110		
COMPUTER FILE: 20411WALDNC		
FIELD BOOK NUMBER: LB 18711460		
SCALE: 1"=30'		
SHEET 4 OF 10		



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

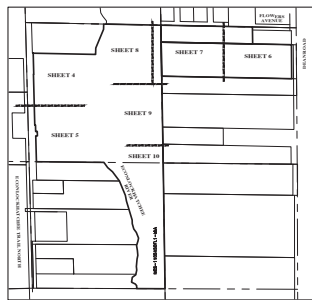
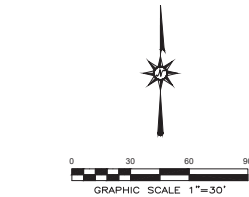
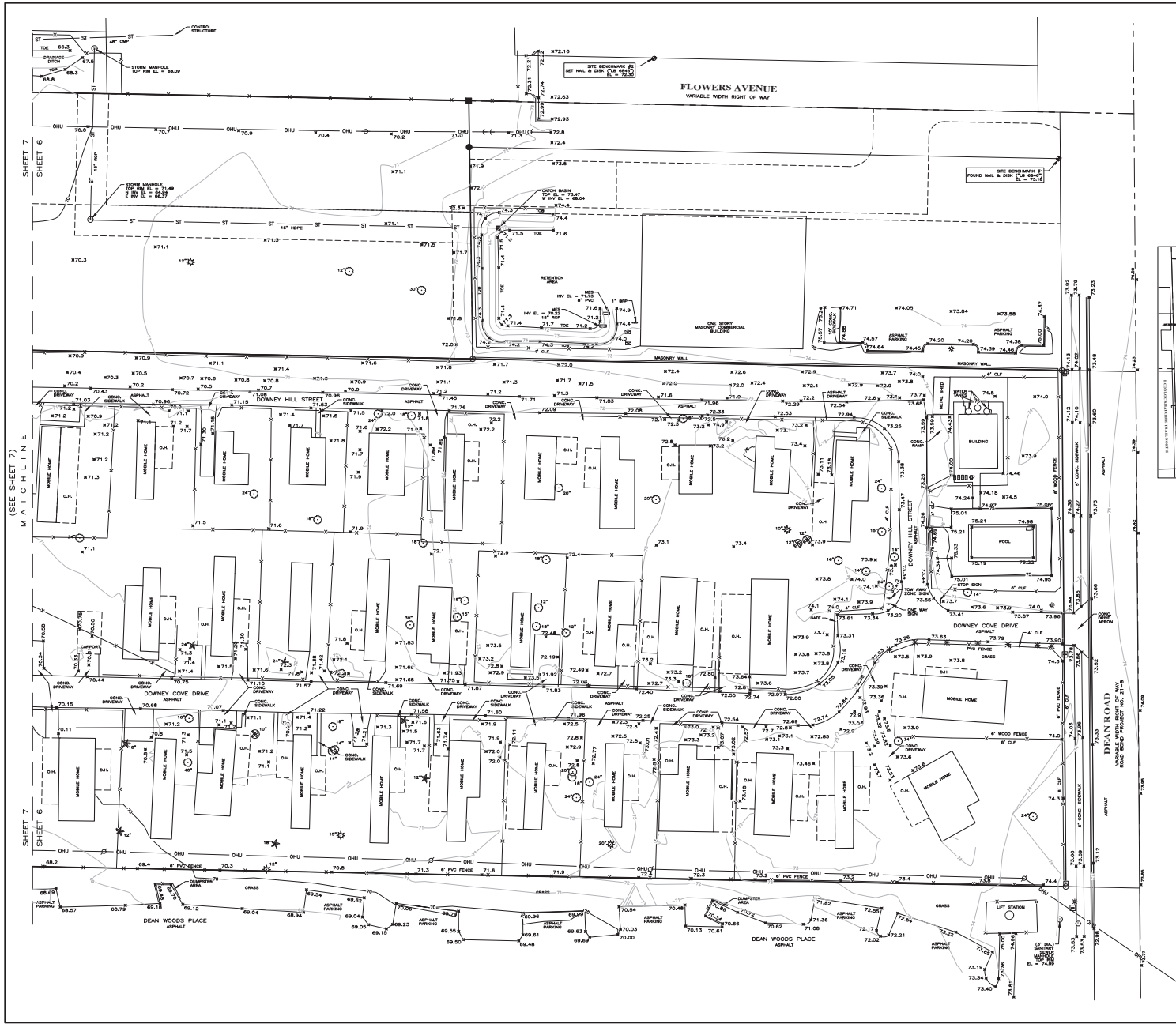
ALTA/NSPS LAND TITLE SURVEY

OF
A PORTION OF LAND
LOCATED IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST,
ORANGE COUNTY, FLORIDA

FOR
KIMLEY-HORN AND ASSOCIATES, INC.

REVISIONS:	
3 NOV 2022	ADDED WETLAND AND UPLAND TABLE INFO
7 DEC 2022	MERGED BINDY WITH TOPO
22 DEC 2022	ADDED 20' PRIVATE STORMWATER EASEMENT

DATE OF DRAWING:	25 OCT 2022
DRAWN BY:	W. HARRIS
PROJECT NUMBER:	204-121116
FILED BOOK NUMBER:	LE 1611.060.
FILED BOOK NUMBER:	LE 1611.060.
SCALE:	1"=30'
CUSTOMER FILE:	204116A16AKING
LAST FIELD WORK:	22 DEC 2022



TOPOGRAPHIC SURVEY
INDEX MAP
(NOT TO SCALE)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

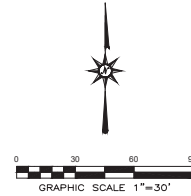
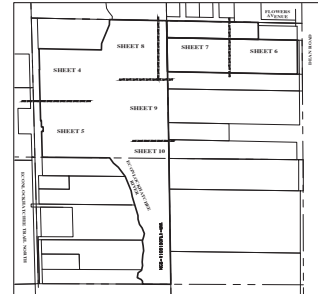
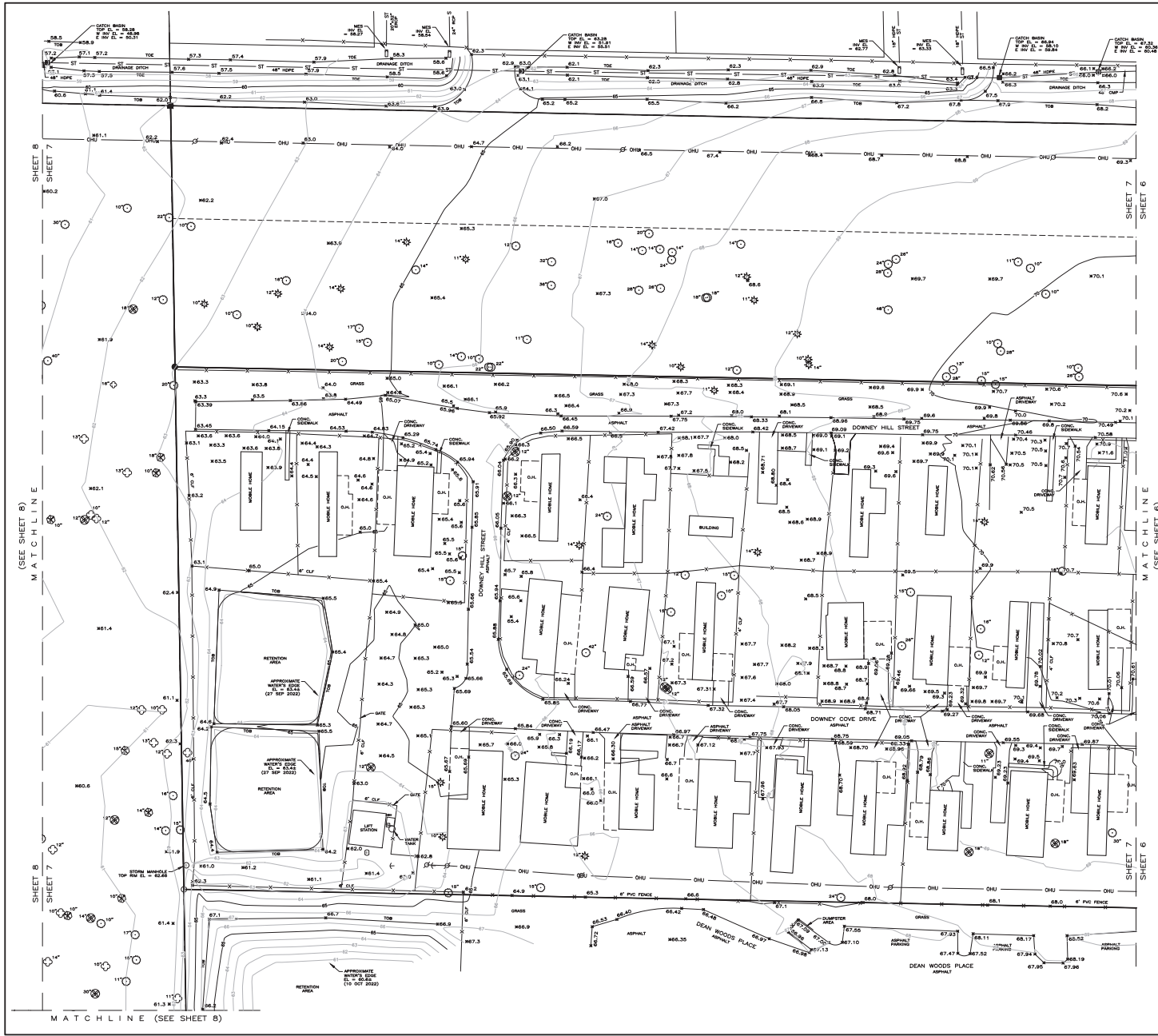
ALTA/NSPS LAND TITLE SURVEY

OF
A PORTION OF LAND
IN SECTION 20, T4N, R31E, E1, S1
ORANGE COUNTY, FLORIDA

FOR
KIMLEY-HORN AND ASSOCIATES, INC.

**LEADING EDGE
LAND SERVICES**
A CORPORATION
10000 W. BOULEVARD
ORLANDO, FLORIDA 32835
PHONE (407) 351-6730
WWW.LEADINGEDGEFLA.COM
FLORIDA LICENSED BUSINESS NUMBER LB 9846

REVISIONS:	
3 NOV 2022	ADDED WETLAND AND UP-LAND TABLE INFO
7 DEC 2022	MERGED BINDER WITH TOPO
22 DEC 2022	ADDED 20' PRIVATE STORMWATER EASEMENT
DATE OF DRAWING: 25 OCT 2022	LAST FIELD WORK: 22 DEC 2022
DRAWN BY: J. J. JAMES	CHECKED BY: J. J. JAMES
PROJECT NUMBER: 204-22116	COMPUTER FILE: 20416A1.DWG
FIELD BOOK NUMBER: 121071460	SHEET 8 OF 10



FLORIDA LICENSED BUSINESS NUMBER LB 8846

WEADING EDGE
LAND SERVICES
A CORPORATION
10000 W. STATE ROAD 1
ORLANDO, FLORIDA 32835
PHONE (407) 351-6730
WWW.WEADINGEDGE.COM

FOR

ALTA/NSPS LAND TITLE SURVEY

OR

A PORTION OF LAND
IN SECTION 20, T4N, R31E, S1E,
ORANGE COUNTY, FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

REVISIONS:
3 NOV 2022 - ADDED WETLAND AND UPLAND TABLE INFO
7 DEC 2022 - MERGED BINDER WITH TOPO
22 DEC 2022 - ADDED 20' PRIVATE STORMWATER EASEMENT

DATE OF DRAWING: 25 OCT 2022

LAST FIELD WORK: 22 DEC 2022

PROJECT NUMBER: 204-22116

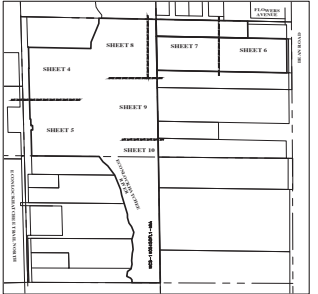
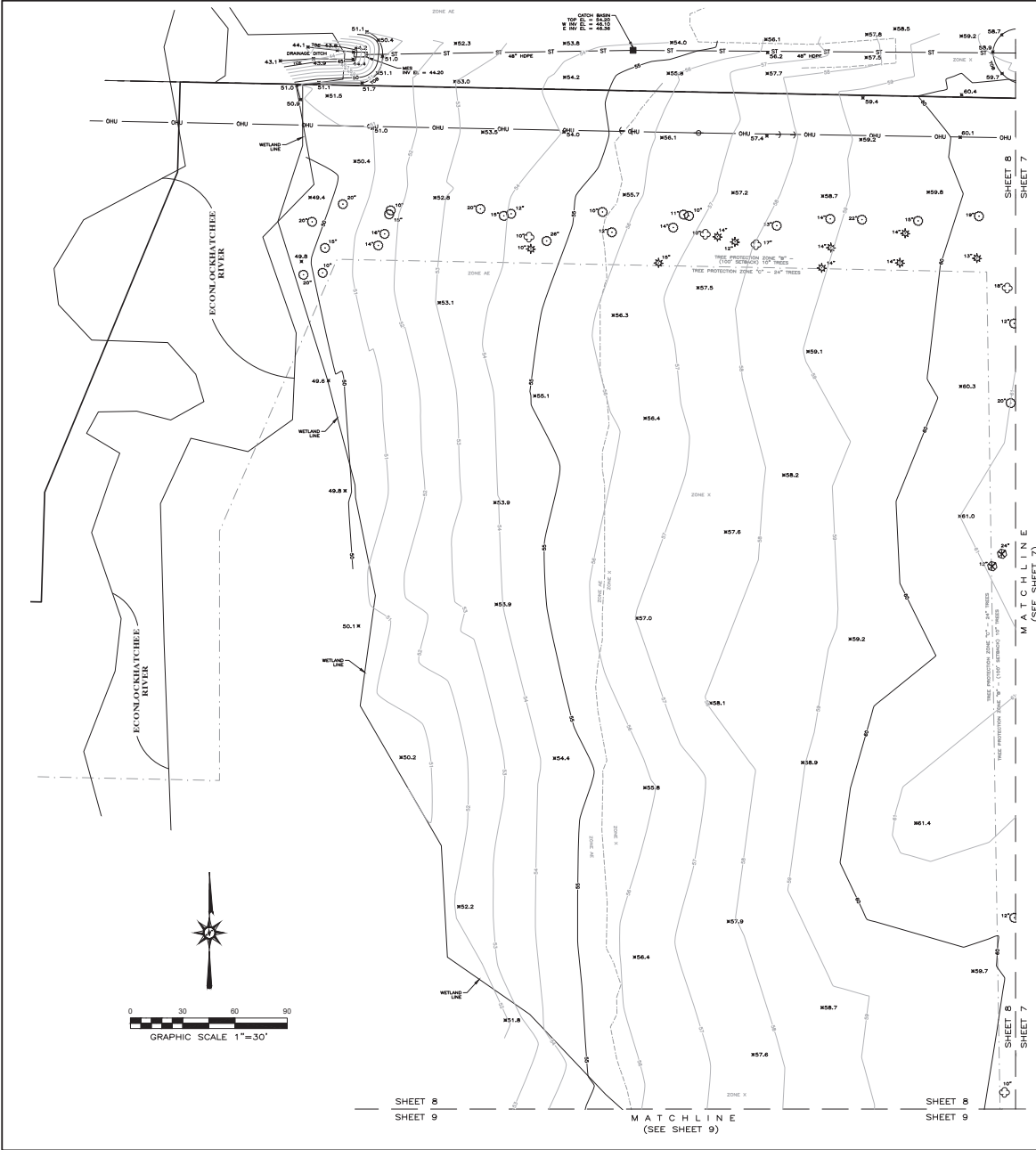
CREW CHIEF(S): NCHE

MANAGER: MB

COMPUTER FILE: 2041WALTA.DWG

FIELD BOOK NUMBER: LB 10711460

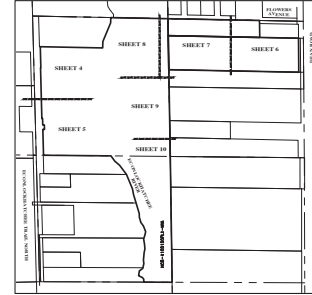
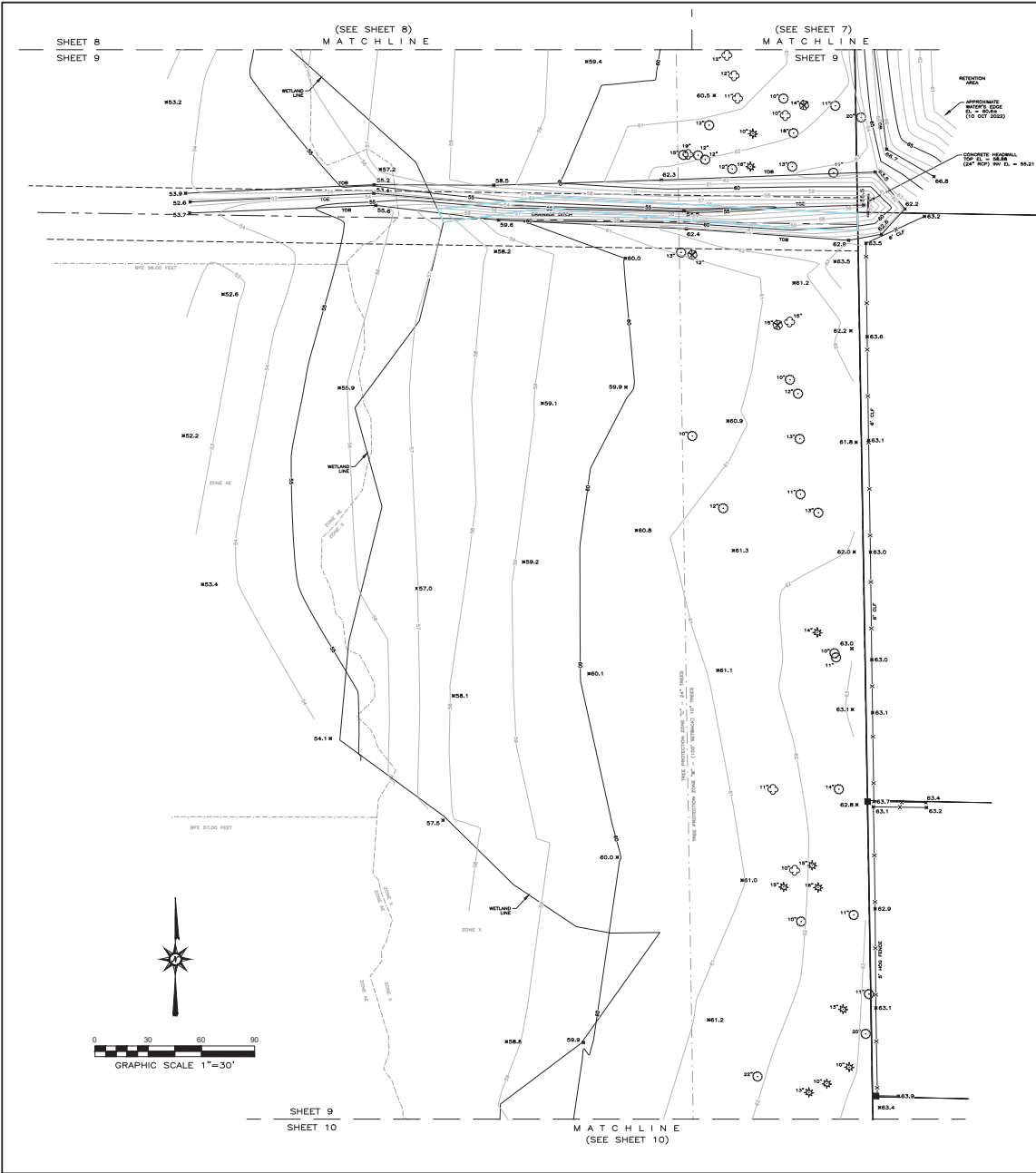
SHEET 7 OF 10



TOPOGRAPHIC SURVEY
INDEX MAP
(NOT TO SCALE)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

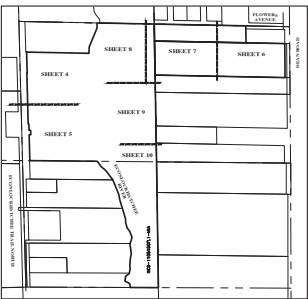
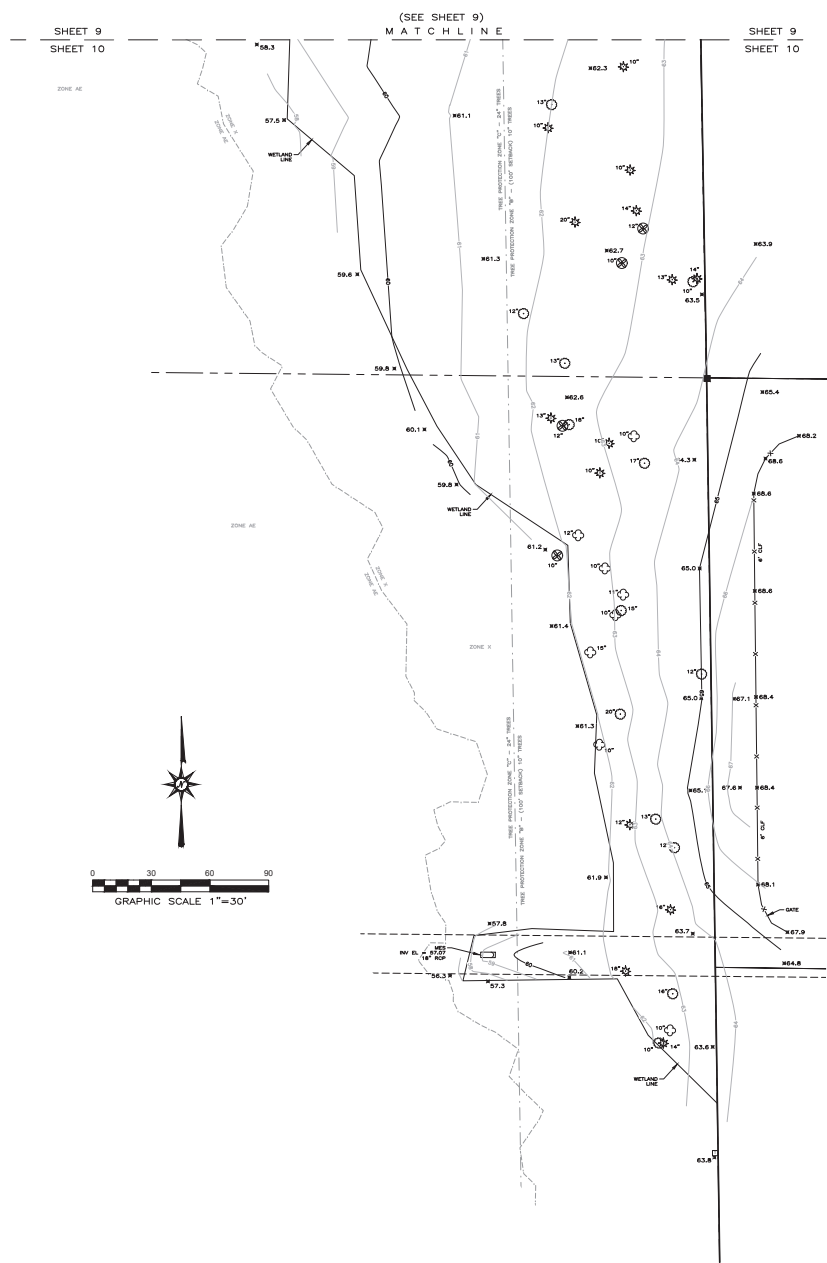
LEADING EDGE LAND SERVICES A CORPORATION 10000 N. W. 10TH AVENUE SUITE 100 ORLANDO, FLORIDA 32839 PHONE: (407) 351-6730 WWW.LEADINGEDGE.COM FLORIDA LICENSED BUSINESS NUMBER LB 8846	ALTA/NSPS LAND TITLE SURVEY	
	OF A PORTION OF LAND IN SECTION 31, TOWNSHIP 31 NORTH, RANGE 31 EAST, COUNTY OF ORANGE, FLORIDA	
FOR KIMLEY-HORN AND ASSOCIATES, INC.		
REVISIONS:		
3 NOV 2022 - ADDED WETLAND AND UPLAND TABLE INFO		
7 DEC 2022 - MERGED BOUND WITH TOPO		
22 DEC 2022 - ADDED 20' PRIVATE STORMWATER EASEMENT		
DATE OF DRAWING: 25 OCT 2022		
DRAWN BY: JMM		
CHECKED BY: JMM		
PROJECT NUMBER: 2021-22110		
COMPUTER FILE: 2021WATLAND		
FIELD BOOK NUMBER: LE 18711460		
SCALE: 1"=30'		
LAST FIELD WORK: 22 DEC 2022		
CREW CHIEF(S): NCHRE		
SHEET 8 OF 10		



TOPOGRAPHIC SURVEY
INDEX MAP
(NOT TO SCALE)

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)

LEADING EDGE LAND SERVICES A L O R P O R T E D SURVEYING & MAPPING ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 WWW.LEADINGEDGEFLA.COM FLORIDA LICENSED BUSINESS NUMBER LB 8846	ALTA/NSPS LAND TITLE SURVEY	
	OF A PORTION OF LAND IN SECTION 31, TOWNSHIP 31 NORTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA	
FOR KIMLEY-HORN AND ASSOCIATES, INC.		
REVISIONS:		
3 NOV 2022 - ADDED WETLAND AND UPLAND TABLE INFO		
7 DEC 2022 - MERGED BIND WITH TOPO		
22 DEC 2022 - ADDED 20' PRIVATE STORMWATER EASEMENT		
DATE OF DRAWING: 23 OCT 2022		
LAST FIELD WORK: 22 DEC 2022		
MANAGER: MB [CAO: TO, JAA]		
CREW: CHIEF(S): NCHRE		
PROJECT NUMBER: 204-22110		
COMPUTER FILE: 20411WALD.W		
FIELD BOOK NUMBER: LE 1871146D		
SCALE: 1"=30'		
SHEET 9 OF 10		



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 10)



**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 ORANGE DRIVE
ORLANDO, FLORIDA 32809

PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgeils.com

ALTA/NSPS LAND TITLE SURVEY

OF
A PORTION OF LAND
LOCATED IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 31 EAST,
ORANGE COUNTY, FLORIDA

FOR
KIMLEY-HORN AND ASSOCIATES, INC.

REVISIONS:

3 NOV 2022	ADDED WETLAND AND UPLAND TABLE INFO
7 DEC 2022	MERGED BNDY WITH TOPO
22 DEC 2022	ADDED 20" PRIVATE STORMWATER EASEMENT
DATE OF DRAWING: 25 OCT 2022	
MANAGER: MB	CADD: TO, JAA
PROJECT NUMBER: 204-22116	
DRAWN BY: MB	
PROJECT BOOK NUMBER: 1661, 1660,	
SCALE: 1"=50'	SHEET 10 OF 10
CREW CHIEF(S): NCRC	
COMPUTER FILE: 204116A1.DWG	
LAST FIELD WORK: 22 DEC 2022	

Orange County EPD Comments to the Local Planning Agency for the
2023-1 Regular Cycle Comprehensive Plan Amendments
November 30, 2022

Plan Amendment Number	2023-1-A-3-2
Project Name	Econ Trail Multifamily
Requested Change	FLU from Low-Medium Density Residential (LMDR) to Planned Development - Medium Density Residential/Conservation (PD-MDR/CONS)
Parcels	19-22-31-0000-00-070 (portion west of Little Econlockhatchee River)
General Location	Generally located on the east side of N. Econlockhatchee Trl, south of E. Colonial Dr., west of N. Dean Rd., and north of Valencia College Ln.
Proposed Development	180 multi-family units
Area	15.50 gross acre portion of a 44.46 acre parcel
Agent	S&ME, Inc. (Eric Raasch)
Owner	Pique Land Trust
District	3
Comments Prepared by	Alyse Tristram, Alyse.Tristram@ocfl.net , 407-836-1471

EPD Review Summary:

- An Orange County Conservation Area Determination CAD-22-01-006 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 1/6/23. The CAD identified 24.31 acres of Class I wetlands/surface waters (including the Little Econ River) and 0.364 acre of Class III wetlands and surface waters.
- Any wetland encroachments will require submittal of an application for a Conservation Impact Permit to the Orange County Environmental Protection Division as outlined in Chapter 15, Article X Wetland Conservation Areas.
- Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

FLUM Amendment Comments:

1. CAD Complete - An Orange County Conservation Area Determination CAD-22-01-006 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 1/6/23. The CAD identified 24.31 acres of

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Class I wetlands/surface waters (including the Little Econ River) and 0.364 acre of Class III wetlands and surface waters.

2. Conservation Area Impacts – In addition to any state or federal wetland permitting requirements, the applicant shall satisfy Orange County's wetland permitting requirements. Any wetland encroachments will require submittal of an application for a Conservation Impact Permit to the Orange County Environmental Protection Division. *Reference OC Code Chapter 15, Article X Wetland Conservation Areas.*
3. No Clearing – No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a conservation area or easement (includes the conservation area and the wetland setback/buffer) without first obtaining a Conservation Area Impact (CAI) permit approved by the county and obtaining other applicable jurisdictional agency permits. Submit a CAI permit application to Orange County Environmental Protection Division by mail or email to wetlandpermitting@ocfl.net. *Reference OC Code Chapter 15, Article X Wetland Conservation Areas.*
4. Outstanding FL Waters – The Little Econlockhatchee River is designated as an Outstanding FL waterbody by FDEP. The applicant shall comply with the Florida Department of Environmental Protection rule 62-302.700 Special Protection, Outstanding Florida Waters, Outstanding Natural Resource Waters. No degradation of water quality, other than that allowed in Rule 62-4.242(2) and (3), F.A.C., is to be permitted in Outstanding Florida Waters and Outstanding national Resource Waters, respectively, notwithstanding any other Department rules that allow water quality lowering.
5. Impaired Waters – The Little Econlockhatchee River has been designated as an impaired water body by the Impaired Waters Rule, *Chapter 62-303 of the Florida Administrative Code*. Be aware that the Environmental Protection Division will not support any variance requests affecting the water quality of the Little Econlockhatchee River or wetlands connected to the river without some extra protective measures by the applicant. These will likely include but are not limited to: a high efficiency septic system, shoreline plant enhancement, wetland buffer and a pollution abatement swale easement. In addition, state code may have other restrictions.
6. Habitat Permit Compliance – Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
7. Jurisdictional Coordination – This environmental review only addresses Orange County environmental regulatory code, however, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to: the Army Corps of Engineers, the Florida Department of Environmental

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Protection, and the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protective requirements. Therefore, it is imperative that this proposed request be addressed on a multi-agency basis.

Additional EPD Comments:

1. Solid Waste Disposal – Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides, and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.
2. Erosion Control – Use caution to prevent erosion during construction along the boundary of the property, into wetlands and buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2-inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping. *Reference OC Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).*