

Wekiva River Study Area Comprehensive Plan Amendments October 15, 2015 to March 15, 2016

Summary

The amendments proposed or adopted within the Wekiva River Study Area since October 15, 2015 include one adopted amendment and four proposed amendments. The amendments change or propose to change the land use for 208.39 cumulative acres and two text amendments. The plan amendments (proposed and adopted) would result in a decrease of 836 potential dwelling units and an increase of 4,047,602.4 square feet of non-residential development potential. Greater detail on each plan amendment is provided below.

Comprehensive Plan Amendments

Orlando 15-4 ESR

The adopted amendment includes one Future Land Use Map amendment within the Wekiva Study Area and a companion text amendment. The Future Land Use Map amendment changed the land use designation on 123.32 acres from Residential Low to Industrial. This change results in a decrease in potential development of 1,476 residential dwelling units and an increase from 2,146,636.8 square feet to 3,756,614.4 square feet of industrial development. The text amendment changed Subarea Policy 3.3 which prohibited vehicular access to industrial uses from the south and west. The amended policy addresses eastern and northern access by trucks and not just vehicles and requires traffic calming measures designed to discourage truck travel on two residential streets. The St. Johns River Water Management District noted that the subject parcel was in the Wekiva River Hydrologic Basin and the Wekiva Recharge Protection basin, and as such, is subject to additional criteria when applying for an Environmental Resource Permit. No agency comments on the proposed amendment were received. The amendment was adopted as proposed.

Apopka 16-1 ESR

The proposed amendment consists of one Future Land Use map amendment changing 44.26 acres from Orange County Rural to City of Apopka Mixed Use. This land use change results in an increase in development potential from 4.2 residential dwelling units to 659 residential dwelling units and 1,927,965.6 square feet on non-residential development. This parcel is located within the Wekiva

Parkway Interchange Plan Area and is consistent with the jurisdictions' coordinated planning efforts initiated by the 2004 Wekiva River Protection Act. Technical Assistance Comments were provided by the Department (DEO) and the Florida Department of Transportation (FDOT). DEO commented that the City should move to adopt the Wekiva Interchange Form-Based Code that is mentioned throughout the Plan as the implementation mechanism to carry out the guidance provided within the Comprehensive Plan, but has not yet been adopted. FDOT commented that segments of SR 500/US 441 could be impacted by the development on the subject site, and that the amendment site's linkages should be identified so that an accurate assessment of transportation impacts can be measured. The Department's comment letter was mailed on February 12, 2016.

Mount Dora 16-1 ESR

The proposed amendment removes the residential use from the Employment Center land use category in Future Land Use Element Policy 4.g(12). The Employment Center is not currently designated on the Future Land Use Map, but was identified in a study funded in part by 2013-2014 DEO technical assistance grant. The future Employment Center is projected to be located on 1,300 acres near the intersection of the new Wekiva Parkway along State Road 46. Remaining uses within the Employment Center include office, light industrial, institutional, and limited commercial uses that support non-residential uses within a maximum floor area ratio of 3. Limited multifamily residential is currently permitted at a rate of one unit per 10,000 square feet of gross floor area of non-residential use. The Department's comment letter was mailed on March 4, 2016.

Longwood 16-1 ESR

The proposed amendment changes the Future Land Use on an existing platted subdivision annexed from the County. The current land use in Low Density Residential. The proposed land use is Low Density Residential with no increase of development potential. The Department's comment letter will be mailed on March 9, 2016.

Apopka 16-2 ESR

The proposed amendment changes the Future Land Use Designation on 30.5 acres from Orange County Low Density Residential to City Residential Low Suburban. The site is approximately one mile east of Section 1A of the Wekiva Parkway. The proposed change results in a reduction in development potential of 15 dwelling units. The Department's comment letter will be mailed on March 15, 2016.