

Wekiva River Study Area
Comprehensive Plan Amendments
November 29, 2016 to February 27, 2017

Summary

The amendments proposed or adopted within the Wekiva River Study Area since November 29, 2016 include five adopted amendments and no proposed amendments. The amendments change or propose to change the land use for 95.42 cumulative acres and contain two text amendments. The plan amendments result in an increase of 125 potential residential dwelling units and an increase of non-residential uses by 2,492,938.2 square feet. All of the amendments are currently under review. Greater detail on each plan amendment is provided below.

Proposed Comprehensive Plan Amendments

There were no proposed amendments received for the Wekiva Protection Area or the Wekiva Study Area for the current timeframe.

Adopted Comprehensive Plan Amendments

Apopka 16-1 ESR

The adopted Apopka 16-1ESR amendment was received by DEO on February 21, 2017. The amendment consisted of one Future Land Use Map amendment to redesignate approximately 44 acres from Rural (1 du/10ac) to Mixed Use (15 du/ac & 1.00 FAR), an increase of 656 potential dwelling units and 1,927,965sq. ft. commercial land use. The property is located within the Wekiva Study Area.

Apopka 16-2 ESR

The adopted Apopka 16-2ESR amendment was received by DEO on February 21, 2017. The amendment consisted of one Future Land Use Map amendment affecting 30.5 acres located within the Wekiva Study Area. The amendment changed the land use from Orange County Low Density Residential (4 du/ac) to Apopka Residential Low Suburban (3.5 du/ac), a decrease of 15 potential dwelling units.

Apopka 16-3 ESR

The Apopka 16-3ESR amendment was received by on February 21, 2017. The amendment consisted of one Future Land Use Map amendment affecting a 51.88 acre site that is located within the Wekiva Study Area. The amendment changed the land use from Orange County Medium Density Residential (10 du/ac) to City of Apopka Commercial (.25 F.A.R.). The site is adjacent to a proposed S.R. 414 half interchange which was the subject of the executed 2015 Marden Road Interchange Cost Sharing Agreement between the property owner and the City. The property is located within the Western Conceptual Master Plan, a joint planning area. Approval of the amendment reduced the site's residential use by 518 residential units and added 564,973.20 sq. ft. of commercial land uses.

Apopka 16-4 ESR

The Apopka 16-4ESR amendment was received by DEO on February 21, 2017. The amendment consisted of one Future Land Use Map amendment concerning 15.04 acres located adjacent to the Wekiva Parkway Interchange Vision Plan Area. The previous land use was Orange County Rural (1 du/10ac) and the new land use is City of Apopka Rural Settlement (1 du/5 acres). The subject site is located within the Wekiva Study Area but is not located within the Wekiva River Protection Area. Approval of the amendment allowed an additional two residential dwelling units.

Winter Garden 16-1 ESR

The Winter Garden 16-ESR amendment was received by DEO on January 31, 2017. The amendment consisted of two text amendments to the Multimodal Transportation Element. The changes amended Policy 2-1.1.5 to require the City to plan for the implementation of a multimodal road realignment along Dillard Street to improve pedestrian and bicycle connections. The subject

site is located within the Wekiva Study Area. New Policy 2-1.1.15 requires certain pedestrian and bicycle improvement to the Dillard Street corridor. The new policy also requires the City to engage in continued analysis and detailed design, procure right-of-way, and explore funding opportunities.