APPROVED

BY ORANGE COUNTY BOARD

OF COUNTY COMMISSIONERS

DEC 1 8 2007

EFFECTIVE DATE

MAR 21 2008

ORDINANCE NO. 2007-20

AN ORDINANCE PERTAINING TO COMPREHENSIVE **PLANNING** IN **ORANGE** COUNTY. FLORIDA: AMENDING THE ORANGE COUNTY COMPREHENSIVE POLICY PLAN, COMMONLY KNOWN AS THE "2000-2020 COMPREHENSIVE POLICY PLAN," AS AMENDED, BY AMENDING THE FUTURE LAND USE ELEMENT MAP **INCORPORATING** THE WEKIVA **STUDY** AREA; CREATING GOALS, **OBJECTIVES** AND **POLICIES** PURSUANT TO THE WEKIVA PARKWAY PROTECTION ACT; AND PROVIDING AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Legislative Findings, Purpose, and Intent.

- a. On July 1, 1991, the Orange County Board of County Commissioners adopted a new comprehensive plan pursuant to Sections 163.3161 163.3243, Florida Statutes, known as the "Local Government Comprehensive Planning and Land Development Regulation Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;
- b. The Board of County Commissioners ("Board") adopted this comprehensive plan, known as the "1990-2010 Comprehensive Policy Plan" ("1990-2010 CPP") by Ordinance No. 91-16;
 - c. The Board amended the 1990-2010 CPP numerous times between 1992 and 2000;

- d. On December 5, 2000, the Board adopted Ordinance No. 2000-25, which, inter alia, renamed the 1990-2010 CPP as the "2000-2020 Comprehensive Policy Plan ("CPP");
 - e. The Board has amended the CPP a number of times since December 5, 2000;
- f. Orange County has complied with the requirements of the Act of amending the CPP again;
- g. On August 18, 2005, the Orange County Local Planning Agency ("LPA") held a public hearing on the transmittal of proposed amendments to the CPP, and recommended the transmittal of those proposed amendments to the Florida Department of Community Affairs ("DCA");
- h. On October 5, 2005, the Board held a public hearing on the transmittal of proposed amendments to the CPP, and decided to transmit those proposed amendments to the DCA;
- i. On December 12, 2005, the County staff received the DCA's "Objections, Recommendations, and Comments Report" concerning the proposed amendments to the CPP;
- j. On November 15, 2007, the LPA held a public hearing at which it reviewed and made recommendations regarding the adoption of proposed amendments to the CPP; and
- k. On December 18, 2007, the Board held a public hearing on the adoption of the proposed amendments, and decided to adopt them as described in this ordinance.
- Section 2. Authority. This ordinance is adopted in compliance with and pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act. Sections 163.3161 163.3243, Florida Statutes, as amended.

Section 3. Amendments to Future Land Use Element Map. The CPP, as amended, is hereby further amended by amending the Future Land Use Element Map designations as shown and depicted at Appendix "A," a four-page appendix attached hereto and incorporated herein by reference.

Section 4. Amendments to Text of Future Land Use Element. The CPP, as amended, is hereby further amended by amending or creating the following Future Land Use Element Goals, Objectives, Policies, to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words:

Policy 1.2.5 Within a Growth Center, all new development must apply for Planned Development zoning, in order to specifically identify densities, intensities and mixture of land use. Additionally, all new development and substantial redevelopment in portions of Growth Centers located within the Wekiva Study Area shall adhere to the development standards adopted to implement the Wekiva Parkway and Protection Act, Ch. 369, Part III, F.S.

Such standards shall include, but are not limited to: additional stormwater treatment and retention (maintenance of water quality and recharge); enhanced wastewater treatment; limitations of certain allowed uses within the most vulnerable portions of the Study Area; subdivision standards; open space requirements; "smart growth" roadway design standards; parking lot design standards, upland habitat protection, and such other measures as required to protect ground and surface water in the Wekiva Study Area.

* * *

Policy 2.1.9 The Future Land Use Map shall reflect the permitted densities of development within the Rural Clustering of units with dedicated Settlements. open space shall be allowed so long as the overall density* does not exceed that specified on the Future Land Use Map. Clustering shall be supported to maintain the rural character through preservation of open space and lot layout and design. Clustering, with permanent protection of open space, shall be encouraged or required for all new development and redevelopment within the Wekiva Study Area, based on location, i.e., Urban Service Area, Rural Service Area, Rural Settlement, Growth Center and overall project acreage. The County shall evaluate incentives to further the implementation of open space preservation and maximum impervious surface ratios and include these in the Land Development Code by January 1, 2007.

> * Density refers to the total number of units divided by developable land, i.e., natural lakes and designated Conservation Areas (Class I wetlands) are excluded from the gross land area calculations.

> > * * *

Policy 2.2.4 Residential uses in areas designated Rural/Agricultural shall be limited to a maximum density* of 1 DU/10 acres. Agriculturally zoned areas which do not have active agricultural use may be the subject of amendments to the comprehensive plan in order that such areas may be rezoned to an appropriate residential category. Cluster zoning shall not be permitted in the Rural Service Area except where required for protection of significant environmental features, such as the Wekiva Study Area, Class I conservation areas, or rare upland habitat.

* Density refers to the total number of units divided by developable land, i.e., natural lakes and designated Conservation Areas are excluded from the gross land area calculations.

* * *

By January 1, 2007, the Land Development Code shall establish specific requirements for development within the Wekiva Study Area that may be necessary to protect ground water and surface water resources and to help attain target water quality standards. The requirements shall address, but not be limited to, allowed uses, stormwater management, open space, habitat protection, and public facilities.

* * *

Policy 4.2.21 The Future Land Use Map shall show the Wekiva River Protection Area and the Wekiva Study Area.

Policy 4.2.22 By January 1, 2007, t\(\text{The Land Development Code} \) shall include regulations designed to protect the Wekiva River, the Wekiva Study Area, and the underlying aguifers, consistent with the Wekiva River Small Area Study, and the goals, objectives, and policies of Orange County Ordinance Number 89 04, the requirements of the Wekiva Parkway and Protection Act (Ch.369, Part III, F.S.), and the recommendations of the two Gubernatorial Committees, the Wekiva Basin Area Task Force (Final Report: Recommendations for Planning and Locating the Wekiva Parkway while Preserving the Wekiva River Basin Ecosystem, January 2003), and the Wekiva River Basin Coordinating Committee (Final Report: Recommendations for Enhanced Land Use Planning Strategies and Development Standards to Protect Water Resources of the Wekiva River Basin, March 2004.) The County shall evaluate and adopt both regulatory and nonregulatory strategies appropriate to the County which will further protection of the Wekiva System.

* * *

Objective 4.5 The County shall adopt policies to reduce nitratenitrogen in the ground and surface waters feeding the Wekiva River, its springs, spring run creeks, and tributaries, as well as protect ground and surface waters from other contaminants. The following policies, using a three-tiered strategy based first and foremost on the avoidance of impacts, then on the minimization of impacts, and finally, only as a last recourse, on the mitigation of impacts, support achievement of the goal.

Policy 4.5.1 Orange County shall protect the Wekiva Study Area and the underlying aquifers. Because the Wekiva River is designated as an Outstanding Florida Water and a national Wild and Scenic River, it is in the interest of the citizens of Orange County to maintain the quality of the system. The County shall use the Florida Department of Community Affairs/Florida Department of Environmental Protection joint publication, Protecting Florida's Springs: Land Use Planning Strategies and Best Management Practices, November 2002, as a guide to developing regulations within the Wekiva Study Area and shall incorporate the appropriate strategies and practices described therein in the Land Development Code by January 1, 2007.

An undeveloped springshed has a natural equilibrium of water, nutrients and other chemical inputs and outputs. As a springshed becomes developed, this equilibrium is progressively altered. To minimize impacts in developed or developing springshed areas, site design and management issues shall be addressed carefully in the manner outlined below. These criteria are summarized from The Center for Watershed Protection's Better Site

Design: A Handbook for Changing Development Rules in Your Community, August 1998 and Consensus Agreement On Model Development Principles To Protect Our Streams, Lakes, and Wetlands, April 1998. These documents shall be used, as appropriate and pertinent, for designing land development regulations for the Wekiva Study Area. The following existing and new concepts shall be incorporated, as appropriate and feasible, into projects within the WSA. The Land Development Code shall be revised by January 1, 2008 include appropriate standards and regulations to implement the policy.

A. Select the most appropriate site or portion of a site for development.

A landowner or developer wishing to develop an area within the Wekiva Study Area or other identified springshed needs to choose an appropriate site for that development. The owner shall evaluate the landscape and geology of the land and seek locations that avoid karst features that have a direct or indirect connection to the aquifer and other environmentally sensitive features, such as sinkholes, streams, wetlands, or major springshed recharge areas. Development shall be clustered on the portion of the property best able to accommodate the development with minimal impact to water resources within the springshed.

B. Property owners and developers shall design the site appropriately, viewing site planning and design from a pollution prevention-based approach to protect environmentally-sensitive spring and karst features. This prevention approach is much more cost-effective than relying on post-development structural treatments to correct problems. Site design shall use the following principles:

7

- Residential street and parking area designs shall minimize the development footprint (total amount of impervious surface)
- Natural areas shall be conserved to the greatest extent possible. Development shall preserve or create protective, naturally vegetated buffer systems along all streams and that also encompasses critical environmental features such as the 100-year floodplain, sinkholes, karst depressional features, stream-to-sink waters, slopes, and wetlands. Clearing and grading of forested and native vegetation areas shall be limited to the minimum amount needed to build lots, allow access, and provide fire protection.
- Development shall use the principles of "Low Impact Development" (LID), an approach to environmentally-sensitive site development that focuses on designing and developing a site to avoid or minimize impacts to the environment, especially regarding water quality and quantity. LID uses a variety of site design, stormwater treatment train provisions (a system consisting of two or more separate structures—for example, a swale followed by a wet pond), and pollution prevention techniques to create an environmentallysensitive site landscape which preserves natural features and ecological functions with the result that the landscape is functionally equivalent to pre-development hydrologic conditions.
- C. Property owners and developers shall use sensitive landscape design and Best Management Practices, including, but not limited to, the following:

- <u>Landscape design which considers natural</u> <u>soils and vegetation in plant selection, such</u> <u>as xeriscaping,</u>
- <u>Irrigation systems which minimize ground</u> water use through efficient watering zones, use of reclaimed water if available, and use of stormwater.
- <u>Landscape designs which minimize</u> <u>fertilization and use of chemicals.</u>
- Landscape design and management incorporating Targeted Pest Management (TPM), the lawn and landscape industry equivalent of Integrated Pest Management (IPM) used on golf courses.
- D. Development shall use Best Management
 Practices (BMPs) for effective erosion and
 sediment control, including, but not limited to,
 the following:
 - 1. Structural and non-structural BMPs and appropriate on-site techniques during construction to control erosion and sedimentation.
 - 2. <u>Buffering of sensitive areas such as lakes, sinkholes, stream-to-sink areas, spring runs, creeks, and any wetlands associated with these features.</u>
 - 3. <u>Establishment of regular street and parking lot sweeping programs to remove accumulated sediments and debris</u>
- E. Depending upon specific site characteristics and consistent with existing regulations, development shall address creatively stormwater management issues and shall use Best Management Practices, including, but not limited to, the following:
 - <u>Holding runoff in shallow vegetated infiltration areas;</u>

- <u>Using clay or geotextile liners for wet</u> detention ponds;
- Employing offline stormwater retention areas;
- Constructing many small retention areas rather than only a few large retention areas;
- <u>Installing sediment sumps at inlets to retention</u> and detention areas:
- <u>Using shallow grassed swales for the conveyance for stormwater;</u>
- Constructing swales with cross blocks or raised driveway culverts;
- Fully vegetating stormwater retention basin side slopes and bottom;
- <u>Using the treatment train concept and low impact development principals, discussed above;</u>
- Minimizing the amount of impervious surfaces;
- Maximizing the amount of open space left in natural vegetation;
 - Maximizing the use of pervious pavement in parking areas;
 - <u>Maintaining existing native vegetation</u> where feasible; and
 - Buffering sinkholes and other surface-toground water conduits, stream channels and springshed recharge areas (unconfined or minimally confined ground water exposure areas).
- F. Development shall address wastewater management issues as discussed in this element and the Wastewater Element.
- G. Property owners and developers shall use appropriate water conservation measures, including, but not limited to:

Florida Friendly Yards, xeriscaping, a prohibition on the use of invasive exotic plant species, minimized areas of turf and impervious

surfaces, preservation of existing native vegetation, rain sensors for automatic sprinkler systems, and homeowner education. Private utilities shall use conservation rate structures to provide financial incentives for users to reduce demands.

H. Orange County shall increase public awareness about protecting the Wekiva Study Area.

- New development or substantial redevelopment shall participate in the Florida Yards and Neighborhoods Program to help educate residents to reduce pollution and enhance their environment by improving home and landscape management.
- Developers shall work with home and business site owners to reduce stormwater runoff, conserving water and enhancing wildlife habitats through the creation of carefully designed landscapes.
- Public awareness programs shall address watering efficiently; mulching to help retain moisture and suppress pests; composting and recycling of yard waste; selection of the least toxic pest control measures; putting the right plant in the right spot; fertilizing only when necessary; providing habitat for wildlife; and protecting surface water bodies and minimizing stormwater runoff.
- Individual home and business site owners shall be made aware of the Florida Green Industries, Best Management Practices for Protection of Water Resources in Florida. These BMPs address reducing nonpoint source pollution; efficient water use; reducing off-site transport of sediment, nutrients, and pesticides through surface or ground water; appropriate site design and plant selection; appropriate rates and

methods of applying fertilizer and irrigation; and the use of targeted pest management to apply appropriate amounts of chemicals.

Policy 4.5.3

The County shall protect the Wekiva Study Area through the establishment of three protection zones based upon the aquifer vulnerability data provided in the Florida Geological Survey Report of Investigation 104: Wekiva Aquifer Vulnerability Assessment (WAVA). The three Protection Zones as determined by the WAVA report are depicted in Figure WSA-5. The Primary Protection Zone is comprised of those areas expected to most directly affect the water quality surfacing at the springs within the WSA [time of travel and reduced natural attenuation]. The Secondary Protection Zone still contributes water to the springs, but over a longer period of time and allowing for somewhat greater natural treatment and reduction of the nitrogen.

The Tertiary Protection Zone covers all other areas in the WSA, where the flow to the springs is minimal or non-existent. As part of its analysis, the County shall determine whether certain land uses with the potential to contaminate or harm the aquifer shall be limited or prohibited within portions of the WSA. The evaluation will need to address monitoring mechanisms as well as the costs of implementation and enforcement of protection zones and land use limitations. By January 1, 2007, the Land Development Code will be revised to include protection zones and appropriate standards for development within them, including stormwater runoff.

Policy 4.5.4

By January 1, 2007, the County shall adopt into the Land Development Code an objective method by which to identify properties located within the three Wekiva Aquifer Vulnerability Zones (WAVA) protection zones. Initial identification would be through Geographic Information Systems (GIS)

analysis of high and moderate recharge areas, karst sensitive areas, and the Wekiva Aquifer Vulnerability Assessment (WAVA) map. Final determination shall be through on-site soil analysis and hydrological and geotechnical investigations, as needed.

Policy 4.5.5

Land uses within the Wekiva Study Area shall be limited to very low and low intensity uses to the greatest extent possible. Existing land uses are recognized but density and intensity shall not be increased through a future land use change or rezoning unless there is substantial evidence that the change will satisfy a demonstrated need in the community or area.

Any petitioner for a future land use map amendment or rezoning must submit documentation which substantiates that a particular need exists in the community or area in which the change is being petitioned. This documentation shall clearly identify the particular need and clearly describe how the proposed change is anticipated to satisfy that need.

Evidence and documentation indicating need and indicating that the proposed development would satisfy that need must be submitted from a third party objective source. In preparing such documentation, the petitioner shall keep in mind that market demand does not necessarily constitute need in the community or area for rezoning.

The following evaluation factors shall be used to determine consistency with this policy:

- A. Evaluation Factors for Both Residential and Non-Residential Projects:
 - Whether a project site is located in an environmentally sensitive area;

- Presence of existing compatibly zoned areas and demonstration that locations in areas of lower vulnerability or areas that already allow the proposed use are not available within a reasonable distance;
- <u>Community support</u>;
- Compatibility with community character;
- Special community or public benefits derived from the specific use in the proposed location;
- Environmental benefits;
- Economic benefits;
- Evidence that the proposed uses are the least intensive uses that will meet a demonstrated need; and
- Whether or not the proposed uses will be developed and constructed with conservation design techniques and green building principles.

B. Additional Evaluation Factors for Residential Projects:

- Population growth rate;
- Availability of vacant lots/units;
- Housing affordable to local residents; and
- Impact on public services and facilities.

C. Additional Evaluation Factors for Non-Residential Projects:

- Need for goods and services;
- Projected customer base;
- <u>Use or generation of hazardous materials</u> and waste;
- Support for the forestry, agricultural, or fishing industry;
- <u>Support for the natural resource based</u> outdoor recreation industry; and
- <u>Dependence</u> on <u>site-specific</u> natural resources.

D. Overall Consistency with the Comprehensive Policy Plan

Policy 4.5.6

By January 1, 2007, the County shall establish land use strategies that optimize open space and promote a pattern of development that protects the most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine. Sand Hill, Sand Pine, and Xeric Oak Scrub (Figures WSA-3 and WSA-4). Such strategies shall recognize property rights and the varying circumstances within the Wekiva Study Area, including rural and urban land use patterns. The County shall map, using best available data from the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, and other sources, recharge areas and sensitive upland habitats for this purpose. The County will maintain flexibility to achieve this objective through various comprehensive plan strategies that shall include, but are not limited to:

- Coordinated greenway plans;
- Dedication of conservation easements;
- Land acquisition, both fee simple and less-thanfee;
- Clustering of development;
- Density credits and density incentives which result in permanent protection of open space;
- Transfers of development rights; and
- Low to very low density development.

Policy 4.5.7

Development and redevelopment within the Wekiva Study Area shall provide as much open space as possible. All new residential subdivisions or developments which may be located entirely or partially within the Wekiva Study Area shall cluster to the maximum extent to preserve open space. Such clustering is density neutral and lot sizes may be reduced to accommodate the preserved open space.

Priority for open space protection shall be given to the following resources, as required to be protected by the Wekiva Act: the most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub vegetative communities. A minimum of fifty percent (50%) of any sensitive natural habitat occurring shall be preserved on-site.

The purposes of "open space design" development are to minimize site disturbance, reduce land development costs, reduce infrastructure costs, provide more cost effective and efficient site infrastructure, provide better management of facilities, and permanently protect open space providing assured environmental protection, while remaining density and intensity neutral. By January 1, 2007, the Land Development Code shall include standards and incentives for open space/conservation subdivision design including minimum open space requirements, maximum lot size, and design standards.

implementing enhanced landscaping and irrigation standards within environmentally sensitive areas in the Wekiva Study Area. These may include, but are

the Wekiva Study Area. These may include, but are not limited to, requiring native plant species appropriate to on-site soils to reduce the use of fertilizers and irrigation, and the maximum feasible retention of existing on-site natural vegetation.

By July 1, 2007, the County will evaluate

Policy 4.5.9

Policy 4.5.8

New development and redevelopment within the Wekiva Study Area shall minimize directly connected impervious areas (DCIA), direct runoff to vegetated areas for pollutant uptake, recharge, and storage. The County recognizes that under certain circumstances a developed property's runoff may contain high levels of contaminants whereby it may be more efficient to direct all stormwater to a single water quality treatment area. Enhanced

development standards and stormwater best management practices (BMPs) shall be adopted as needed into the Land Development Code by July 1, 2007 to minimize DCIA and provide high levels of stormwater treatment.

By January 1, 2008, the County will evaluate Policy 4.5.10 adopting development standards for new and substantially redesigned golf courses within the Wekiva Study Area. Such standards may incorporate the strategies and practices outlined in the publication: Protecting Florida's Springs: Land Use Planning Strategies and Best Management Practices, Florida Department of Community Affairs and Florida the Department of Environmental Protection, November 2002. Tallahassee, Florida.

Section 5. Amendments to Text of Transportation Element. The CPP, as amended, is hereby further amended by amending or creating the following Transportation Element Goals, Objectives, Policies, to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words:

Policy 1.3.5 Orange County shall continue to support the construction of Wekiva Parkway and associated transportation projects, including SR 414 John Land Apopka Expressway as improvements by the Orlando/Orange County Expressway Authority, the FDOT, Enterprise Florida (Turnpike District), or as a Federal Interstate Highway to the greatest extent possible.

* * *

Policy 2.1.7 Whenever reasonably possible, future road improvements shall be designed to avoid severing or fragmenting existing neighborhoods. The County will

coordinate with the FDOT, the Orlando/Orange County Expressway Authority, and other appropriate entities to help ensure that new limited access roadways which are constructed by them avoid or minimize negative impacts to existing neighborhoods, wildlife corridors, and sensitive natural areas.

* * *

Policy 3.1.7 The County will continue to work with Lake and Seminole Counties, the Florida Department of the Orlando/Orange Transportation. County Expressway Authority, Florida's Tumpike Enterprise, the Seminole County Expressway Authority, and other state agencies and jurisdictions to help ensure the construction of the Wekiva Parkway and associated improvements in a cost effective and environmentally sensitive manner. The County encourages the use of parkway-associated stormwater management facilities for aguifer recharge, wetland and habitat restoration. and as irrigation sources in lieu of groundwater.

Section 6. Amendments to Text of Wastewater Element. The CPP, as amended, is hereby further amended by amending or creating the following Wastewater Element Goals, Objectives, Policies, to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words:

- Policy 1.5.2 New central wastewater facilities shall not be constructed and existing facilities shall not be expanded to serve Rural Settlements except under the following circumstances:
 - A. The Board of County Commissioners has made an affirmative finding that the facilities are necessary to support existing future land use designations on the adopted Future Land Use (FLU) map consistent with the Future Land Use Objective 2.1. The future land use designations referenced in this policy are

those reflected on the adopted FLU map as of the date of adoption of this policy. Facility expansion under this policy must be incorporated into the County's five-year Capital Improvements Program (CIP); or

- B. The Rural Settlement has experienced a State documented economic decline as a result of the loss of a major area employer. The central wastewater facilities may be expanded for the purpose of revitalizing the area by attracting new commercial and industrial businesses and offering incentives to existing businesses to remain in the area. This policy shall apply only to the Zellwood Rural Settlement, consistent with the Future Land Use Element.
- C. The Board of County Commissioners has made an affirmative finding that the facilities are necessary and available to remedy or prevent contamination of ground or surface water within the Wekiva Study Area.

* * *

- Policy 1.6.3 Orange County shall cooperate with other wastewater service providers to jointly address ground and surface water nutrient loading issues within the Wekiva Study Area. Such efforts shall address water quality throughout the entire basin comprehensively, not only on a site specific basis, and shall aim to leverage limited resources and take advantage of economies of scale. These efforts are contained in the Wekiva Protection Act Facilities Plan, which is hereby adopted by reference and incorporated in the Comprehensive Policy Plan. The objectives of the plan include:
 - Delineation of areas within the utility service area that are to be served by central facilities within 5 years;
 - <u>Delineation of areas where central wastewater systems are not readily available;</u>
 - A financially feasible schedule of improvements:
 - An infrastructure work plan to build the facilities needed to

- implement the facilities plan, including those needed to meet enhanced treatment standards adopted by FDEP;
- A phase-out of onsite septic tank systems where central facilities are available;
- A long-range component addressing service of the joint planning area or utility service area;
- Monitoring of existing central systems.

* * *

- It is Orange County's goal to protect ground and surface water quality within the Wekiva Study Area by using the necessary wastewater treatment processes to help ensure water quality within the Wekiwa Springs system.
- Objective 3.1 The County shall minimize nitrates and other pollutants that originate from wastewater effluent within the Wekiva River and its tributaries, and the springs and spring run creeks in the Wekiva Study Area.
- Policy 3.1.1 In order to help remove nutrients from the Wekiva Springshed, the County will require the central sewering of existing developed areas through connection to a central system where central sewer is available consistent with the definition in 381.0065(2)(a), Florida Statutes.
- Section 7. Amendments to Text of Stormwater Management Element. The CPP, as amended, is hereby further amended by amending or creating the following Stormwater Management Element Goals, Objectives, Policies, to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words:
 - Objective 1.2 Orange County shall improve its ability to manage stormwater so as to minimize the degradation of surface and ground water. This objective shall be made measurable by implementing the following policies.

* * *

Policy 1.2.9 Within the Wekiva Study Area, new development and substantial redevelopment shall utilize Best Management

Practices (BMPs). At a minimum, utilization of these BMPs shall maintain surface and groundwater flow rates and volumes at pre-development levels. Water quality treatment shall reduce nutrients and other contaminants in discharges to historical background levels. development peak rate of discharge must not exceed the predevelopment peak rate of discharge. The natural forms and functions of wetlands, surface water features, floodplains and other conveyance systems, as well as groundwater recharge areas shall be maintained.

Policy 1.4.11 Orange County shall cooperate and consult with the St. Johns River Water Management District, the Florida Department of Environmental Protection and adjoining local governments and municipalities for the development and implementation of the Wekiva Study Area regional master stormwater management plan. This may include the establishment of a regional stormwater environmental utility to fund needed improvements and projects. The Wekiya Parkway and Protection Act Master Stormwater Management Plan Support, November 2005, is herein adopted by reference. This master stormwater management plan identifies areas of stormwater management deficiency and contains prioritized projects to correct deficiencies and implement strategies to accommodate long-term needs within the Wekiva Study Area.

Policy 1.5.12

Within the Wekiya Study Area, no stormwater structure or facility shall be located within the specific distances of a karst feature shown below unless it is determined by a certified professional geologist or professional engineer experienced in geohydrology that the area is safe and that there is no subsurface connection that may cause contamination or damage to the groundwater. No stormwater runoff shall be allowed to drain directly through any sinkhole or other karst feature. All runoff recharging

the Floridan Aquifer shall be pre-treated to remove nutrients and other contaminants so that post-development water quality equals pre-development recharge water quality to the greatest extent feasible. The Land Development Code will be amended by July 1, 2007, to include setbacks and specific performance standards for development within areas of sinkholes, karst features, drainwells, and any other feature with a direct connection to the Floridan Aquifer.

Karst Feature Type	Minimum Buffer in Feet
Springs	300
Spring Runs	<u>150</u>
Sinkholes with direct connection to the aquifer	200, as measured from the drainage divide
Other sinkholes	100, as measured from the drainage divide
<u>Caves</u>	½ mile, as measured on the surface from the centerline of the cave system
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200, as measured from the drainage divide

For properties too small to conform to the setback requirements, buildings and all impervious surface areas shall be setback the maximum possible distance from a karst feature. The use of protective berms and swales directing stormwater away from karst features may be approved on a site-specific basis.

Policy 1.5.13 Within the Wekiva Study Area, all stormwater management and drainage systems proposed to be constructed in karst sensitive areas, areas with known sinkholes, and areas with shallow depth to limestone bedrock, shall be evaluated for the presence of sinkholes through appropriate geotechnical testing. All proposed Drainage Retention Areas (DRAs) shall be tested for the presence of cavities and voids beneath them. No DRAs or other stormwater facilities,

excluding conveyance facilities, shall be located over unfilled voids. The Land Development Code will be amended by July 1, 2007, to include specific performance standards for stormwater facilities within areas of sinkholes, karst features, drainwells, and any other feature with a direct connection to the Floridan Aquifer. Geotechnical testing requirements for the presence and extent of karst features shall be incorporated into subdivision and site development standards.

Policy 1.5.14 If there is an existing sinkhole within or adjacent to a development site, or likelihood that a sinkhole may develop in the future, then a detailed geological/geotechnical investigation shall be required. This investigation must be conducted by a professional geologist or engineer experienced in geohydrology and a report submitted to the County for consideration. The geologic investigation shall be comprehensive enough that recommendations for site planning, engineering design and construction techniques may be made. The County shall approve, approve with conditions, or deny development proposals based upon the scale of the development and the hazards revealed within the investigation.

Policy 1.5.15 The County shall cooperate with the Water Management District and will adopt in the Land Development Code, by July 1, 2007, appropriate, specific requirements for stormwater structures or facilities located within karst sensitive areas. Such requirements may include evaluations by professional geologists or engineers experienced in geohydrology that the area is safe and that there is no subsurface connection that may cause contamination or damage to the groundwater.

* * *

Policy 1.6.5 The County will require Best Management Practices (BMPs) for all stormwater management systems located in the Wekiva Study Area. Systems in areas of high recharge, in Primary and Secondary WAVA Zones (Wekiva Aquifers Vulnerability Assessment), and karst sensitive areas shall

be designed to address maintenance of water quality. Such BMPs may include lining of stormwater ponds, use of biological treatment trains for nutrient and contaminant removal, incorporation of stormwater management systems into landscaping and irrigation, and minimizing directly connected impervious surface areas.

Policy 1.6.6 The County will continue to seek ways to expand its efforts in reusing stormwater for irrigation, aquifer recharge, and other non-potable uses. The County will evaluate and establish, as appropriate, a threshold wherein a project that generates sufficient quantities of runoff shall be required to reuse that stormwater. Such thresholds shall be included in the Land Development Code by July 1, 2007, as needed. The County will require all new development and redevelopment to use stormwater for irrigation where feasible. Use of stormwater for irrigation shall be credited towards a project's potable water concurrency requirements.

Section 8. Amendments to Text of Solid Waste Element. The CPP, as amended, is hereby further amended by amending or creating the following Solid Waste Element Goals, Objectives, Policies, to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words:

Policy 2.1.5 By July 1, 2008, the County will evaluate the hazards posed by new solid waste facilities and expansions or extension requests of existing facilities within the Wekiva Study Area (WSA). The County will study appropriate siting criteria and other issues for solid waste transfer stations, hazardous and toxic materials treatment and disposal sites, and landfills. The County shall adopt regulations, as needed, to limit or exclude such facilities within portions of the WSA by December 31, 2008.

Section 9. Amendments to Text of Conservation Element. The CPP, as amended, is hereby further amended by amending or creating the following Conservation Element Goals,

Objectives, Policies, to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words:

Goal 1

Orange County shall conserve, protect, and enhance the County's natural resources including air, surface water, groundwater, vegetative communities, wildlife listed as threatened, endangered, or species of special concern, soils, floodplains, recharge areas, wetlands, and energy resources to ensure that these resources are preserved for the benefit of present and future generations. Lands located within the Wekiva Study Area shall be considered high priority for protection. All development shall meet the requirements of the Wekiva River Protection Act and the Wekiva Parkway and Protection Act.

* * *

Policy 1.2.7

Orange County shall continue to implement the approved Wekiva River Small Area Study and the Econlockhatchee River Protection Plan, and the requirements of the Wekiva Parkway and Protection Act by continuing to adopt regulations in the Land Development Code and through the acquisition of environmentally sensitive lands within these basins to protect these river resources and other Outstanding Florida Water Bodies. These regulations and acquisitions shall ensure protection and maintenance of water quality, water quantity, aesthetics, open space, historical/archaeological resources, rare upland habitat, wildlife habitat, and floodplains and recreational values.

* * *

Policy 1.7.5

Orange County shall, through land acquisition, discourage fragmentation and encourage the creation of wildlife/open space corridors which are to be identified in the Open Space Element as referenced in Open Space Policies 1.1.5 and 1.1.6. A priority for wildlife/ open space corridors shall be given to land located within the Wekiva Study Area to connect the Wekiva River area to the Ocala National Forest. Wherever possible, public and private

open space areas shall be connected together to establish corridors for wildlife movement.

Policy 1.7.8

Orange County shall continue to protect land such as, rare uplands, that provide habitat for plants and wildlife listed as threatened, endangered, or species of special concern through land use planning requiring buffers, open space, management plans, and/or clustering; Orange County's process of development review ensures that rare upland areas are inventoried for any possible endangered species that may necessitate habitat protection. Orange County shall also consider incentive programs such as density bonuses, transfer of development rights, acquisition, or purchase of development rights as a means of preserving these areas. The critical upland habitats of the Longleaf Pine-Turkey Oak vegetation communities ("sandhill"), Xeric Oak Scrub, Sand Pine Scrub, and Pine Flatwoods and areas of Type A soils located within the Wekiva Study Area shall be considered high priority for protection efforts and shall be shown on all development plans as protected open space.

Policy 1.11.9 The County shall protect the Wekiva Study Area through the establishment of three protection zones based upon the aguifer vulnerability data provided in the Florida Geological Survey Report of Investigation 104: Wekiva Aguifer Vulnerability Assessment (WAVA). The three Protection Zones as determined by the WAVA report are depicted in Figure WSA-5. The Primary Protection Zone is comprised of those areas expected to most directly affect the water quality surfacing at the springs within the WSA [time of travel and reduced natural attenuation]. The Secondary Protection Zone still contributes water to the springs, but over a longer period of time and allowing for somewhat greater natural treatment and reduction of the nitrogen.

The Tertiary Protection Zone covers all other areas in the WSA, where the flow to the springs is minimal or non-existent. As part of its analysis, the County shall determine whether certain land uses with the potential to contaminate or harm the aquifer shall be limited or prohibited within portions of the WSA. The evaluation will need to address monitoring mechanisms as well as the costs of implementation and enforcement of protection zones and land use limitations. By January 1, 2007, the Land Development Code will be revised to include protection zones and appropriate standards for development within them, including stormwater runoff.

Section 10. Amendments to Text of Aquifer Recharge Element. The CPP, as amended, is hereby further amended by amending or creating the following Aquifer Recharge Element Goals, Objectives, Policies, to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words:

Policy 1.1.11 Orange County shall use Best Management Practices (BMPs) and performance standards to maximize open space, limit impervious surfaces, promote protection of natural vegetation, buffer karst sensitive areas, maximize recharge volumes, and treat recharge stormwater to protect groundwater quality. Such practices and standards shall be included in the Land Development Code by January 1, 2007.

Section 11. Amendments to Text of Open Space Element. The CPP, as amended, is hereby further amended by amending or creating the following Open Space Element Goals, Objectives, Policies, to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words:

Objective 1.3 Orange County shall protect the Wekiva Springshed and its natural resources by maximizing preserved open space within the Wekiva Study Area.

Policy 1.3.1 In addition to development or redevelopment of properties located within the Wekiva Study Area as specified in Future Land Use Element Policies 4.5.5, 4.5.7, and 4.5.9, any proposed amendment to the Comprehensive Policy Plan, which proposes an increase in density or intensity of land use greater than that allowed for under the existing Future Land Use Map, shall ensure protection of identified sensitive resources, including recharge areas, sensitive uplands, wetlands, Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub.

Open space within the Wekiva Study Area (WSA) and **Policy 1.3.2** Wekiva River Protection Area shall be defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of developable area remain preserved, which shall represent the minimum open space requirement. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may include permeable stormwater management areas using Best Management Practices. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways that are naturally vegetated and not subject to chemical application may be credited toward the minimum open space requirement. The minimum required quantity of open space within a development site shall be calculated over the net developable area of a parcel, which is defined as the total area of a parcel less wetlands and natural water bodies. Non-developable areas, including wetlands and natural water bodies, are recognized as protected features but shall not be credited toward the minimum open space

Policy 1.3.3 The County shall incorporate land use strategies that will optimize open space and protect the health of the Wekiva

requirement.

River System, which may include but are not limited to:

- Conservation design subdivisions;
- <u>Conservation easements and other less-than-fee</u> <u>acquisition strategies;</u>
- Coordinated greenway plans;
- <u>Land acquisition</u>, including fee simple and less-than-fee;
- Density incentives and density credits;
- Transfers of development rights;
- Clustering of developments; and
- Low to very low density development.

Policy 1.3.4

Development and redevelopment within the Wekiva Study Area shall provide as much open space as possible. All new residential subdivisions or developments which may be located entirely or partially within the Wekiva Study Area are required to cluster to the maximum extent feasible to preserve open space. Such clustering is intended to be density neutral and lot sizes may be adjusted as needed to accommodate preserved open space. Priority for open space protection shall be given to the following resources required to be protected by the Wekiva Parkway and Protection Act: the most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub vegetative communities.

The purposes of "open space design" development are to minimize site disturbance, reduce land development costs, reduce infrastructure costs, provide more cost effective and efficient site infrastructure, provide better management of facilities, and permanently protect open space providing assured environmental protection, while remaining density and intensity neutral. By January 1, 2007, the Land Development Code shall include requirements and incentives for open space/conservation subdivision design including minimum open space requirements, maximum lot size, and design standards.

No more than 25% of the preserved open space shall be provided in linear strips. Open space shall be primarily larger, contiguous parcels to encourage maintenance of rural views, lifestyles, and economies and shall be comprised mainly of existing natural, undisturbed areas. To the extent possible, preserved open space shall be used to create corridors and larger parcels more suitable for passive recreation, low intensity agriculture, silviculture, aquifer recharge protection, or wildlife and habitat management, so that remnant open space areas are not created that are unusable or function as private open space to only a small percentage of the development. If a project is located next to off-site open space whose primary function is conservation of natural resources, connection of open space with compatible functions is required. Compatible means similar or complementary such as uplands adjacent to wetlands or isolated wetlands within flatwoods or scrub areas.

Open space property shall be preserved through publicly recorded, permanent conservation easements or similar legal instruments to preclude future development or further subdivision of the land while assuring the maintenance of and appropriate access to the open space areas in perpetuity. Preserved areas shall be owned in common by a property owners' association, a public agency, a land trust, or another appropriate entity. This open space shall be used for conservation, aquifer recharge protection, passive recreation, low intensity agriculture, or silviculture. Agriculture and Silviculture operations shall adhere to the appropriate BMPs as adopted by the Florida Department of Agriculture and Consumer Services.

Limited structures for common use or under common ownership may be allowed within the open space preserve areas. Homeowners' personal property and residential accessory structures shall be prohibited. Individual potable water wells shall be allowed in open space areas adjacent to homes if site conditions warrant and allow such.

Policy 1.3.5 By January 1, 2007, The County shall evaluate the establishment of a Wekiva Study Area Land Trust or similar program such as the existing Green PLACE program to assist with the management of protected open space and conservation lands as allowed and encouraged in Future Land Use Policy 4.5.6. The County also should evaluate other means to assist Property Owners and Homeowners' Associations establish and maintain protected open space areas. Should such programs prove viable, the County may evaluate countywide implementation of a conservation open space protection program.

Policy 1.3.6

For that portion of the Wekiva Study Area located within the Joint Planning Area of the City of Apopka, Orange County shall require compliance with minimum open space and density requirements described by the Joint Planning Agreement (JPA) with the City of Apopka adopted on October 26, 2004. If there is a discrepancy between the City of Apopka and Orange County in terms of requirements, the most stringent shall apply. The County shall apply similar standards for the preservation and protection of open space through clustering and limited intensities of development for all areas located within the Wekiva Study Area but outside of the Joint Planning Area as of July 1, 2006. The County shall adopt Land Development Regulations by January 1, 2007 for these areas to provide for a pattern of development that protects most effective recharge areas, karst features, and sensitive natural habitats.

All areas shown as High Recharge Areas on (WSA-3) shall be recognizable by the presence of Type "A" Hydrologic Soil Group identifying the most effective recharge areas.

An analysis of soils shall be performed by a qualified professional to determine the location of most effective recharge areas, considered Type "A" Hydrologic soils described by the NRCS Soil Survey maps. Recharge areas shall remain as open space and be permanently protected.

To maximize open space and preserve the natural environment, all development shall conform to the following requirements.

An acceptable alternative plan to a configuration in which the required percentage of open space is located on site is a plan which ensures that the required percentage of open space is permanently preserved through the transfer of density credits, development rights, or property purchases (such off-site transfers shall be limited to property located within the Wekiva Springshed), and such open space shall be permanently protected through conservation easements or similar binding mechanisms.

The following text describes areas of Orange County that contain special criteria for open space. For these following areas all open space shall be permanently protected and unless otherwise noted the clustering of open space is required.

Residential Land Uses in the Rural Service Area

Within all areas designated as Rural/Agricultural, the following standards shall apply:

Development with densities less than or equal to one unit per ten acres (ldu/l0ac) - open space shall be 50% or greater;

Residential Land Uses in Existing Rural Settlements

Within all areas in the Wekiva Study Area designated as Rural Settlement, minimum lot size shall be determined by the availability of water and sewer services. Within any such development, any sensitive resource elements shall be permanently protected. The following standards shall apply:

(i) development with densities less than or equal to one unit per acre (1du/1ac) - open space shall equal 50% or greater;

- (ii) development with densities greater than one unit per acre (1du/1ac) in a development with an overall size of less than or equal to 100 acres -, open space shall be 60% or greater;
- (iii) development with densities greater than one unit per acre (1du/1ac) in a development with an overall size greater than 100 acres open space shall be 70% or greater.

Residential Land Uses in New Rural Settlements and Expansions

Within all new Rural Settlements or expansions, minimum lot size shall be determined by the availability of water and sewer services. Within any such development, any sensitive resource elements shall be permanently protected. The following standards shall apply:

- (i) <u>development with densities less than or equal to one unit per acre (1du/1ac) in a development with an overall size of less than or equal to 100 acres; open space shall equal 60% or greater;</u>
- (ii) <u>development with densities less than or equal to one unit per acre (1du/1ac) in a development with an overall size greater than 100 acres-, open space shall be 70% or greater;</u>
- (iii) development with densities greater than one unit per acre (1du/1a) in a development with an overall size less than or equal to 100 acres open space shall be 70% or greater;
- (iv) development with densities greater than one unit per acre in a development with an overall size greater than 100 acres—open space shall be 80% or greater.

Residential Land Uses in the Growth Centers

Within Growth Centers in the Wekiva Study Area, any sensitive resource elements shall be permanently protected. Minimum open space shall be provided as follows.

- (i) development with densities of less than or equal to one unit per acre (1du/ac) in a development with an overall size of less than or equal to 100 acres open space shall be 40% or greater;
- (ii) development with densities of less than or equal to one unit per acre (1du/ac) in a development with an overall size greater than 100 acres open space shall be 60% or greater;
- (iii) development with densities greater than one unit per acre in a development with an overall size of less than or equal to 100 acres—open space shall be 75% or greater;
- (iv) development with densities greater than one unit per acre (1du/ac) in a development with an overall size greater than 100 acres- open space shall be 80% or greater.

Residential Land Uses in the Urban Service Area (not in a Rural Settlement)

Within the Urban Service Area in the Wekiva Study Area, any sensitive resource elements shall be permanently protected. Minimum open space shall be provided as follows:

(i) development with an overall size less than or equal to 100 acres - open space shall be 35% or greater;

(ii) <u>development with an overall size greater than 100 acres - open space shall be 50%.or greater.</u>

Non-residential Land Uses in the Rural Service Area and Urban Service Area:

New non-residential uses permitted in the Wekiva Study Area generally shall be limited to neighborhood and community commercial uses including small offices, institutional uses, agricultural uses, public parks, and public conservation lands. Land uses existing prior to the adoption of this policy shall be recognized and allowed to develop according the appropriate land development regulations in place at the time of development permitting. Comprehensive plan map amendments may allow neighborhood or community commercial uses only at intersections of collector or arterial roadways and such uses shall be restricted to neighborhood and low-intensity community commercial uses. Such commercial uses shall not be considered to be an impetus for increased residential densities in proximity to those commercial uses. Nonresidential land uses within the Wekiva Study Area shall provide a minimum of 25% permanently protected open space. To minimize impervious surfaces, shared parking shall be required to the greatest extent practicable between adjacent non-residential uses.

Non-residential sites too small to accommodate the above requirements, generally existing lots of record, may apply for a waiver from some or all of these open space requirements, provided that competent and sufficient evidence is provided documenting that fulfilling these requirements either is not physically possible or would constitute an undue hardship rendering the property unusable under the land use designation in effect on July 1, 2006.

Orange County Wekiva Open Space Requirements Under Policy 1.3.6

Location	Less than or equal 1 du / 10 acres	Greater than 1 du / 10 acres – Less than or equal to1 du / 5 acres	Greater than 1 du / 5 acres –Less than or equal to 1 du / 1 acre	Greater than 1 du / 1 acre
Rural Agriculture	50 %	NΛ	NA	NA
Rural Settlement (Existing)	NA	NA	50%	60% (<=100 acres) 70% (>100 acres)
Rurat Settlement (New and Expansions)	NA	NA	60% (<= 100 acres) 70% (>100 acres)	70% (<=100 acres) 80% (> 100 acres)
Growth Centers	40%	40%	40% (<= 100 acres) 60% (>100 acres)	75% (<=100 acres) 80% (>100 acres)
Urban Service Area (USA)	35% (<=100 acres) 50% (>100 acres)	35% (<=100 acres) 50% (>100 acres)	35% (<=100 acres) 50% (>100 acres)	35% (<=100 acres) 50% (>100 acres)

Section 12. Amendments to Text of Capital Improvements Element. The CPP, as amended, is hereby further amended by amending or creating the following Capital Improvements Element Goals, Objectives, Policies, to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words:

Policy 1.1.16 The County will amend the Schedule of Capital Improvements to reflect the appropriate prioritized projects identified by the Stormwater Management Master Plan developed by the Wekiva Study Area Stakeholders Group: the St. Johns River Water Management District; Lake County and the cities of Eustis and Mount Dora; Orange County and the cities of Apopka, Eatonville, Oakland, Ocoee, Orlando, and Winter Garden; and Seminole County and the cities of Altamonte Springs, Lake Mary and Longwood.

Section 13. Effective Dates for Ordinance and Amendments. This ordinance shall become effective as provided by general law, but pursuant to Section 163.3189(2)(a), Florida Statutes, and Rule 9J-11.011, Florida Administrative Code, the plan amendments described in this ordinance shall not become effective until the Department of Community Affairs issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(9), or until the Administration Commission issues a final order determining the adopted amendment to be in compliance in accordance with Section 163.3184(10). If a final order of non-compliance is issued by the Administration Commission, these amendments may nevertheless be made effective pursuant to Section 163.3189(2)(b) by adoption of a resolution at a public meeting after public notice, a copy of which resolution shall be sent to the Department of Community Affairs. However, no development orders, development permits, or land uses dependent on these amendments may be issued or commence before those amendments have

become effective. Notwithstanding anything to the contrary in this Section 7, the Department of Community Affairs' notice of intent to find an amendment in compliance shall become an issued final order determining the adopted amendment to be in compliance if no petition challenging the amendment is filed within 21 days of the date of publication of the notice of intent.

ADOPTED THIS 18th DAY OF DECEMBER, 2007.

ORANGE COUNTY, FLORIDA By: Board of County Commissioners

Richard T. Crotty
Orange County Mayor

ATTEST: Martha O. Haynie, County

As Clerk to the Board of County &

Deputy Clerk

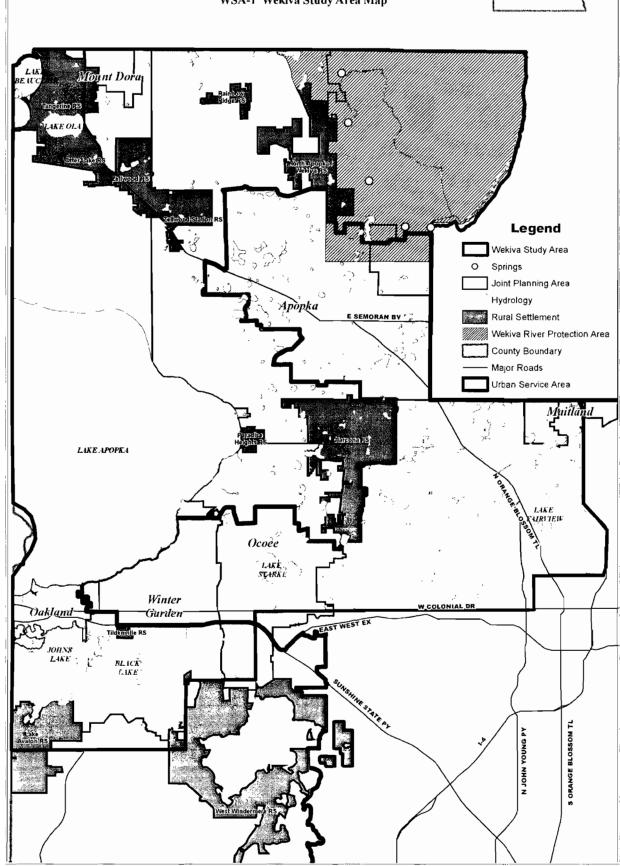
S:\UPrinsell\ORDRES\CPP-WekivaStudyArea-Dec-2007-Rev 12-31.rtf

Appendix "A"



Orange County, Florida 2010 - 2030 Comprehensive Policy Plan WSA-1 Wekiva Study Area Map





Orange County, Florida 2010 - 2030 Comprehensive Policy Plan WSA-2 Wekiva Study Area - Local Governments ROCK SPRINGS RUN VAKE OLI Legend Wekiva Study Area Apopka Eatonville Maitland Oakland Ocoee Orlando Winter Garden Winter Park Urban Service Area Hydrology County Boundary Major Roads LAKE APOPKA Winter Park EAST WEST EX S ORANGE BLOSSOM TL

ORANG COUNT GOVERNME

Orange County, Florida 2010 - 2030 Comprehensive Policy Plan

