



To: Mayor Teresa Jacobs
From: Commissioner Ted Edwards, District 5
Date: September 13, 2016
Re: SR 408 Expansion

A handwritten signature in black ink, appearing to read "Ted", located to the right of the header information.

As you are all too aware, transportation challenges in east Orange County, particularly along the SR 50 corridor, detract from the quality of life of a large portion of our constituency. Together with Orange County residents, you and I have advocated strongly for years for transportation improvements in this area.

I was therefore disheartened to read Florida Department of Transportation Secretary Jim Boxold's response to the Central Florida Expressway Authority's proposed construction of a tolled extension to SR 408 within the SR 50 right-of-way. Such a co-located facility would provide much needed relief to east Orange drivers. However, Secretary Boxold's letter made it clear that that, in his opinion, such a co-location between an Expressway Authority facility and an existing state road right-of-way would be impracticable.

I am aware that the Expressway Authority is evaluating other alignments that would locate the Expressway extension outside state right-of-way. However, constructing a new limited access facility outside the existing transportation corridor could potentially have significant impact on the community and environment. In view of this, I believe we should explore the alternative approach of the Department taking the lead in constructing a co-located extension as a Turnpike Enterprise facility. This would place financial and legal obligations under a single state umbrella, and potentially alleviate the Secretary's concerns. Of course, my preference would be for the Expressway Authority to construct this project, but I believe we should pursue all available options in the best interest of our citizens.

I would ask that you support this request on behalf of our constituents and forward it to Secretary Boxold. Thank you for your consideration of this request.

Cc: Board of County Commissioners
Ajit M. Lalchandani, County Administrator

COMMISSIONER TED B. EDWARDS, DISTRICT 5
201 South Rosalind Avenue, 5th Floor · Reply To: Post Office Box 1393 · Orlando, Florida 32802-1393
407-836-7350 · Fax 407-836-5976

Begin forwarded message:

From: <Jason.Sorensen@ocfl.net>

Date: September 12, 2016 at 9:36:27 AM EDT

To: <wlutz3@cfl.rr.com>, <wlutz2000@gmail.com>

Cc: <Gregory.Golgowski@ocfl.net>, <Olan.Hill@ocfl.net>

Subject: Heartwood PD - Entitlement Properties for Water Hookup

Bill, et. al.,

I am writing this email in response to the inquiry about entitlement properties as it relates to the proposed Heartwood Planned Development. The policy below (PW1.5.3) was written to allow for extension of water service to properties within the Bithlo Rural Settlement. The subject property (Heartwood PD) is within the Lake Pickett Rural Settlement. However, when the PW1.5.3 policy was written, the Bithlo Rural Settlement was much larger than it is today and encompassed what is now the Lake Pickett Rural Settlement. It has been the policy of the County to allow for water service within the Lake Pickett Rural Settlement (as has been the case with other projects within the Lake Pickett RS). We are working on touching up the policy to reflect the Bithlo Rural Settlement "split." For some reason when the split occurred, the policies were not updated to include the names of the other rural settlements.

Policy PW1.5.3

The BCC has made an affirmative finding that the extension of potable water facilities is required to remediate health and safety concerns in the Bithlo Rural Settlement. In order to address the concern for public health in this area, the following conditions apply to the potable water system expansion to the Bithlo Rural Settlement:

- A. The extended utility lines shall be used only by vested development within the Bithlo Rural Settlement.
- B. The extended utility lines shall not be a justification or basis for approving new development.
- C. The utility lines shall not be used for any new nonvested development beyond one unit per acre in the Bithlo Rural Settlement.
- D. Nonvested development shall not be allowed to connect to the extended utility lines until a sector plan is approved.

I hope this addresses your concern regarding Heartwood PD proposed water service. If you have any questions, please do not hesitate to contact me.

Thank you,
Jason H. Sorensen, AICP
Planner III
Orange County Planning Division
Community, Environmental and Development Services Department
201 S. Rosalind Ave., 2nd Floor
Orlando, FL 32801
Ph: 407-836-5602



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Florida's building boom should put more homes on less land, study says



Unilever to buy Seventh Generation

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By **Andy Reid** . Contact Reporter
Sun Sentinel

SEPTEMBER 15, 2016, 2:33 PM

Development at the current pace could gobble up too much of Florida's farmland and natural areas over the next half century, according to a report released Thursday.

Suburbia threatens to cover nearly double the amount of land now claimed by neighborhoods and shopping centers, according to the Florida 2070 report.

The study calls for allowing more intense development within or near already urbanized areas and also setting aside more land, through government land buys or other measures, to be preserved for farming and conservation.

"We are talking about [building] compact development. We are not talking about doing away with development," said Vivian Young, spokeswoman for the growth watchdog group 1000 Friends of Florida.

1000 Friends teamed with the University of Florida and the state's agricultural department to produce the report.

Changing building patterns now would help preserve more farming and natural areas while readying for the 15 million more residents expected in Florida by 2070, according to the study.

"We absolutely believe we can do better," said Margaret Carr of the University of Florida, who helped produce the report. "We can accommodate more people ... and protect more land."

In southeast Florida, the biggest development threat to farmland and remaining open spaces is in western Palm Beach County — which still has hundreds of thousands of acres of active farming.

Unless changes to development patterns are made, more development would push onto western Palm Beach County farmland and other counties ringing Lake Okeechobee, according to the study's projections.

More development could also extend onto farmland west of Delray Beach and Boynton Beach, where development pressures are already growing in the Agricultural Reserve.

While much of the open spaces are already spoken for in Broward and Miami-Dade counties, the study also envisions intensifying development in western areas there.

To avoid losing as much farmland and natural areas, the report recommends:

- Encouraging more redevelopment within cities and towns to make better use of land in places where people already live.
- Allowing more intense development within or near urban areas. That would put new homes near existing roads, water lines and other infrastructure needs while also enabling more people to live on less land.
- Concentrating development in certain areas, making it easier to foster transportation alternatives, such as bike trails and public transit.

- Including a variety of housing types in new development — from houses to apartments — to help make homes more affordable.
- Providing incentives for landowners to keep their land in agriculture operation.
- Investing in preserving more land for farming and conservation.

Agriculture is a key part of the state's economy and future development affects its economic viability, according to Cori Hermle, a planning consultant for the Florida Department of Agriculture and Consumer Services.

"This is very important for Florida's future and helping to drive which direction we want our state to go," Hermle said about the report.

The idea behind the report is to show elected leaders and other policymakers how the decisions they make on new building plans have a serious, cumulative impact, according to 1000 Friends.

The results of the report show that "what may seem like small conservation and development decisions we make today have significant, long-term ramifications," said Young, of 1000 Friends.

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Friday, September 16, 2016

The Honorable Teresa Jacobs, Mayor
Orange County Board of County Commissioners
201 S. Rosalind Avenue, 5th Floor
Orlando, Florida 32801
Mayor@ocfl.net, district1@ocfl.net, district2@ocfl.net,
district3@ocfl.net, district4@ocfl.net, district5@ocfl.net,
district6@ocfl.net

VIA EMAIL

Re: The Grow, Lake Pickett South, Rezoning LUP-16-01-002

Dear Mayor Jacobs and Commissioners,

1000 Friends of Florida, Inc. (1000 Friends) is a statewide not-for-profit membership organization which provides public advocacy related to planning and growth management issues in Florida. As you know, 1000 Friends provided written comments to Orange County on the already held comprehensive plan amendment hearings for the text amendment and map amendments facilitating the Lake Pickett North and Lake Pickett South developments. This correspondence provides additional comments on rezoning petition LUP-16-01-002 to facilitate Lake Pickett South, also referred to as The Grow, which is scheduled for September 20, 2016.

1000 Friends requests the Orange County Board of County Commissioners postpone its hearing on The Grow so that the applicant may provide additional traffic analysis. Should the Board of County Commissioners consider the rezoning petition on September 20, 1000 Friends urges the county to deny LUP-16-01-002 because the proposed rezoning is not consistent with the Orange County comprehensive plan. This letter also proposes modifications to the proposed rezoning for the county's consideration which would reduce negative external impacts of the project.

I. Background

Rezoning petition LUP-16-01-002 is an application made by Project Finance & Development, LLC (the Applicant) which would change the zoning designation of approximately 1,190 acres in eastern Orange County located north of East Colonial Drive, south of Lake Pickett Road and east of the Econlockhatchee River to the Planned Development District. The rezoning would facilitate a proposed development comprising 2,078 residential dwelling units and 172,000 square feet of commercial development. The proposed project is outside of the Orange County Urban Service Area.

II. Orange County should postpone rezoning hearing

If the Board of County Commissioners approves Rezoning petition LUP-16-01-002, the proposed development would be governed in part by The Grow PD Regulating Plan Form Based Standards dated June 2016 (Regulating Plan).

Officers: Timothy Jackson, Chair • Victoria Tschinkel, Vice Chair • F. Gregory Barnhart, Secretary • Terry Turner, Treasurer
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Emeritus: Nathaniel P. Reed, Chairman Emeritus, Lester Abberger, Robert Davis, Roy Rogers, Earl Starnes
President: Ryan Smart

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www.1000friendsofflorida.org • friends@1000fof.org

of this area of ecological significance would diminish the functionality of the area as a greenway and move the land use from a state of higher sustainability to a state of lower sustainability... .”

To limit this expected environmental harm, the Board of County Commissioners should add the following paragraph to the list of conditions under which it considers approving rezoning petition LUP-16-01-002:

- “The Grow PD includes surface water bodies and approximately 351 acres of wetlands. Regardless of wetland size and without exception, development in The Grow PD shall not impact wetlands. Uplands shall be provided to buffer development from wetlands and surface waters as follows: (1) for wetlands and surface waters which are less than 1/2 acre in size, the buffer width shall be a minimum of 35 feet and an average of 50 feet, (2) for wetlands and surface waters which are greater than 1/2 acre in size, the buffer width shall be a minimum of 50 feet and an average of 75 feet, and (3) for wetlands or surface waters where federally and/or state regulated vertebrate wetland or aquatic dependent animal species have been documented within 300 feet of a surface water or wetland, the buffer width shall be a minimum of 75 feet and an average of 100 feet.”

Again, 1000 Friends greatly appreciates your attention to these comments. Should you have any questions, please do not hesitate to contact me at (352) 377-3141 or thawkins@1000fof.org.

Sincerely,



Thomas Hawkins
Policy and Planning Director

Cc: Orange County Planning Division, planning@ocfl.net



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Section 3.0 Street Types of the Regulating Plan includes a street hierarchy diagram showing the location of roads within the proposed The Grow development. Since June 2016—the date of the Regulating Plan’s finalization—Orange County and the applicant have discussed the proposed street hierarchy leading to possible changes to the road network which the Board of County Commissioners is likely to discuss as part of the hearing on petition LUP-16-01-002.

Paragraph (5) of Section 38-1205, “Land use plan requirements,” of the Orange County Code of Ordinances requires proposed changes in zoning to the Planned Development District designation to include the “location of collector and arterial streets and highways proposed in the development, right-of-way widths, the location of access points to abutting streets and highways, and projected traffic generation based on established standards.” Paragraph (6) of Section 38-1205 requires applicants to identify “planned right-of-way lines” for proposed developments when changing zoning to the Planned Development District.

Because the proposed street hierarchy may not represent the proposed development of The Grow, the Board of County Commissioners should postpone its hearing so that the Applicant may provide additional traffic analysis showing the anticipated traffic generation and distribution onto surrounding roadways.

III. The Grow is not consistent with comprehensive plan

The proposed The Grow development is not consistent with Orange County Comprehensive Plan 2010-2030. The county’s comprehensive plan employs an urban service area concept as a policy tool to facilitate cost-effective provision of urban services and to control the desired development pattern of Orange County. Future Land Use Element Policy 1.1, literally the first policy in the Orange County Comprehensive Plan, states “Urban uses shall be concentrated within the Urban Service Area.” The Grow, however, is urban development outside of the Urban Service Area. The proposed rezoning does not further this central principal of the comprehensive plan. Instead, it runs contrary to the “big idea” for organizing urban development in Orange County.

Further, the proposed rezoning is not consistent with the following comprehensive plan provisions:

- Future Land Use Element Policy 1.1.4, paragraph H, which describes the development allowed in the rural service area as “appropriate for locations in which residents prefer a rural lifestyle with limited services.”
- Future Land Use Element Goal 6 which states that Orange County “will manage land uses within the Rural Service Area, including agricultural lands, [and] environmental land ... so as to conserve these assets and their values.”
- Future Land Use Element Objective 8.2 which states “[c]ompatibility will continue to be the fundamental consideration in all land use and zoning decisions” and Future Land Use Element Policy 8.2.1 which states “[l]and use changes shall be required to be compatible with the existing development and development trend in the area.”

Because of these inconsistencies, the Board of County Commissioners should deny rezoning petition LUP-16-01-002, The Grow.

IV. Proposed condition to protect wetlands, surface waters and habitat

Should the Board of County Commissioners not deny rezoning petition LUP-16-01-002, 1000 Friends urges the county to condition its approval so as to limit the proposed development’s adverse environmental impacts.

The land subject to rezoning petition LUP-16-01-002 includes wetlands, surface waters and significant animal habitat. According to the Orange County Environmental Protection Division, “developing portions

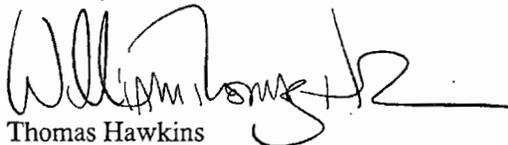
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Again, 1000 Friends greatly appreciates your attention to these comments. Should you have any questions, please do not hesitate to contact me at (352) 377-3141 or thawkins@1000foc.org.

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