

2. River Cross Narrative and Conceptual Site Plan

River Cross



A traditional neighborhood development
community where nature and innovation meet.

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Future Land Use Element, Objective 5 of Seminole County's Comprehensive Plan establishes the Foundation for Future Land Use Map designations for the County.

OBJECTIVE FLU 5 FUTURE LAND USE MAP FOUNDATION: Growth management policies for compatibility, mixed use and high intensity target area development, prevention of urban sprawl, support of Central Florida regional growth vision and performance standards for redevelopment within the identified energy conservation overlay.

The County shall continue to develop and enforce innovative planning techniques and land development regulations designed to support the Central Florida Regional Growth Vision by protecting residential neighborhoods as distinct, attractive and safe places to live; enhancing the economic viability of the community as a part of the diverse, globally competitive regional economy; promoting the efficient use of infrastructure and providing for a multimodal Mobility Strategy that includes a variety of transportation choices; and preserving natural resources, open space, recreational areas, agricultural/rural areas, water resources and regionally significant natural areas. The Future Land Use Map series embodies strategies designed to build long term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective and efficient manner.

The proposed PD Land Use Amendment, and corresponding adjustment of rural boundary, upholds both letter and spirit of this overarching objective through the River Cross plan that is:

Creating a residential neighborhood that is a "distinct, attractive and safe place". River Cross provides a walkable community that offers a traditional neighborhood development (TND) form as well as a connected open space system comprised of both greenways and blueways.

"Enhancing the economic viability of the community as a part of the diverse, globally competitive regional economy" through the development of a 21st century Innovation District. This high wage employment district could be advanced in partnership with Seminole County through the establishment of a Research and Development Authority (F.S. 159.703). The River Cross site is uniquely positioned for this effort; it is located less than 2 miles from UCF and has the requisite acreage to create a dynamic mixed-use environment.

Furthering a multimodal Mobility Strategy by helping to advance the conversion of McCulloch Road from an auto-centric road to a Complete Street Corridor from State Road 434 to County Road 419. Unlike the existing single use parcels along the western segment of the corridor, the mixed-use Innovation District will provide land use forms supportive of alternative modes of transportation including walking, bicycling and transit.

"Preserving natural resources, open space, recreational areas, agricultural/rural areas, water resources and regionally significant natural areas" by expanding the Econ River Wilderness Area, through permanent Conservation Easement, across the river to include the eastern shore habitat within the PD. In addition to listed species and water resource protection, this easement will provide for responsible passive recreation opportunities such as trails and kayak launches as well as a permanent development edge to help protect agricultural/rural areas.

This Adopted County Objective embodies the reality that certain single-use sprawl, not all development, undermines the adopted future vision of Seminole including protection of the East Rural Area. The proposed amendment is not intended to undermine rural character; instead it seeks to provide a responsible and sustainable development that can help achieve long-term environment, economic and quality of life goals. The proposed plan is complementary and compatible with surrounding areas. This proposal to move the rural line will help strengthen the rural line.

River Cross Planned Development



Source: S&ME, 2018

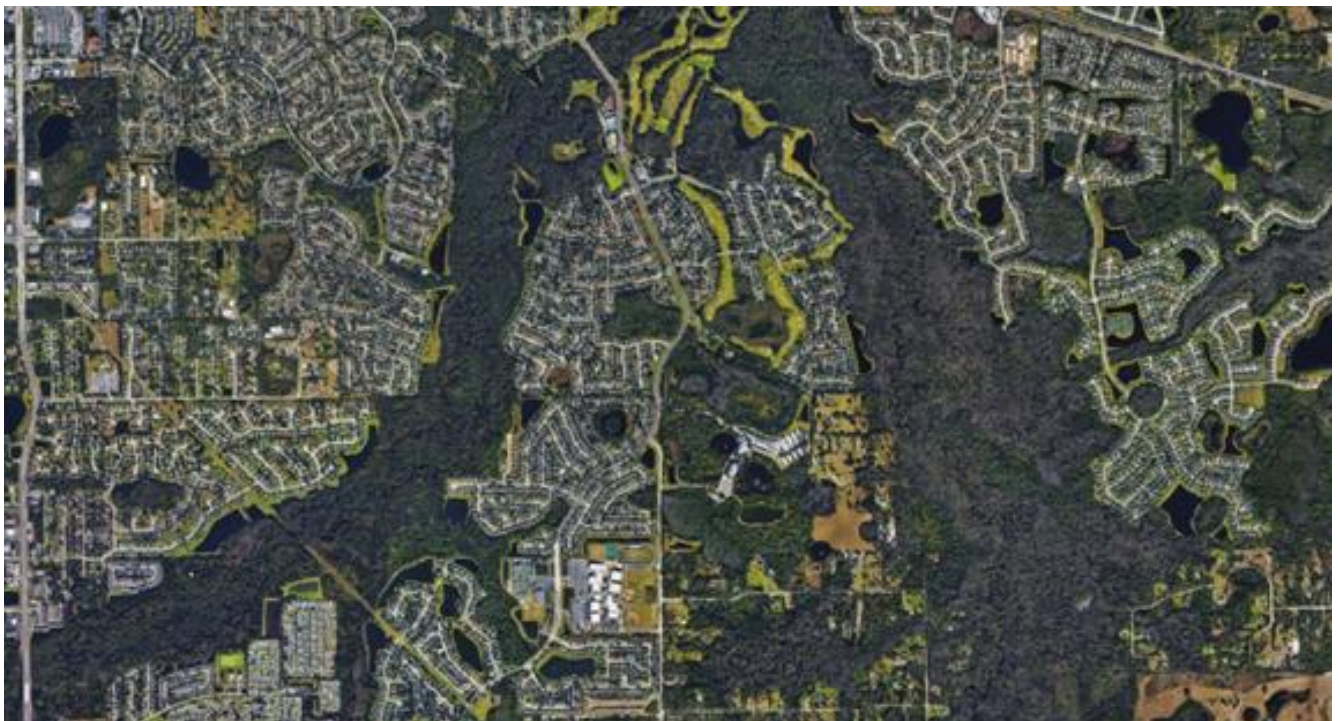
The southern portion of Seminole County, between Alafaya Trail (State Road 434) and County Road 419, is a textbook example of suburban sprawl. In the 1980s and 1990s due to a growing regional economy and an expanding public research university, separated, single-use (and often single product type) developments began to blanket the landscape and fundamentally change the character of this area from rural to suburban.

In 1991, Seminole County attempted to address suburban sprawl, in this area, by establishing a Rural Boundary and Rural Area in their Comprehensive Plan. In this same year, nearby University of Central Florida (UCF) completed a “blueprint” for the future of the campus in order to accommodate its goal to advance as a research University and an enrollment that was anticipated to double in a twenty year period.

Through the 1990s and into the turn of the new millennium, UCF grew from a “commuter school” to a more traditional research university; however, it continued to be plagued by suburban sprawl. Growth in the area, in both Seminole and Orange Counties was predominantly disparate developments that are not accommodating to pedestrians, bicyclists, or transit users. Living, working, learning, or playing in this area required access to a personal automobile and therefore both traffic congestion and parking became prevalent issues.

In 2004, the Seminole County Board of County Commissioners sought to strengthen the Rural Boundary and Area protection through a referendum to add the Rural Boundary and Area to the Seminole County Home Rule Charter. This referendum was approved by 56.5% of voters and created a charter provision defining the Rural Area and permitting the removal of lands from

Aerial View of Seminole County Surrounding River Cross Property



Source: Google, 2018

the Rural Area so long as such removal was deemed “necessary” by the Board of County Commissioners. No definition for “necessary” or criteria for how to prove the same was outlined in the Charter. The Charter specifically prohibited the addition of lands to the Rural Area.

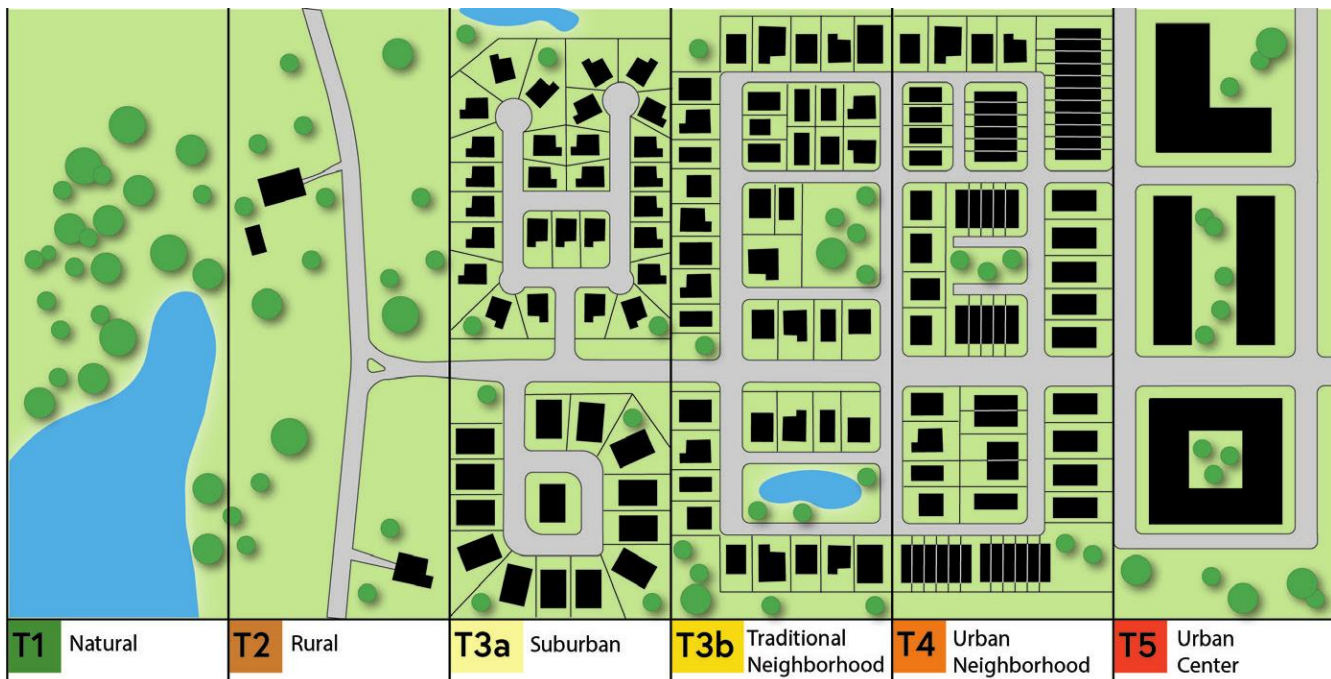
In 2006, Seminole County commissioned a Rural Character Study, designed to identify measures to protect and preserve the Rural Area. ***The study did not recognize or evaluate the rapid growth of UCF or the close proximity of the University to the rural lands located in the southwest portion of the area, including the subject property, west of CR 419.***

The Rural Character Study identified four primary Issues:

1. ***Protect Boundaries of the Rural Area/ Appropriate Transitioning***
2. ***Options for Existing Agriculture/Large Landholdings***
3. ***Protect Open Spaces and Viewsheds***
4. ***Protect Water Supply***

The study specifically identified The Transect, “a cross-section of the built environment ranging on a scale from urban to rural”, as a helpful tool for managing decisions on community growth. The study also highlighted the opportunities for “...activities such as hiking, biking, bird watching, in conservation areas adjacent to the Econ River.”

Seminole County Transect



Source: S&ME, 2018

The need for County cooperation towards a balanced plan for the subject property has long been known. The 2006 Rural Study identified 10 owners of property within the rural boundary, including the Clayton family which owned a 669-acre tract (the subject property) at the southern border of the County line between the Econlockhatchee River and State Road 419.

*“A relatively small number of landowners own extensive areas of valuable resource lands in the Rural Area. **The County and the SJRWMD continue to seek ways of protecting natural resources while meeting the long-term objectives of these landowners.**”*

-2006 Rural Character Plan



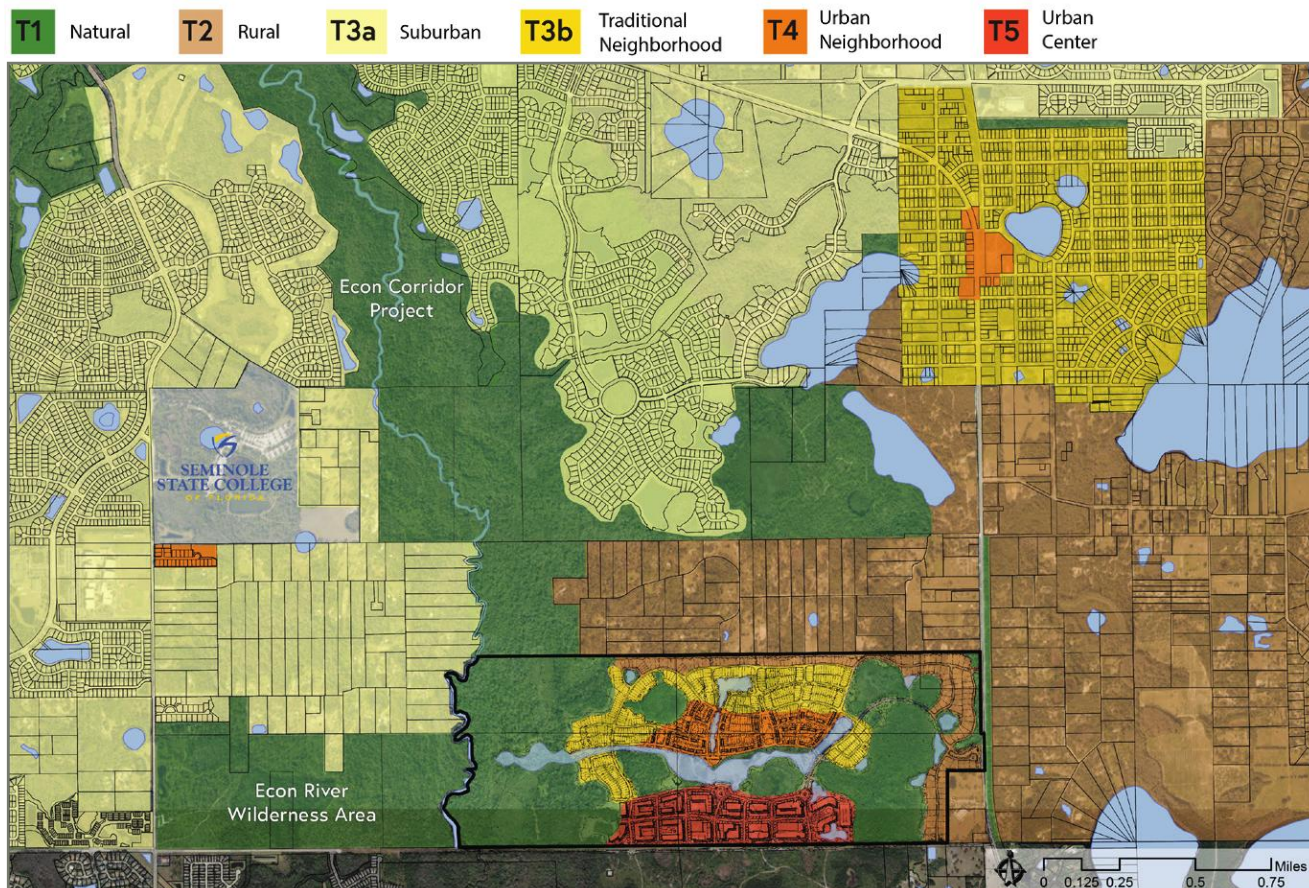
Suburban sprawl is the result of piecemeal low density/intensity single use development. Suburban sprawl takes a heavy toll on the consumption of land as well as the use of infrastructure. Access to residential subdivisions and commercial strips require access to a personal automobile which leads to traffic congestion, especially during peak periods in mornings and afternoons. The proliferation of suburban sprawl poses an existential threat to rural character. The Seminole County Commission created the Rural Area and Boundary to prevent suburban sprawl and protect rural character in 1991 and the voters strengthened this policy in 2004 through referendum approval and inclusion into the County Charter.

All development forms are not the same. A transect-based, traditional neighborhood design provides the opportunity to

accommodate future County population growth in a sustainable manner, while also protecting adjacent rural lands through appropriate transition and buffering.

The exhibit below provides the transect, based on proposed use of the subject property and land uses of surrounding areas, overlaid onto an aerial map. The difference between the development of Suburban (T3a- Light Yellow) and T3b (Traditional Neighborhood) is stark. The light yellow, suburban, development form is entirely auto dependent. A car is not only required for daily needs such as work commuting or trips to the grocery store but even to visit friends in the same neighborhood. The Traditional Neighborhood (T3b- Dark Yellow) offers a more walkable and sustainable development form that includes an interconnected street network, smaller blocks and a centrally located, and walkable, mixed use node.

Transect Map of Uses Surrounding River Cross



Source: S&ME, 2018

Despite its higher residential density, the historic Chuluota grid is not only compatible but also supportive of adjacent rural estates by minimizing automobile traffic and offering daily commercial needs for the surrounding rural area. ***The proposed development form of River Cross draws inspiration from the traditional, more sustainable, neighborhood design of Chuluota; in lieu of the more prevalent suburban form, which the rural boundary was designed to prevent.***

The River Cross PD offers a holistic plan, in which the undeveloped portions, including both natural lands/conservation and open space are of equal importance to the developed portions. The neighborhood is amenitized by a connected open space system of parks (greenways) and kayak-navigable blueways. This connected open space system provides sustainable and environmental sensitive connection between the River Cross neighborhood and the Econ River Corridor.

The River Cross PD supports two important County objectives; it enhances the protection of environmental corridors and also improves the connection of regional trail systems. The PD includes a 100-acre Conservation Easement along the Econ River Corridor which provides an opportunity to expand the County's existing Econ River Wilderness Area both east, across the River, and north towards the Econ Corridor Project. This PD could greatly advance an initiative to connect the Econ River Wilderness and the Econ Corridor Project as well as an "Econ River Loop" addition to the Florida National Scenic Trail.

The Rural Area and Boundary encompasses 74,413 acres (116 square miles). The enabling Rural Area/Boundary policy language, "the Board of County Commissioners may remove property from the "Rural Area" and amend the Rural Boundary accordingly, by ordinance whenever, in the opinion of the Board, such a change is necessary", contemplated the need for future changes to the boundary. Seminole County has separately adopted specific Comprehensive Plan standards for boundary adjustments which includes a Demonstration of Need.

River Cross PD

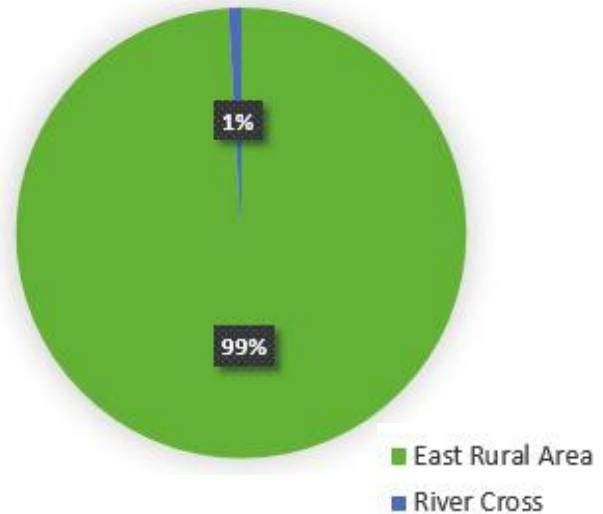


Source: S&ME, 2018

The proposed amendment offers significant community benefits with a nominal reduction in rural acreage. **The 669-acre subject property represents less than one percent of the total acreage of the Rural Boundary.**

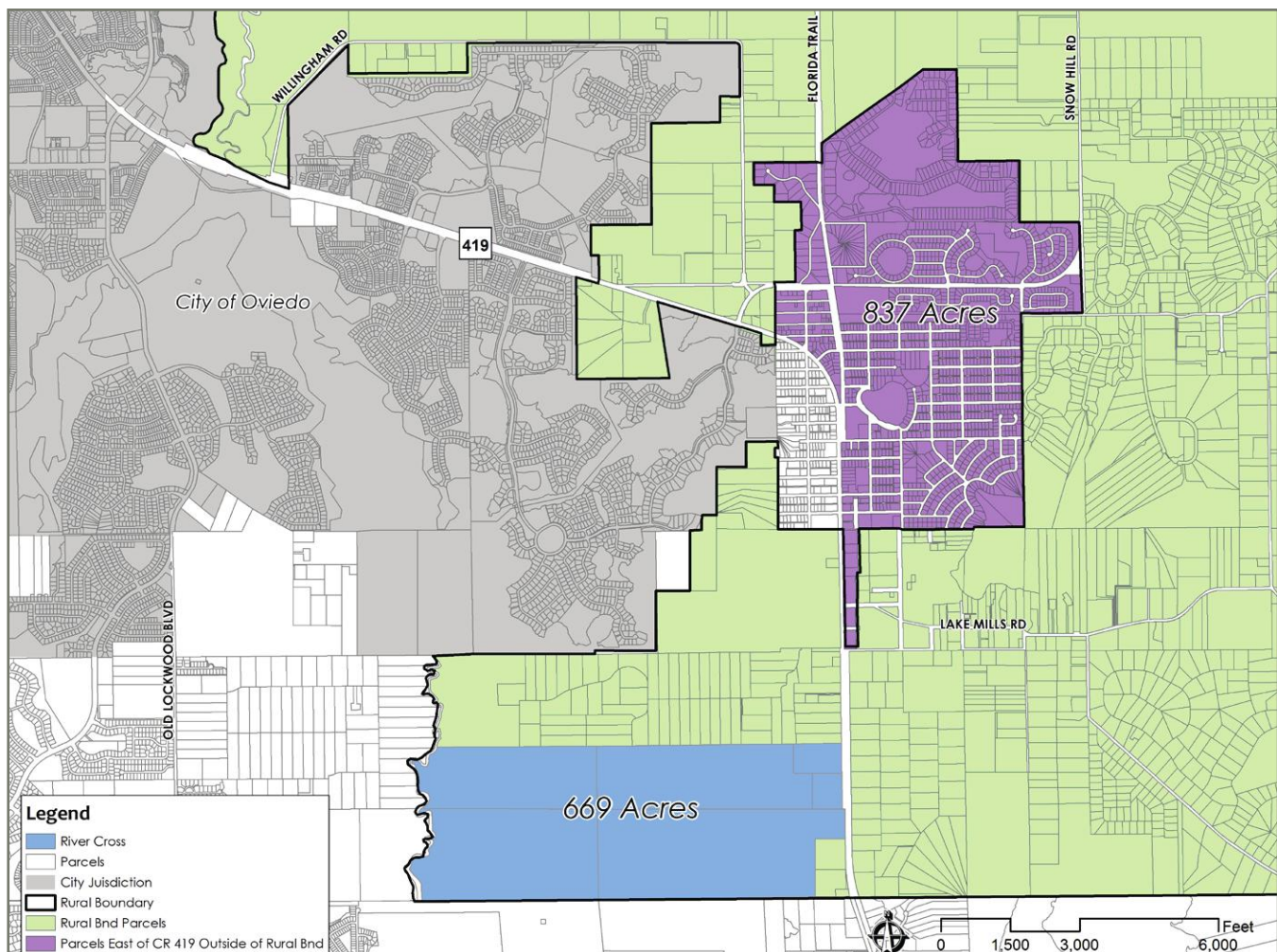
When considering a rural boundary adjustment, both size and location should be evaluated. The rural boundary is not uniform. While the vast majority 74,000 rural acres are east of 419, the subject property is situated west of County Road 419. **As shown on the map below, more than 837 acres east of County Road 419 are excluded from the Rural Area while the 669-acre subject property, located west of 419, remains included.**

Subject Property as Portion of the Rural Area



Source: S&ME, 2018

Non-Rural Area East of CR 419

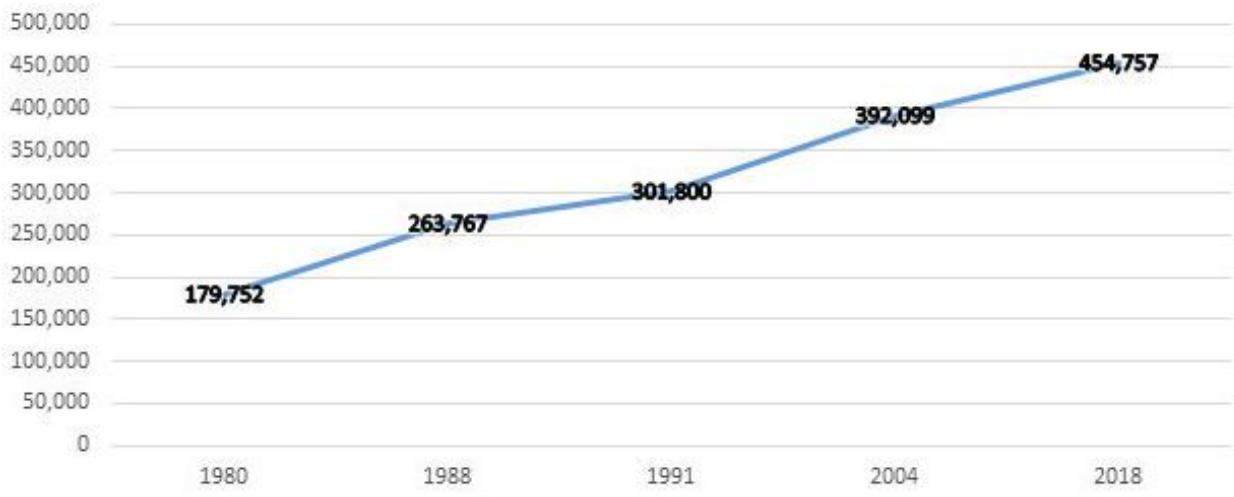


Source: S&ME, 2018

The proposed rural boundary adjustment would affect less than 1% of the total rural acreage, all of this land is located west of 419 and within the Rural property in closest proximity to UCF; but is there a need to make the adjustment? Continued population growth and the demand for housing, both affordable and market rate, are established County standards for evaluating a proposed adjustment of the Rural boundary.

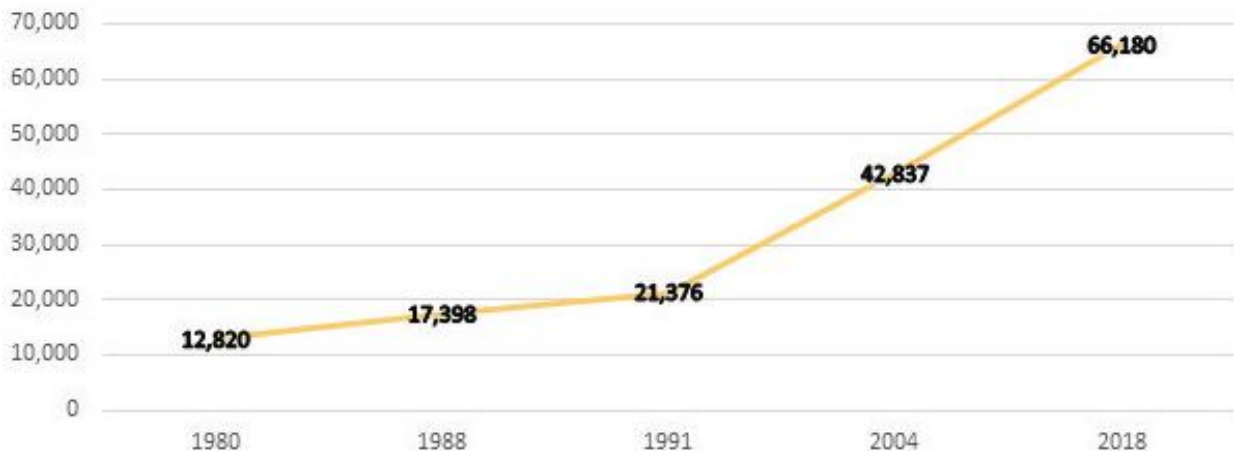
The following charts show population growth over the last 30 years. Since 1991, the County population has increased by 152,957 people and 62,658 since 2004. Additionally, UCF enrollment has more than tripled (increase of 44,804 students) since 1991. Both the University of Florida Bureau Of Economic and Business Research (BEBR) as well as the nationally renowned real estate market analysts at RCLCO (who conducted the needs analysis for this application) have projected continued population growth in Seminole County.

Seminole County Population Growth Since 1980



Source: Census and BEBR, 2018

UCF Enrollment Since 1980



Source: UCF, 2018

Despite this rapid growth, the rural boundary has only been amended twice: the removal of the Rook (2006) and Mermel (2013) properties both annexed into Winter Springs.¹ RCLCO projects an unmet residential demand of more than 14,000 dwelling units and the need for 2.26 million square feet of office in Seminole County by the year 2027. This application requests that the Board of County Commissioners consider an adjustment of the Rural Boundary that would affect less than 1% of the total rural acreage, located west of 419 and within the Rural property in closest proximity to UCF, in order to meet these future needs of Seminole County.

This amendment is not only intended to help address projected residential and office demand, it also provides a unique opportunity for the County to capture increased market share of the rapidly growing and evolving 21st century innovation/technology-based economy. This amendment is intended to not just foster increased employment opportunities but, more importantly, high wage employment opportunities.

UCF is now the second largest University in the nation; it has more than 12,000 employees, an operating budget of \$1.5 billion and received \$148.7 million for funded research in 2017.² These achievements have the ability to generate significant employment opportunities in close proximity to campus, however the desired form of office development is changing.

Leading economic developers across the Country are no longer promoting monolithic research parks and are instead focused on the creation and fostering of Innovation Districts; where research and technology based employment is intermixed with

housing, restaurants, shops and civic spaces. Less than 2 miles from the UCF main campus, River Cross provides Seminole County with the ideal site and plan to seize this significant economic development opportunity through the establishment of a Research and Development Authority (F.S. 159.703) and creation of an Innovation District.

This Future Land Use Amendment application offers the Seminole County Board of County Commissioners an opportunity to balance and advance important environmental, economic, and quality of life interests for the future. ***River Cross is a traditional neighborhood development community where nature and innovation meet.***

The River Cross community plan is supported by three pillars.

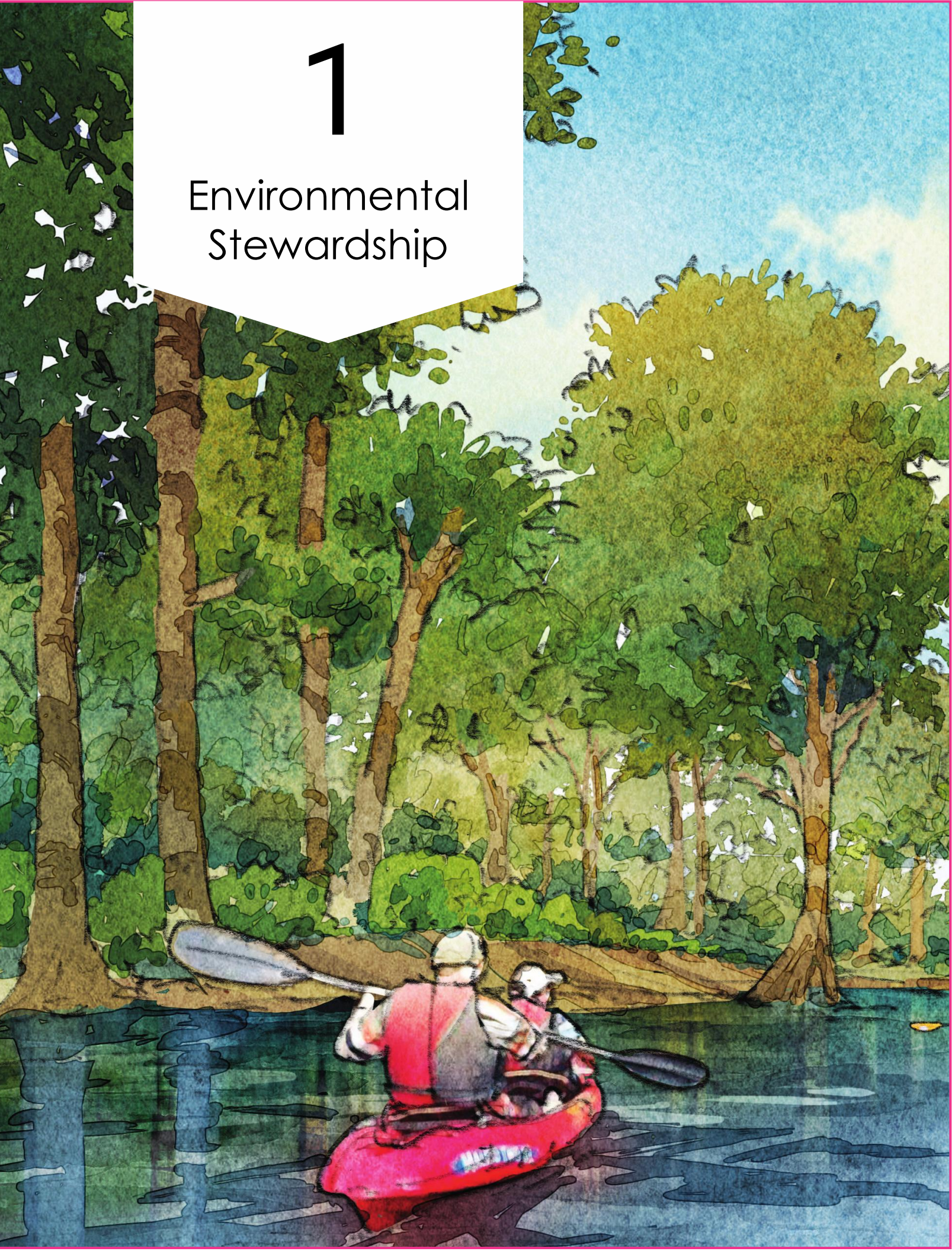
- 1. Environmental Stewardship:** Preserve and protect the Econ River Corridor and provide responsible public access.
- 2. Community Design:** Provide a transect-based community that includes traditional neighborhood development, walkable streets, a mix of housing types and prices (including affordable units), a connected open space system and proper transition for the preservation of adjacent rural areas.
- 3. Economic Opportunity:** Establish a 21st-century employment district that offers a functional mix of uses including residential, restaurants, shops and civic spaces; less than 2 miles from the UCF campus.

¹ Prior to the criteria being adopted in the comprehensive plan, two areas were removed from the original 1991 Rural Area: Chuluota and the Battle Ridge property in Winter Springs.

² www.ucf.edu/about-ucf/facts/

1

Environmental Stewardship



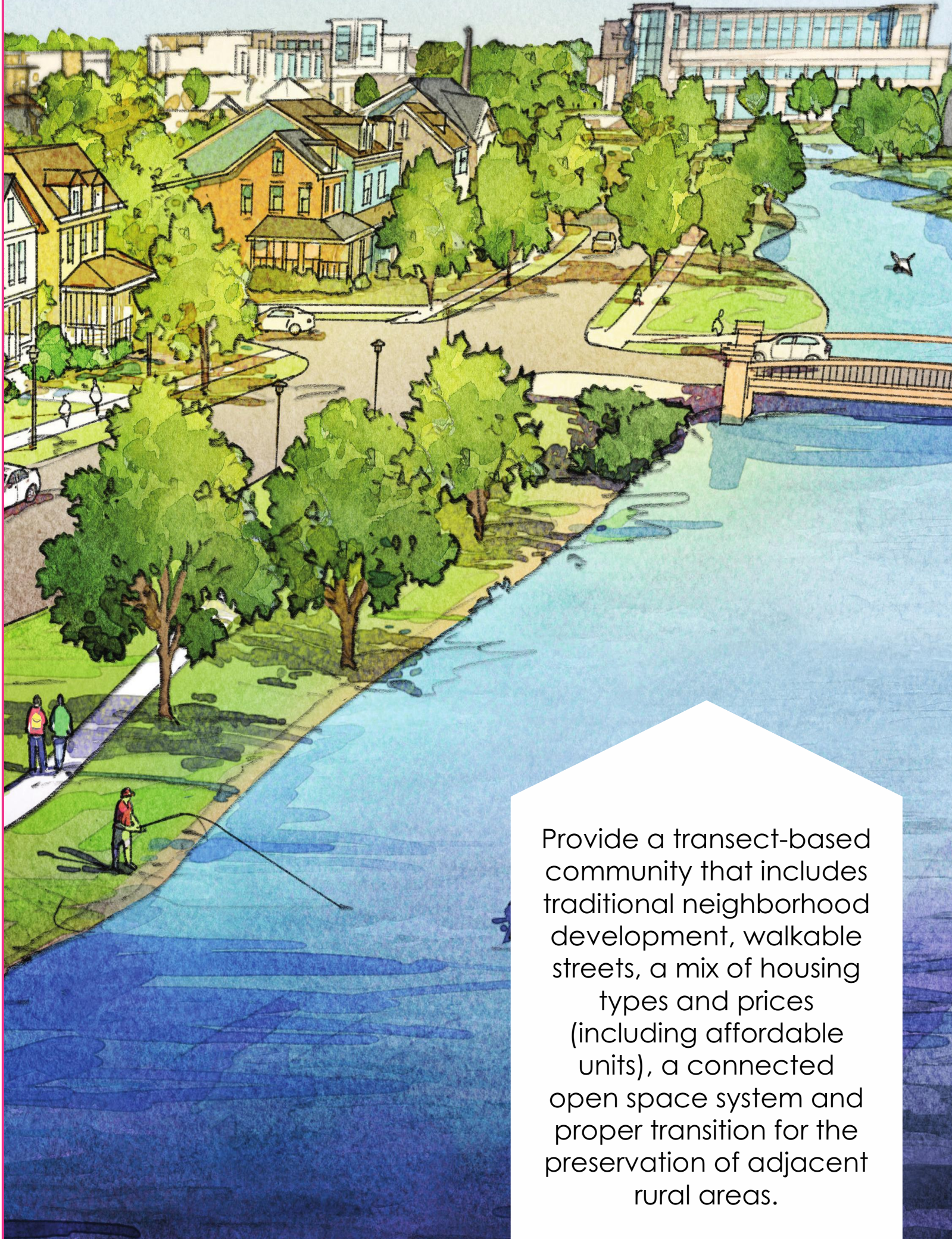


Preserve and protect
the Econ River Corridor
and provide responsible
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2

Community Design



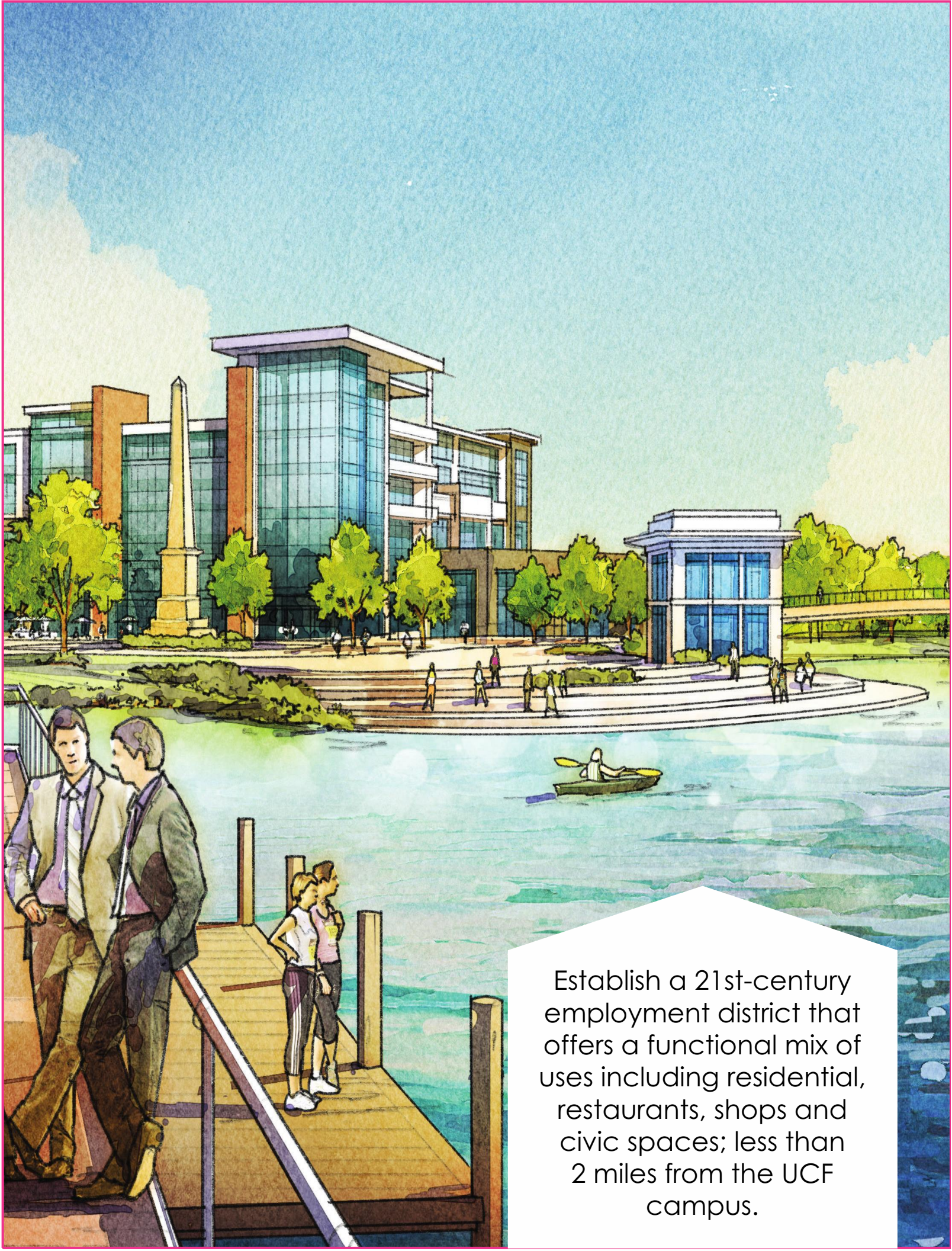


Provide a transect-based community that includes traditional neighborhood development, walkable streets, a mix of housing types and prices (including affordable units), a connected open space system and proper transition for the preservation of adjacent rural areas.

3

Economic Opportunity





Establish a 21st-century employment district that offers a functional mix of uses including residential, restaurants, shops and civic spaces; less than 2 miles from the UCF campus.

PREPARED FOR | River Cross Land Company, LLC
PREPARED BY | S&ME

| DEVELOPMENT PROGRAM | |
|-------------------------|------------|
| LAND USE | QUANTITY |
| 40-70' Residential Lots | 520 Units |
| Estate Homes | 80 Units |
| Townhomes | 270 Units |
| Apartments | 500 Units |
| Commercial/ Mixed Use | 1.5 Mil SF |



RIVERCROSS
WHERE NATURE AND INNOVATION MEET

EXHIBIT 4
Conceptual Master Plan
Seminole County, FL
March 7, 2018