

8. S&ME, Inc., Rural Boundary & FLUM Amendment Demonstration of Need



Urban/Rural Boundary Adjustment and Future Land Use Map Amendment

River Cross

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

MAY 1, 2018



A. Demonstration of Need

1. Data and analysis shall be provided to document that additional urban lands are needed to accommodate population, housing or employment projected for the horizon year of this Plan, based on the population projections used by the current version of The Seminole County Comprehensive Plan; or

The proposed River Cross community is located less than 2 miles east of the University of Central Florida (UCF). Since 2006, UCF's enrollment has steadily increased each year to a total of over 66,000 (37 percent increase) students in fall of 2017. Additionally, UCF employs over 12,000 people across its campuses.

The US Census estimates that between 2010 and 2017 there was 9.4% population growth, nearly doubling the national growth rate (5.5%) in the same time period.¹ Seminole County is projected to grow by nearly 22,000 new households by 2027. In addition, unplanned growth affected Central Florida after Hurricane Maria, with large numbers relocating to the area from Puerto Rico requiring housing and access to public education, see Attached RCLCO Study.

Unmet Residential Demand through Horizon Year (2018-2027) and 20-Year Outlook (2018-2038); Seminole County

	Current Year: 2018	County Plan Horizon Year: 2027	HORIZON YEAR NEED: 2018-2027	20-Year Outlook: 2038	20-YEAR NEED: 2018-2038
Population Seminole County ¹	457,650	512,719	55,069	559,068	101,418
(-) Group Share at 0.77% of Population ²	3,524	3,948	424	4,305	781
(=) Non-Group Total County Population	454,126	508,771	54,645	554,763	100,637
(x) Average Household Size ²	2.51	2.51		2.51	-
(=) Total Households Seminole County	180,927	202,698	21,771	221,021	40,094
(-) All Vacant Residential Parcels ³			7,299		7,299
= Unmet Residential Demand			14,472		32,795

¹2017 Seminole County Population provided by the Office of Economic and Demographic Research Population Projections

²ESRI Business Analyst

³Vacant Residential Parcels as represented by the Seminole County All-Parcel File provided by the Seminole County Property Appraiser. These include the following DOR categories: Vacant Residential, Vacant Townhome, Vacant Condo, Vacant Multifamily, Vacant Res Cross County Line, and PUD Under Construction

SOURCES: Seminole County Property Appraiser; Office of Economic and Demographic Research; ESRI Business Analyst; RCLCO

2. Data and analysis shall be provided to document that additional lands are required to support affordable, workforce or obtainable housing opportunities and choices in proximity to employment opportunities and public transportation or that such amendment is needed to achieve the adopted redevelopment goals of the County because of the lack of suitable redevelopable or vacant land within the urban area; or

The growth trends described above are compounded by the migration from Puerto Rico into Central Florida (approximately 260,000 to Florida three months following Hurricane Maria) has led to a housing shortage in Seminole, Orange, and Osceola counties. With a constrained housing inventory, home prices have nearly recovered and in some cases have exceeded pre-recession values. In 2016, 19 percent of Seminole County households were spending 50 percent or more of their income on housing. Additionally, more than 40 percent of the County's households were considered to be "cost-burdened" by housing costs.²

¹ <https://www.census.gov/quickfacts/fact/table/seminolecountyflorida/PST045216>,
<https://www.census.gov/quickfacts/fact/table/US/PST045216>

² <http://flhousingdata.shimberg.ufl.edu/a/profiles?action=results&nid=5900>

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Central and South Florida have a growing affordable housing crisis. Since 2000, Florida added over 852,000 rental units but less than 134,000 of those were affordable units.ⁱ As a result, Florida's rental housing supply has become far less affordable to low-income households than it was in the past. In 2000, 75% of Florida's rental units were affordable to a household earning 60% of area median income (AMI). By 2014, only 57% of rental units were affordable at that level.ⁱⁱ

Florida has the third highest homeless population in the country and the Orange-Osceola-Seminole region has the highest count of homeless families in the state (6,134 homeless families).ⁱⁱⁱ Nearly 1 million Floridians spend over 50% of their income on housing. The U.S. Department of Housing and Urban Development (HUD) defines households which spend more than 30% of their income on housing as "cost-burdened" and those which spend more than 50% of their income as "severely cost-burdened".^{iv}

"The affordable housing shortage in Central Florida was critical before the arrival of our fellow countrymen from Puerto Rico. Now it's a potential disaster if quick action is not taken."
- Lee Constantine, Seminole County Commissioner (February 11, 2018)^v

While Seminole County created an Affordable Housing Advisory Committee to "create new policies that encourage the creation of affordable housing" this committee hasn't met since January of 2016.^{vi} That same year (2016), a Shimberg Center for Housing Study showed that more than 40% of Seminole County's households were cost-burdened by housing and 19% of Seminole County households were severely cost-burdened. According to the 2015-2019 Seminole County Community Services Department Consolidated Plan, 28% of Seminole County households make less than 80% of the Area Median Family Income (AMFI) of \$58,908.^{vii}

The constrained housing inventory in Central Florida, compounded by the migration from Puerto Rico this past year, has driven home prices up, in some cases exceeding pre-recession values. The median home sales price in Seminole County (in 2016) was \$231,000 exceeding the state median of \$212,000.

The County and State have taken no action in the provision of affordable housing, leading to a widespread and chronic shortage. There is an estimated deficit of 5,428 affordable units for households that earn up to 60% of the AMFI in the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA).^{viii}

RCLCO's market study (see attached) concluded that with projected growth for 2027, and the available vacant parcels zoned residential, there will be an unmet demand of 14,472 units in Seminole County. Without reconsidering where the Rural Boundary lies, this demand will continue to drive up prices and exacerbate the affordable housing crisis.

3. Data and analysis shall be provided to document that additional lands are required to support the adopted economic development goals of the County because of the lack of suitable vacant or redevelopable land within the urban area; or

In order to understand the need for new residential housing product in Seminole County, RCLCO performed a Needs Analysis taking into account the current amount of parcels zoned for residential use in Seminole County according to the Property Appraiser's office as

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compared to forecasted population according to the Office of Economic and Demographic Research through the current horizon year of the county's comprehensive plan (2027) as well as over a 20-year period. By 2027, the population of Seminole County is projected to increase by over 55,000 people. After removing the percentage of the population in group quarters (prisons, military barracks, etc.), this indicates total population growth of 54,645 individuals. With an average household size of 2.51, Seminole County is set to grow by nearly 22,000 new households by 2027. According to data provided by the Seminole County Property Appraiser, there are currently 7,299 vacant parcels zoned for residential development in the county. After taking this into account, this leaves an unmet demand of 14,472 residential parcels in Seminole County. Over the course of the next 20 years (from 2018 to 2038), this residential demand grows to nearly 33,000.

This analysis indicates that without the addition of new residentially zoned land, Seminole County will be unprepared for the household growth forecast for the region. Indeed, without proper planning for new residential land, Seminole County may be at an economic disadvantage as new households, new jobs, and new opportunities pass over to other regions of the Orlando metropolitan area. At buildout, River Cross would represent less than 10% of the total demand for new residential space by the 2027 horizon year of the current comprehensive plan.

As currently envisioned, the planned River Cross development would be one of the only active large-scale master-planned communities in Seminole County. RCLCO defines Master-Planned Communities (MPCs) as being developed from a comprehensive plan by a master developer, incorporating a variety of housing types, sizes, and prices, with shared common space, amenities, and a vital public realm. Beyond the built environment, MPCs differentiate themselves from typical suburban subdivisions in that they provide a means for interaction among neighbors and foster an environment which can include educational opportunities, neighborhood shopping and services, and even employment centers to complement the residential neighborhoods. As such, true MPCs have the ability to drive buyer demand beyond typical suburban subdivisions and other housing options, particularly when employment centers and other commercial development is planned. Based on the current concept plan for River Cross, RCLCO would define the proposed community as a true MPC which would have an ability unique to other communities in the area to draw new households to Seminole County.

Unmet Residential Demand through Horizon Year (2018-2027) and 20-Year Outlook (2018-2038); Seminole County

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In order to understand the need for new office space in Seminole County, RCLCO utilized a statistical forecast of demand which takes into account employment growth in the greater Orlando-Kissimmee-Sanford, FL MSA (Orlando MSA). This growth is then translated into

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projected office space requirements, based on an average of 151 square feet of office space needed per employee. The office space projections for the Orlando MSA are then further segmented into Seminole County specific demand, which has historically absorbed about 25% of the MSA's office growth. Based on this fair share capture of annual office space demanded within the Orlando MSA, Seminole County will require an additional 2.26 million square feet of office space by 2027 as shown in the chart below. By 2037, this demand grows to over 4.5 million square feet. The planned River Cross community addresses this need for new office space within Seminole County with the addition of 1.43 million square feet of office space over the next 20 years, which represents about 30% of the cumulative demand for office within Seminole County over the same time period. Without this additional space, Seminole County may be underprepared for the future growth in regional employment, forcing development into other Counties within the Orlando MSA.

Need for New Office Space; Seminole County; 2018-2027

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
ORLANDO MSA										
Employment Projections ¹	1,299,330	1,341,206	1,363,847	1,378,756	1,411,005	1,439,063	1,465,831	1,490,666	1,511,383	1,530,966
Jobs Added	41,876	22,641	14,909	32,249	28,058	26,768	24,835	20,717	19,583	
Office Employment Projections ¹	332,265	344,181	349,307	352,481	362,294	370,870	379,045	386,877	393,673	400,119
Office Percent of Total	26%	26%	26%	26%	26%	26%	26%	26%	26%	26%
Annual Office Employment Growth		10,746	5,799	3,812	8,280	7,231	6,922	6,446	5,396	5,118
SF of Office Space Added Per Employee ²		151	151	151	151	151	151	151	151	151
Estimated Office Absorption in MSA (SF)		1,623,000	876,000	576,000	1,250,000	1,092,000	1,045,000	973,000	815,000	773,000
SEMINOLE COUNTY										
County Fair Share Capture of MSA Absorption ³		25%	25%	25%	25%	25%	25%	25%	25%	25%
Total Annual Estimated Demand in County (SF)		405,750	219,000	144,000	312,500	273,000	261,250	243,250	203,750	193,250
Total Cumulative New Office Demand		405,750	624,750	768,750	1,081,250	1,354,250	1,615,500	1,858,750	2,062,500	2,255,750

Need for New Office Space; Seminole County; 2028-2037

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
ORLANDO MSA										
Employment Projections ¹	1,552,800	1,576,672	1,599,936	1,621,959	1,643,495	1,665,692	1,688,529	1,710,675	1,732,018	1,753,653
Jobs Added	21,834	23,872	23,264	22,023	21,536	22,197	22,837	22,146	21,343	21,635
Office Employment Projections ¹	407,642	416,120	424,513	432,880	441,439	450,442	460,008	469,757	479,192	488,489
Office Percent of Total	26%	26%	27%	27%	27%	27%	27%	27%	28%	28%
Annual Office Employment Growth	5,732	6,300	6,173	5,878	5,785	6,003	6,222	6,081	5,905	6,027
SF of Office Space Added Per Employee ²	151	151	151	151	151	151	151	151	151	151
Estimated Office Absorption in MSA (SF)	866,000	951,000	932,000	888,000	873,000	906,000	939,000	918,000	892,000	910,000
SEMINOLE COUNTY										
County Fair Share Capture of MSA Absorption ³	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Total Annual Estimated Demand in County (SF)	216,500	237,750	233,000	222,000	218,250	226,500	234,750	229,500	223,000	227,500
Total Cumulative New Office Demand	2,472,250	2,710,000	2,943,000	3,165,000	3,383,250	3,609,750	3,844,500	4,074,000	4,297,000	4,524,500

4. Data and analysis shall be provided to document that additional lands are required to provide for a critically needed public facility, such as a public school, because of the lack of suitable vacant or redevelopable land within the urban area.

This proposed amendment is not solely intended to help meet projected residential 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. As detailed in the attached Brookings Institute Report, "Innovation Districts" are an emerging economic development trend. Innovation Districts are located near anchor institutions (such as UCF) however, in stark contrast to the suburban/corporate research campuses of the past, these districts cluster employment in a vibrant urban environment, with housing restaurants, retail and civic spaces. There is no viable land adjacent to or within close proximity to UCF that can accommodate this unique public facility.

"Mayors across the U.S. are investing significant resources to develop what the Brookings Institution calls "innovation districts," in an attempt to accelerate urban and economic development, catalyze job growth, and shift their cities' reputations toward being incubators for progress.

These districts are also providing a new type of idea collision space during meetings and conferences for visiting organizations to engage local tech and creative thought leaders in different growth industries.”³

Chattanooga Mayor Andy Berke

"Chattanooga's Innovation District is our place where people from all walks of life come together to explore and collaborate, whether it's within the realm of technology, art, recreation, commerce, or civic engagement. Thinkers, starters, and doers -- a bold place full of people working together to discover the next big thing."



Andy Berke
Chattanooga Mayor

Innovation Square – Gainesville, FL

In Florida, Innovation Square is an example of a rapidly growing innovation district. Located just two blocks from the University of Florida in Gainesville, Innovation Square is a science and technology hub featuring incubator space, housing, and retail. In November 2017, a groundbreaking ceremony took place for another 55,000 square feet of office space featuring a coffee shop and small restaurant on the first floor.

<http://www.infusionatinnovationsquare.com/benefits-of-uf-innovation-square.asp>

<http://news.hr.ufl.edu/2017/11/construction-begins-at-800-second-at-innovation-square-with-groundbreaking-ceremony/>

Technology Square – Atlanta, GA

Innovation Square in Gainesville was modeled off of the Georgia Institute of Technology's 'Technology (Tech) Square' which has propelled rapid residential, commercial, and office development in Midtown since its inception 15 years ago. Today, Fortune 500 companies and startups alike are relocating to Tech Square to benefit from the University's research staff, students, and proximity to other creatives in a live, work, play environment.

<https://www.wabe.org/tech-square-brings-boom-development-midtown-atlanta/>

<https://www.bizjournals.com/atlanta/blog/atlantech/2015/11/georgia-tech-lands-2m-delta-air-lines-innovation.html>

<http://www.gatech.edu/innovation-ecosystem/tech-square>

³ <https://skift.com/2017/07/12/u-s-mayors-are-backing-innovation-districts-to-transform-cities-brands/>
<https://www.brookings.edu/research/advancing-a-new-wave-of-urban-competitiveness/>

Kendall Square – Cambridge, MA

Located adjacent to the Massachusetts Institute of Technology (MIT), Kendall Square is home to innovation businesses like Amazon, Google, and Microsoft. Kendall Square began in 1960s but redevelopment that began in 2013 is underway to address rising rents that were prohibitive to start-ups and the need for a greater variety of public spaces. The University is adapting to 21st century demands by incorporating mixed-income housing, retail and cultural space open for public use.

<http://www.goodyclancy.com/news/kendall-square-praised-for-its-past-and-future-as-an-exemplary-innovation-district/>
<https://kendallsquare.mit.edu/>

University City – Philadelphia, PA

University City in Philadelphia is the aggregation of the University of Pennsylvania, Drexel University, University of the Sciences and Children's Hospital of Philadelphia. This innovation district brings together advanced industry clusters specialized in precision medicine by pooling together resources from the adjacent universities and hospitals as well as private research groups. While this district is well established it underwent an audit in 2015 to retool to attract, train, and grow entrepreneurs and grow Philadelphia into a globally renowned life-sciences hub.

https://www.brookings.edu/wp-content/uploads/2017/05/csi_20170511_philadelphia_innovationdistrict_report1.pdf
<https://www.curbed.com/2017/5/18/15658086/philadelphia-startup-university-economic-development>

B. Locational Analysis of Amendments

1. Availability of facilities and services, and the orderly, efficient and cost effective provision of service, given that the Level of Service for potable water and sanitary sewer in the Rural Area is onsite service, and that availability of public school capacity in the Rural Area is limited;

The County Environmental Services Department has indicated that there is adequate unreserved capacity to serve this project with water and sewer service, see attached letter dated April 13, 2018.

Both water and sewer lines located on McCulloch Road are anticipated to be extended along McCulloch Road eastward to the River Cross community, see Exhibit 3. Current diameters of the water and sewer mains appear to be of sufficient size to accommodate the initial phases of the development.

School capacity is currently under review by SCPS.

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For transportation related analysis, please refer to the attached traffic impact analysis prepared by VHB.

2. Fiscal capacity to provide adopted levels of service (LOS); and

The developer is currently in discussions with the Environmental Services Department, the School district, and the Traffic Engineering Department to evaluate the impacts to the adopted levels of service for utilities, schools and roads. The following table shows the estimated impact fees based on the proposed development program and according the fees published on the County's website.

Impact Fee Estimate	
Impact Fee	Estimated Total
Fire/Rescue	\$425,200
Road	\$3,687,670
Library	\$73,980
Schools	\$4,711,500
Total	\$8,898,350

The River Cross development is committed to working with Seminole County to determine the impacts related to the proposed development and paying its fair share mitigation costs.

3. Protection of environmental and natural resources, including regionally significant natural areas:

a. Analysis that the amendment would not negatively impact the interconnected system of wetlands/uplands that exist in the Rural Area and provide a high quality mosaic of regional significance. This analysis must describe how the amendment protects the wetlands/uplands systems, including:

- 1) Retaining the connectivity of wetlands;
- 2) Retaining/Improving the ecological quality of wetlands; and
- 3) Retaining the functional and structure values of the types of wetlands in the Rural Area.

The River Cross site comprises approximately 669 acres of land. Of the 669 acres, approximately 276 acres are wetlands. There are several isolated wetlands within that site. However, there are two regionally significant wetland systems, see Exhibit 4. The most significant of the two systems is adjacent to the Econlockhatchee River, which provides an environmental systems corridor and connection to the wetland system along the river's edge within and adjacent to the river protection zone.

This system, adjacent to the Econlockhatchee River is regionally significant and is proposed to be designated as a conservation easement. It is the intent of the River Cross plan to provide a low impact trail connection across the river to the Econlockhatchee River Wilderness Area, ostensibly, expanding the wilderness area by 100 acres. The plan also proposes to promote the health and wellness and the preservation and recreational assets of the river by creating access and activating the river with a canoe launch, trails throughout, and other passive recreation opportunities.

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Additionally, it is the intent of the River Cross plan to also designate the large regionally significant wetland system within the eastern half of the site as conservation. These wetlands will also be placed in a conservation easement. Although this system offers less recreational aspects as the system adjacent to the river, its value with connections through the site to neighboring wetlands continues this important off river corridor. As noted above, this wetland system is degraded due to historic use of the land as pasture and is inundated by exotic vegetation. Preserving this regionally significant wetland in perpetuity and committing to rehabilitating its function and structure will increase the value of this system and ensure its viability.

- b. If amendment to the Urban/Rural Boundary is approved, developments shall avoid impact to wetlands to the maximum extent possible by utilization of clustering and other special techniques.

To the extent feasible, development is proposed to be clustered in a compact walkable design in order to promote multimodal transportation options and to preserve environmentally sensitive lands.

4. Contiguity to existing boundary and urban development patterns so as to discourage urban sprawl; and

The River Cross property is contiguous to the urban boundary. The proposed mix of uses offered by the River Cross community furthers Policies FLU 5.2 & 5.15 (Mixed Commercial/Residential Use Development & Mixed-Use Developments) by establishing a mixture of housing types (single family, townhomes, apartment, etc.), commercial and office uses within the walkable urban environment, discouraging sprawl, supporting multi-modal travel options and providing a tapering transect-based design. The neighborhood commercial component of River Cross supports Policy FLU 2.4 by strategically locating commercial uses in a neighborhood setting walking distance to multiple housing types.

5. Adequate transitions to maintain compatibility with adjacent, existing communities.

The River Cross property is located on the west side of CR 419 just south of the City of Oviedo. Site and surrounding characteristics are summarized in the table below:

Location	Existing Land Use	FLU Designation	Zoning
<i>Site</i>	<i>Active Pasture/ Undeveloped</i>	<i>Rural (R5)</i>	<i>A-5 (Agricultural- 5Ac)</i>
North	Single Family Residential	R5	A-5
East	Church, Across CR 419: Single Family Residential	R5	A-5
South	Undeveloped	Orange County Rural (R)	Orange County A-2 (Farmland Rural District)
West	Econ River, Across River: Single Family Residential & Econ River Wilderness Area	Low Density Residential (LDR) & Preservation/Managed Lands (PML)	A-1 (Agricultural- 1Ac) & PD (Planned Development)

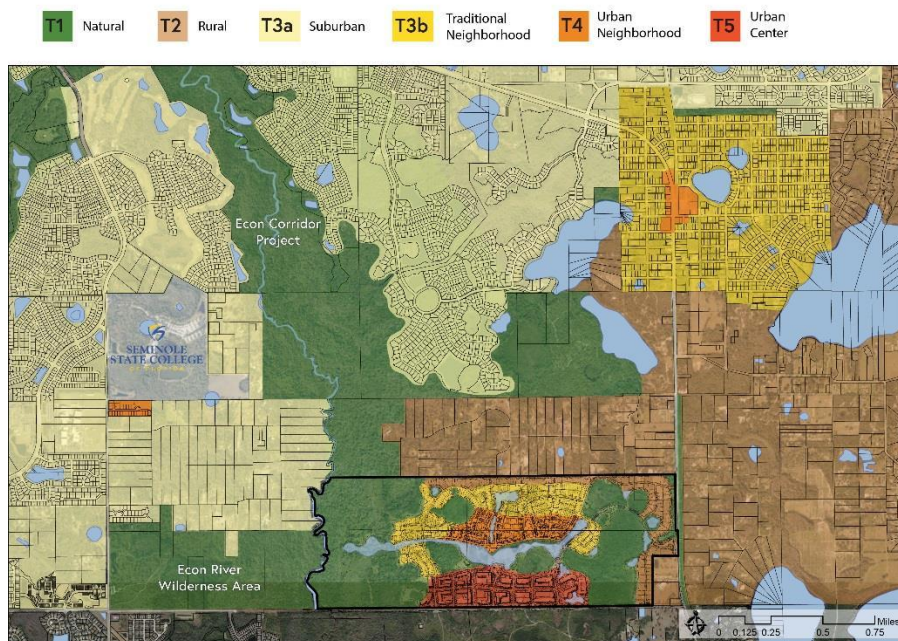
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The three main pillars of the River Cross community are to preserve and protect the Econ River corridor, provide a walkable transect-based community with a mix of housing types, and providing a hub for employment and innovation. These three pillars are consistent with the goals, objectives, and policies established in the County's adopted Comprehensive Plan.

Additionally, the River Cross master development plan ensures compatibility with the Rural (single family residential) designated lands to the north and east (across CR 419) by applying low density residential along the perimeter of the development with densely landscaped 75 foot buffers along the north and east property line. The Econ River corridor/protection zone provides a natural buffer along the western property line and CR 419 separates the property from eastern adjacencies, except for the River Run Church to the southeast, which will also include a sufficient buffer between the proposed low density residential product and the church.

The proposed River Cross PD specifies a transect-based, traditional neighborhood design that provides a sustainable community with walkable streets and connected open space systems while also protecting adjacent rural lands through appropriate transition and buffering.

TRANSECT MAP



The Transect Map provides the transect, based on proposed use of the subject property and existing 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.

C. Mandatory Consistency with the Goals, Objectives and Policies of the Plan, Regional and State Plans:

1. Any proposed amendment to the Urban/Rural Boundary must undergo an assessment of consistency with applicable goals, objectives and policies of this Plan, the East Central Florida Regional Planning Council's Strategic Regional Policy Plan, the Central Florida Regional Growth Vision, and the State Comprehensive Plan.

Seminole County Comprehensive Plan

The three main pillars of the River Cross community are to preserve and protect the Econ River corridor, prove a walkable transect-based community with a mix of housing types, and providing an Innovation District for a 21st century approach to economic development. These three pillars are consistent with the goals objectives and policies established in the County's adopted Comprehensive Plan.

Policy FLU 1.4 Conservation Easements

The County shall continue to require conservation easements in accordance with Section 704.06, Florida Statutes, or dedication of post-development floodprone and wetland areas as a limitation to any future encroachment or development of these environmentally sensitive areas.

The River Cross development, consistent with Policy FLU 1.4, will place all post development floodprone and wetland areas in conservation easements.

Policy FLU 1.5 Natural/Environmental Lands Acquisition and Management Program

The County shall continue to manage the more than 6,500 acres of Natural Lands acquired through the 1990 Natural Lands Bond Referendum and November 2000 Natural Lands – Completing the Connection Bond Referendum for the acquisition of significant natural habitats, open space areas and greenways. These environmental assets, which include seven Wilderness Areas and One Preserve, are open to the public for environmental education and passive recreation. The lands were designated as “Preservation/Managed Lands” on the Future Land Use Plan Map in 2008 in response to the 2006 Evaluation and Appraisal (EAR) Major Issue finding of a need to ensure that the County Comprehensive Plan is more accessible and understandable. The Seminole County Natural Lands Program is consistent with and supports the implementation of the ongoing “Green Print” process undertaken by the Congress of Regional Leaders, as a part of the Central Florida Regional Growth Vision.

To further the County's goal (Policy FLU 1.5) to continue to acquire natural lands for management purposes, the River Cross development is committed to extending the Econ River corridor, along the western edge of the property, to the Econ River Wilderness Area. As part of this commitment 100 acres will be placed into Conservation Easement.

Policy FLU 1.17 Cluster Development

The County shall provide for clustering of uses in order to achieve benefits that include, but are not limited to:

A Preservation of environmentally sensitive lands, Florida-friendly, water-conservative plant species, and groundwater aquifer recharge and water resource areas;

B Allowing for creative design;

C Provision for open space for aesthetic and buffering purposes;

D Promotion of land use patterns that facilitate multimodal means of transportation and the efficient use of infrastructure;

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E Provision of sites for schools; and

F Promote the creation of a range of obtainable and affordable housing opportunities and choices.

In furtherance of Policy FLU 1.17, and consistent with the River Cross conceptual plan, development will be clustered in a manner to preserve the natural open spaces and environmentally sensitive lands, include affordable housing options, feature compact walkable and urban design principles that encourage multimodal transportation options, and provides a site for a public school.

Policy FLU 2.4 Neighborhood Commercial Uses

The County may allow small scale commercial Plan amendments in areas designated solely for residential uses under the following conditions:

A Uses do not encourage urban sprawl, are intended to serve the local area only, and are supportive of and consistent with the character of the neighborhoods they are intended to serve;

B If such uses are located at the intersection of collector or arterial roadways, they will not set a precedent for future strip commercialization and shall provide pedestrian and bicycle access from the neighborhoods intended to be served;

C Development intensity is limited to uses designed to serve the needs of the immediate neighborhoods;

D One above store or office flat may be permitted per nonresidential use. Assisted living facilities may also be permitted;

With a mix of uses, the River Cross community furthers Policies FLU 5.2 & 5.15 (Mixed Commercial/Residential Use Development & Mixed-Use Developments) by establishing a mixture of housing types (single family, townhomes, apartment, etc.), commercial and office uses within the walkable urban environment, discouraging sprawl, supporting multi-modal travel options and providing a tapering transect-based design. The neighborhood commercial component of River Cross supports Policy FLU 2.4 by strategically locating commercial uses in a neighborhood setting within walking distance to multiple housing types.

Policy FLU 2.7 Location of Employment Uses, including Industrial Uses

The County shall ensure that future Plan amendments to land use designations intended to foster employment uses, including industrial uses, that are proposed adjacent to or in close proximity to areas intended for residential uses only shall be supportive of the character of the residential areas and shall be of sufficient size to allow such buffers as are necessary to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise that may result from the employment uses.

Employment opportunities in the innovation and technology sectors in the River Cross community furthers the County efforts for locating employment uses within close proximity to residential uses (Policy FLU 2.7). Additionally, this community protects established residential neighborhoods from adverse impacts of nonresidential development by providing appropriate land uses that provide a transition along the perimeter of the community and reduces the cost of public infrastructure by establishing a mixed use compact walkable core at the heart the development.

Policy FLU 2.11 Use of Design Standards for Roadways Serving East Rural Area Neighborhoods

The County shall protect the character of the East Rural Area through the use of design standards that require public facilities serving the Rural Area, including roadways, shall be designed in a context sensitive manner to ensure protection of the character of the Rural Area.

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A context sensitive facility considers abutting land uses as well as engineering requirements in determining roadway features such as lighting, sidewalks, bicycle lanes, and drainage.

Transportation facilities within the community will be context sensitive based on their location within the development consistent with Policy FLU 2.11, Policy FLU 2.12 and Policy TRA 1.3.4. Internal roadways will be complete streets equipped with the appropriate bicycle and pedestrian facilities, which support and enhance Seminole County's multimodal mobility strategy. River Cross is envisioned as a compact and walkable community and features traditional neighborhood design elements that are consistent with the Performance Guidelines for Urban Neighborhoods found in Policy FLU 2.13.

Policy FLU 2.12 Use of Performance Standards for Roadways Serving Unincorporated Urban Areas ("Complete Streets")

The County shall follow these performance standards:

A Urban streets shall be designed holistically as "Complete Streets", considering the pavement, bikeways, crosswalks, sidewalks, curb cuts, curbs and gutters (or other stormwater management system), lighting, signalization (including possible transit and pedestrian priority signalization), signage, transit stops if any, street trees that provide shade and landscape or other public open space areas.

B On-street parking will be encouraged for local streets and specified areas.

C Streets shall be designed wherever possible to accommodate a mix of travel modes including vehicles, bicycles, public transit and pedestrians, in support of the Seminole County multimodal mobility strategy and the Central Florida Regional Growth Vision principle of providing a variety of transportation choices.

D Neighborhood streets shall be designed where safe and feasible to connect to adjacent activities, including public schools, parks, and neighborhood-serving businesses, with streets that do not encourage cut-through traffic.

Transportation facilities within the community will be context sensitive based on their location within the development consistent with Policy FLU 2.11, Policy FLU 2.12 and Policy TRA 1.3.4. Internal roadways will be complete streets equipped with the appropriate bicycle and pedestrian facilities, which support and enhance Seminole County's multimodal mobility strategy. River Cross is envisioned as a compact and walkable community and features traditional neighborhood design elements that are consistent with the Performance Guidelines for Urban Neighborhoods found in Policy FLU 2.13.

Policy FLU 2.13 Performance Guidelines for Urban Neighborhoods

Preservation and enhancement of urban neighborhoods involves, in part, the application of performance guidelines. Seminole County shall include standards in its Land Development Code (LDC) that will include, but not be limited to:

A Neighborhood Performance Guidelines Features

1 Lot and block designs that reinforce pedestrian use of the streets and a neighborly relationship of the homes.

2 Residential densities consistent with the future land use designation and zoning district.

3 Compatible, not necessarily identical, housing types.

4 Common, linked and usable open space for active and/or passive recreation, including interconnected walkways, bikeways, trails and greenways.

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5 Preservation of on-site natural lands (wetland/upland habitat and environmental resources) in combination with stormwater management and common open spaces.

6 Neighborhood streets, designed in accordance with Policy FLU 2.13 Performance Guidelines for Urban Neighborhoods, should allow on-street parking where public safety can be assured, and where feasible. Sidewalks or pedestrian ways shall be provided where safety can be assured, and those that are provided shall accommodate wheelchairs, curbcuts at each intersection, and marked pedestrian crosswalks identified by signage requiring drivers to yield to pedestrians.

7 Neighborhood streets shall be designed to facilitate connections to adjacent neighborhoods and neighborhood-serving businesses, public schools and parks where public safety can be assured and in a manner that enables residents to reach these resources without the need to use major arterial roadways, and without encouraging through traffic.

8 Landscaped signage identifying neighborhood name at all major entrances shall be strongly encouraged as a means of ensuring identification by fire rescue personnel.

B Structure Performance Guidelines

1 Features that promote the pedestrian nature of the neighborhood and reduce the dominance of garages and parking lots, including, but not limited to: garage door location behind the front plane of the house; side entry garages; rear access to garages located on alleyways; shared driveways with separate garages; parking lots for multi-family developments occupying side yards and less of front street yard; pedestrian entryways separated from vehicular entrances to serve multi-family developments; inclusion of an open space feature reserved for residents in the street front yard of multifamily development; 'build to' lines for multifamily developments that enable ease of pedestrian access to any building containing a management office; inclusion of recharging station for electric and hybrid vehicles in multi-family developments; and inclusion of transit shelters in large scale multi-family developments located on transit corridors.

2 Exterior house features shall include numerical address, and should encourage a variety of architectural features, rather than a mandatory limited list of features.

C Community Compatibility Performance Guidelines

1 The County shall continue to implement and revise as necessary the Part 67, Chapter 30, Landscape, Screening and Buffering of the Land Development Code (LDC) adopted in 2012, which includes performance guidelines to ensure compatibility between existing and proposed development through the use of buffers and other methods. These guidelines shall be implemented through the development review process, including site plans and subdivisions.

2 The County's compatibility performance guidelines provide an opacity rating that must be achieved between adjoining land uses that differ in density, or where mixed uses or moderate to high intensity nonresidential use will adjoin low and moderate density residential uses, but provide a variety of site design options to achieve this requirement. The use of variable vegetated buffer width, fencing, decorative walls, and landscape planting density enables a developer to identify the compatibility options that best conform to the proposed development while ensuring a positive impact on surrounding land uses. Buffer standards also support the principles of Crime Prevention Through Environmental Design (CPTED) to allow unobstructed views of vulnerable doors and windows from the street and other properties, and avoid blind spots and hiding spaces.

Transportation facilities within the community will be context sensitive based on their location within the development consistent with Policy FLU 2.11, Policy FLU 2.12 and Policy TRA 1.3.4. Internal roadways will be complete streets equipped with the appropriate bicycle and pedestrian facilities, which support and enhance Seminole County's multimodal mobility strategy. River Cross is envisioned as a compact and walkable community and features

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traditional neighborhood design elements that are consistent with the Performance Guidelines for Urban Neighborhoods found in Policy FLU 2.13.

Policy FLU 5.2 Mixed Commercial/Residential Use Development

A The County shall allow properties designated as Commercial on the County's *Exhibit FLU: Future Land Use Map* to be developed as mixed residential/commercial planned development, subject to compliance with performance frameworks in the Land Development Code (LDC). The following residential uses shall be permitted within the Commercial land use designation as an incentive to maintain short travel distances between commercial and residential areas, to support the multimodal mobility strategy and to create a range of obtainable housing opportunities and choices consistent with the Central Florida Regional Growth Vision:

- 1** Attached multifamily units such as condominiums, apartments and townhouses of medium to high density; and
- 2** Above store apartments, live/work lofts or office flats.

B The County shall allow mixed-use developments to discourage urban sprawl by increasing usability of urban land through supporting the multimodal mobility strategy, which maintains short travel distances between commercial and residential uses, by enabling creation of a range of obtainable housing opportunities and choices, by allowing for infill development and by providing transitional uses between low density residential and nonresidential uses.

With a mix of uses, the River Cross community furthers Policies FLU 5.2 & 5.15 (Mixed Commercial/Residential Use Development & Mixed-Use Developments) by establishing a mixture of housing types (single family, townhomes, apartment, etc.), commercial and office uses within the walkable urban environment, discouraging sprawl, supporting multi-modal travel options and providing a tapering transect-based design. The neighborhood commercial component of River Cross supports Policy FLU 2.4 by strategically locating commercial uses in a neighborhood setting walking distance to multiple housing types.

Policy FLU 5.15 Mixed-Use Developments

In General

The Mixed Development future land use designation provides for a mix of uses within a development site or within a multiple parcel area to encourage flexible and creative design, protect established residential neighborhoods from adverse impacts of nonresidential development and reduce the cost of public infrastructure.

Allowable Developments and Uses include:

- 1** Mixed-use developments (includes both a residential and nonresidential component);
- 2** Multiple use developments (includes a mixture of nonresidential uses, such as retail commercial, office, service uses and/or light industrial).
- 3** Existing single use developments in place prior to the designation of the land as Mixed Development (MXD) remain legal conforming uses that can be restored, in accordance with the current zoning district standards applicable to the property.
- 4** New single use residential developments proposed for this land use designation shall be allowable uses if the site contains fewer than six acres.
- 5** Nonresidential uses, including commercial, office, hotel, service, and very light industrial; and
- 6** Attendant on-site facilities such as utilities, transit-supportive facilities such as bus shelters; recharge stations for hybrid or electric vehicles; public safety facilities such as police or fire

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stations, structured parking facilities integrated into or containing other uses, public schools, open space and recreation areas.

Although not proposed to be MXD, with a mix of uses, the River Cross community furthers Policies FLU 5.2 & 5.15 (Mixed Commercial/Residential Use Development & Mixed-Use Developments) by establishing a mixture of housing types (single family, townhomes, apartment, etc.), commercial and office uses within the walkable urban environment, discouraging sprawl, supporting multi-modal travel options and providing a tapering transect-based design. The neighborhood commercial component of River Cross supports Policy FLU 2.4 by strategically locating commercial uses in a neighborhood setting walking distance to multiple housing types.

Policy FLU 11.4 Rural Cluster Development

The County shall continue to enforce Land Development Code provisions relating to Rural Clustering designed to:

A Preserve open space along roadway corridors;

B Preserve open space in rural residential areas;

C Preserve natural amenity areas;

D Enhance the rural character of the area; and

E Ensure that development along roadway corridors improves or protects the visual character of the corridor by encouraging the clustering of dwelling units, as long as lots are no smaller than one-half acre, in order to ensure the perpetual reservation of the undeveloped buildable land as open space.

The design provides a context sensitive approach through the integration of the rich rural character by continuing the rural aesthetic along the CR 419 corridor and preserving large amounts of open space within the community and along the perimeter consistent with Policy FLU 11.4. To further protect the environmentally sensitive features, and further Policy FLU 11.18, residential units were clustered in a manner to preserve the rural character and natural resources.

Policy FLU 11.18 Rural Residential Cluster Subdivision Standards

Consistent with Policy 11.4 – Rural Cluster Development, lots within proposed Rural Cluster Subdivisions shall be arranged in a contiguous pattern and shall minimize disturbance to natural resources and environmentally sensitive areas. Individual lots shall not be platted into required open space. Open space shall be continuous and shall contain any environmentally sensitive features of local or regional significance. Road lengths within a Rural Cluster shall be minimized. Pedestrian circulation shall be provided via trails and paths that provide access between the open space features and the homes. Horse stables for personal use shall be permitted within Rural Cluster Subdivisions.

The design provides a context sensate approach by integrating the rich rural character by continuing the rural aesthetic along the CR 419 corridor and preserving large amounts of open space within the community and along the perimeter consistent with Policy FLU 11.4. To further protect the environmentally sensitive features, and further Policy FLU 11.18, residential units were clustered in a manner to preserve the rural character and natural resources.

Policy FLU 11.19 Design Principles for Rural Neighborhoods in the East Rural Area, in General

The design principles for rural neighborhoods are:

A Open Space Standards

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1 Maintain open vistas and protect integrity of rural character roadways.

2 Minimum 50% Open Space requirement.

3 Criteria to form open space that will ensure the creation or addition to a network of open spaces connected to regional open space.

4 Private maintenance of open space.

B Residential Development Standards

1 Lots shall be arranged in a contiguous pattern and shall minimize disturbance to natural features.

2 The rural appearance of land shall be protected and preserved as rural when viewed from public roads and abutting properties. The amount of road length required to serve a subdivision shall be minimized.

3 Individual lots shall not be platted into the required open space.

4 Environmentally sensitive lands and bona fide agricultural uses shall be preserved and integrated into the connected open space network.

5 Rural roadway levels of service shall apply; within rural neighborhoods, trails may also be permitted in lieu of paved roadways.

Although the River Cross community is not proposed as a rural neighborhood, many of the design principles from Policy FLU 11.19 were utilized in developing the form and land use plan. This plan maintains open vistas to the Econ River preserve, protects the integrity of rural character roadways, and creates an additional link in the regional open space network along the Econ.

OBJECTIVE FLU 19 ECONOMIC DEVELOPMENT TARGET AREAS, INDUSTRIES AND OCCUPATIONS

Target Areas, Industries and Occupations are the three components of the Target Approach of the Economic Development Plan. The County will continue to focus on these key factors in order to achieve the economic development goals of attracting and supporting high quality jobs, attracting businesses paying higher than average wages and strengthening the economic base of the County.

Policy FLU 19.3 Target Industries

The Board of County Commissioners shall define Target Industries and the specific businesses offering high wage jobs by adopting specific recruitment and retention guidelines. A catalogue listing the specific companies that fit the profile of targeted Industries shall be continually maintained (see Exhibit FLU: Target Industry Uses).

Policy FLU 19.4 Target Occupations

The County shall continue to diversify its tax base by promoting advanced technology industries that provide quality occupations with above averages wages for its residents. The County shall periodically review employment opportunities within the ever changing field of technology to remain on top of professional trends in this arena.

The proposed PD amendment is consistent with the Objective FLU 19 and supporting Policies FLU 19.3 and 19.4. The proposed River Cross Innovation District offers a 21st century approach to economic development and is specifically designed to attract these targeted industries and occupations including Advanced Technologies and Technical Research Services. This amendment provides the County with an opportunity to *“review employment opportunities within the ever changing field of technology to remain on top of professional trends in this arena.”*

Policy CON 3.5 Planned Development PD/Cluster Developments

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The County shall continue to allow planned developments and cluster type developments in order to preserve large contiguous areas of wetlands and other environmentally sensitive communities. Performance standards contained in the Seminole County Comprehensive Plan and implemented by the Land Development Code shall ensure that the use of the Planned Development option is compatible with surrounding land uses and is a beneficial use within the community.

Consistent with Policy CON 3.5, the River Cross PD exhibits a compact walkable design that clusters development away from large contiguous areas of wetlands and environmentally sensitive communities. Additionally, at the perimeter of the PD a transect approach was applied that requires a transition of land use and density at the edges of the development adjacent to the existing single family residential uses.

Policy CON 3.8 Econlockhatchee River Basin Protection

The County shall continue to regulate development consistent with the Seminole County Econlockhatchee River Basin Protection Ordinance to ensure its preservation as a recognized outstanding natural resource. This basin is shown on Exhibits FLU: Resource Protection Areas and CON: Econlockhatchee and Wekiva River Protection Areas and Wekiva Study Area. Minimum ordinance provisions necessary to ensure protection of the Econlockhatchee River Basin shall include:

- A. A 550 foot development restriction zone;**
- B. Provisions for density transfers outside of protection zones and critical habitats;**
- C. Protection of floodplain, wetlands, and rare upland habitat;**
- D. Historic and archaeological resource assessments; and**
- E. Minimal removal of native habitats.**

To further the County's goal (Policy FLU 1.5) to continue to acquire natural lands for management purposes, the River Cross development is committed to extending the Econ River corridor, along the western edge of the property, to the Econ River Wilderness Area.

Consistent with Policy CON 3.8, the River Cross community will include the 550 foot protection zone in a conservation easement to further protect the area from development and establishing a recreational link across the river. 100 acres will be placed into Conservation Easement.

Policy TRA 1.3.4 Require Context-Sensitive Design

The County shall require that all new or improved roadways be designed and constructed in a manner that is supportive and reflective of adjacent land uses and development patterns. In accordance with the Future Land Use Element, the County shall adopt design standards that address the entire right-of-way.

Transportation facilities within the community will be context sensitive based on their location within the development consistent with Policy FLU 2.11, Policy FLU 2.12 and Policy TRA 1.3.4. Internal roadways will be complete streets equipped with the appropriate bicycle and pedestrian facilities, which support and enhance Seminole County multimodal mobility strategy. River Cross features traditional neighborhood design that is envisioned as a compact and walkable community, which is consistent with Performance Guidelines for Urban Neighborhoods found in Policy FLU 2.13.

Policy HSG 4.3 Workforce Housing in Economic Development Target Areas

New housing developments located within any of the economic development target areas identified in the Comprehensive Plan shall ensure that 15% of the project's housing (rental or

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owner occupied) will be obtainable by employees earning the average wage within the subject Economic Development Target Area. Exceptions shall be granted in cases where the applicant demonstrates that an adequate supply of workforce housing exists within close proximity, or insufficient market support exists for workforce housing within the subject target area.

Consistent with Policy HSG 4.3 River Cross will dedicated 15% of the project's housing units (rental or owner occupied) to workforce/affordable housing offerings within the mixture of housing products.

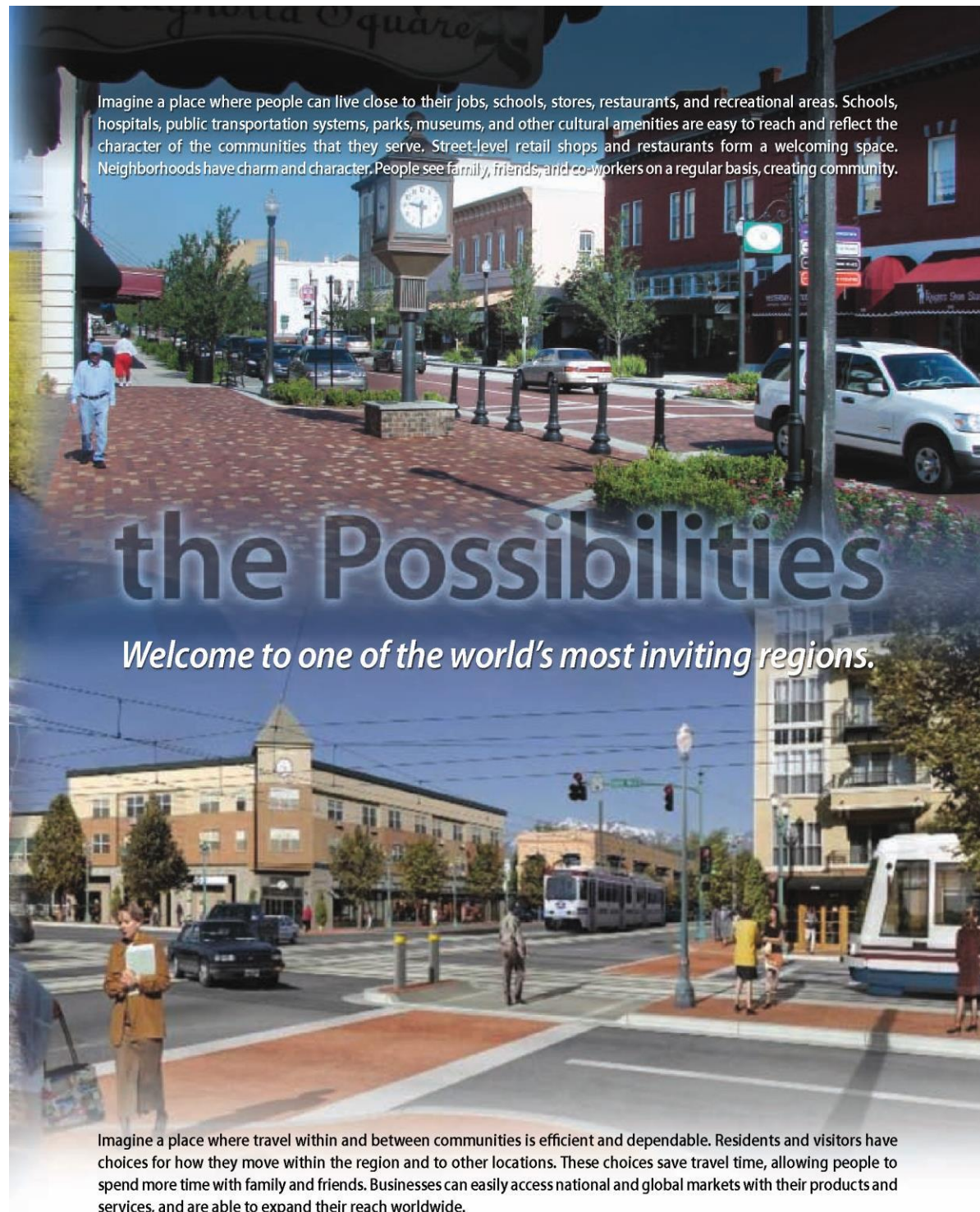
Central Florida Regional Growth Vision



6

How Shall We Grow?
Central Florida Regional
Growth Vision

As "imagined" in the How Shall We Grow? Report, River Cross provides an opportunity for a 21st century city exists alongside the "Old Florida" farms and villages of the Seminole County East Rural Area.



River Cross will provide a neighborhood with charm and character. It will be a place where people can live close to their jobs, schools, stores, restaurants and recreational areas.

Regional Growth Vision

unique to our region are enjoyed by all. A future in which Central Florida consumes less land, preserves more precious environmental resources, creates more distinctive places to live in both rural and urban areas, and provides more choices for how people travel.

A future that reflects four key themes: Conservation, Countryside, Centers, and Corridors.

Centers

Hamlets, villages, towns and cities – a variety of places to live, work, and play

Distinctive cities and towns will provide choices for how Central Floridians live. Communities will meet the needs of residents, from those who want to live in a downtown high rise to those who desire a five-acre lot in the country.

The region's most vibrant centers will provide a mix of residential and commercial development. These will include traditional cities like Daytona Beach, Mount Dora, Lakeland, Sanford, and Orlando, as well as new urban developments including Dundee, Palm Bay, Altamonte Springs, and Deltona. Other centers will be more focused on economic drivers, such as the areas surrounding Orlando International

Airport, the University of Central Florida, Cape Canaveral, and the region's world-renowned attractions.

Rich architectural details, urban parks, and commercial and cultural amenities will create a unique feel for each center. Most urban areas will have fewer single-family homes and an increased mix of apartments and condominiums. Schools, jobs, shopping, health care facilities, and cultural amenities will be located in close proximity to residential areas. Residents will feel safe and secure and will see Central Florida as a place where they can both raise families and retire.



As described in the Regional Growth vision, River Cross will provide a new urban development for the region focused on UCF as an economic driver.

East Central Florida Regional Planning Council Policy Plan

The River Cross development is consistent with the adopted goals and policies established in the East Central Florida 2060 Plan (Strategic Regional Policy Plan). This plan sets the regional vision for Central Florida. It was established to be flexible and broad to support and provide a policy framework that can transcend borders and accommodate a vast and growing number of communities. At its core, the plan's goals and policies are rooted in sound planning principles. River Cross was envisioned and designed with these principles at the forefront.

The center of the River Cross community provides a dense, urban, and walkable environment with employment opportunities in the innovation and technology sectors, while promoting the preservation of pristine riparian habitat for future generations.

River Cross is consistent with the following policies:

Economic development

Policy 4.5 - Support and promote natural resource protection

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Policy 4.12 - Support the attraction, retention, and development of rising economic clusters and new business

Policy 4.14 - Support improvement to the elementary, secondary, and post-secondary educational systems in order to develop a competitive workforce

Policy 4.18 - Support efforts that integrate mixed-income housing into existing expanding and emerging job centers

River Cross is designed as a balanced mixed use community. The plan includes a 550-foot preservation corridor along the Econ River and this application proposes to commit 100-acres into Conservation Easement, supporting Policy 4.5. The Innovation District seeks to capitalize on 21st century economic development trends and the project site's close proximity to UCF, supporting Policy 4.12. The applicant is currently coordinating with SCPS to ensure the availability of adequate resources to serve the elementary, secondary, and post-secondary educational systems needs generated by the proposed development, supporting Policy 4.14. The applicant has committed to a mix of housing types and affordability ranges, supporting Policy 4.18.

Transportation

Policy 5.1 - Encourage an interconnected street network for all future local roads

Policy 5.2 - Encourage the prohibition of cul-de-sacs unless a natural barrier existing that cannot be crossed

Policy 5.3 - Promote a multi-modal transportation system that provides for the safe, efficient, and cost effective movement of people and goods.

Policy 5.6 - Include bicycle and pedestrian accommodations on roadways, utility easements where feasible, and mass transit stations.

Policy 5.9 - Promote compact, mixed-use development that reduces vehicle miles traveled

Policy 5.10 - Encourage public buildings (i.e. schools, post office, church, city hall) to locate in urban centers that become the "heart" of the community.

Policy 5.12 - Multi-modal design options should take precedence over the expansion of existing roads or the construction of new roads where feasible.

Policy 5.15 - Support the development of an interconnected regional trail system

Policy 5.16 - Include Safe Routes to School guidelines and "Complete Street" strategies in local comprehensive plans, school designs, transportation improvements, and land use planning.

Policy 5.24 - Encourage the development of sidewalks to establish greater connectivity.

The River Cross plan includes an interconnected street network, supporting Policy 5.1. The use of cul-de-sacs is only used to protect natural barriers, supporting Policy 5.2. The River Cross plan is designed to be pedestrian, bicycle and transit friendly, supporting Policies 5.3, 5.12, 5.16 and 5.24. Public buildings are encouraged in the Innovation District, supporting Policy 5.10. The proposed River Cross plan provides the opportunity to advance an effort to complete an "Econ River Loop" connection to the Florida National Scenic Trail, supporting Policy 5.15.

Water

Policy 9.2 - Protect groundwater recharge areas

Policy 9.3 - Promote the use of Best Available Control Technologies and/or Best Management Practices to minimize runoff impacts on receiving waters. Examples include, but are not limited to, cisterns, on-site water storage for reuse, and regional stormwater and offsite master retention areas.

Policy 9.4 - Promote the incorporation of nonstructural methods of stormwater management.

9.4.1 Establish and protect naturally vegetated buffer zones adjacent to water bodies.

9.4.2 Utilize wetlands in the design of stormwater management systems to provide a natural filtering of pollutants.

9.4.3 Encourage the use of rain gardens, swales, and pervious pavements.

In support of Policies 9.2, 9.3 and 9.4, the applicant is committed to the pursuit of the Florida Green Development certification by the Florida Green Building Coalition (FGBC). As part of the certification pursuit, Low Impact Development (LID) is incentivized and points are earned for improvements to water quality.

State Comprehensive Plan

Section 187.201, F.S. includes the State Comprehensive Plan adopted by the Florida legislature. Similar to the regional plans, the State's plan was designed to be broad in scope and addresses many topics - not all topics are associated with development. The goals and policies included in the State Comprehensive Plan are intended to be reasonably applied where they are economically and environmentally feasible, not contrary to the public interest, and are consistent with the protection of private property rights. The specific goals related to growth and development are shown below:

(4) HOUSING.—

(a) Goal.—The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

As stated above, the River Cross community is committed to providing housing options that will be affordable to the future workforce while providing those options throughout the mix of housing types (single family, townhomes, & apartments) being offered. Additionally, the preservation of the environmentally sensitive areas and open space adjacent to the river and providing responsible public access to the blueway will build a better appreciation for this natural resource.

(11) ENERGY.—

(a) Goal.—Florida shall reduce its energy requirements through enhanced conservation and efficiency measures in all end-use sectors and shall reduce atmospheric carbon dioxide by promoting an increased use of renewable energy resources and low-carbon-emitting electric power plants.

In concert with this Goal, River Cross will be developed and constructed with cutting edge energy and water conservation measures. To achieve this sustainable effort, River Cross will be seeking Florida Green Building Coalition Green Development Designation. The closest in proximity and most similar example of a recent designated Green Development is the Oakland Park development in Winter Garden. River Cross is envisioned to be developed in the same responsible manner.

(15) LAND USE.—

(a) Goal.—In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

Presently, there are no measures to purchase or provide any protections to the environmentally sensitive lands in the River Cross development other than the Econ River Protection Zone and wetland regulations. River Cross is committed to placing the 550-foot Econ River corridor area into a conservation easement as well as the regionally connected and significant wetland systems.

(16) URBAN AND DOWNTOWN REVITALIZATION.—

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(a) Goal.—In recognition of the importance of Florida’s vital urban centers and of the need to develop and redevelop downtowns to the state’s ability to use existing infrastructure and to accommodate growth in an orderly, efficient, and environmentally acceptable manner, Florida shall encourage the centralization of commercial, governmental, retail, residential, and cultural activities within downtown areas.

Although this development falls outside of an established downtown urban center, through compact walkable urban design elements, establishing a mix of uses in the core, providing contextual complete streets, advancing multimodal mobility strategies in southeast Seminole County, preserving the natural resources along the river, the River Cross community provides new urban experience in this area of the County that will become a new hub of innovation in Central Florida.

(19) TRANSPORTATION.—

(a) Goal.—Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit, and other transportation modes.

Although this development does not have direct access onto a state maintained transportation facility, the extension of McCulloch Road will enhance east-west mobility that is severely lacking in southeast Seminole County and northeast Orange County.

Additionally, as discussed previously, the River Cross community will be providing contextualized complete streets that advance multimodal transportation alternatives and will reduce the reliance of the major road network for local trips.

(21) THE ECONOMY.—

(a) Goal.—Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

Advancing the innovation economy through the Innovation District in the River Cross community enhances this goal and also continues Central Florida’s global prominence in the innovation sectors. This district also provides additional access to high wage employment opportunities to east County residents, where there is a limited amount of these opportunities currently.

ⁱ http://www.shimberg.ufl.edu/publications/FL_2017_RMS_fact_sheet.pdf

ⁱⁱ http://www.shimberg.ufl.edu/publications/Full_RMSwcov_2016.pdf

ⁱⁱⁱ http://www.shimberg.ufl.edu/publications/Full_RMSwcov_2016.pdf

^{iv} https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html

^v <http://www.orlandosentinel.com/opinion/affordable-housing/os-ed-central-florida-100-affordable-housing-20171027-story.html>

^{vi} <https://www.seminolecountyfl.gov/departments-services/community-services/community-development/affordable-housing-advisory-committee.stml>

^{vii} <https://www.seminolecountyfl.gov/core/fileparse.php/3201/urlt/Seminole-County-2015-2019-Consolidated-Plan.pdf>

^{viii} http://www.shimberg.ufl.edu/publications/Full_RMSwcov_2016.pdf