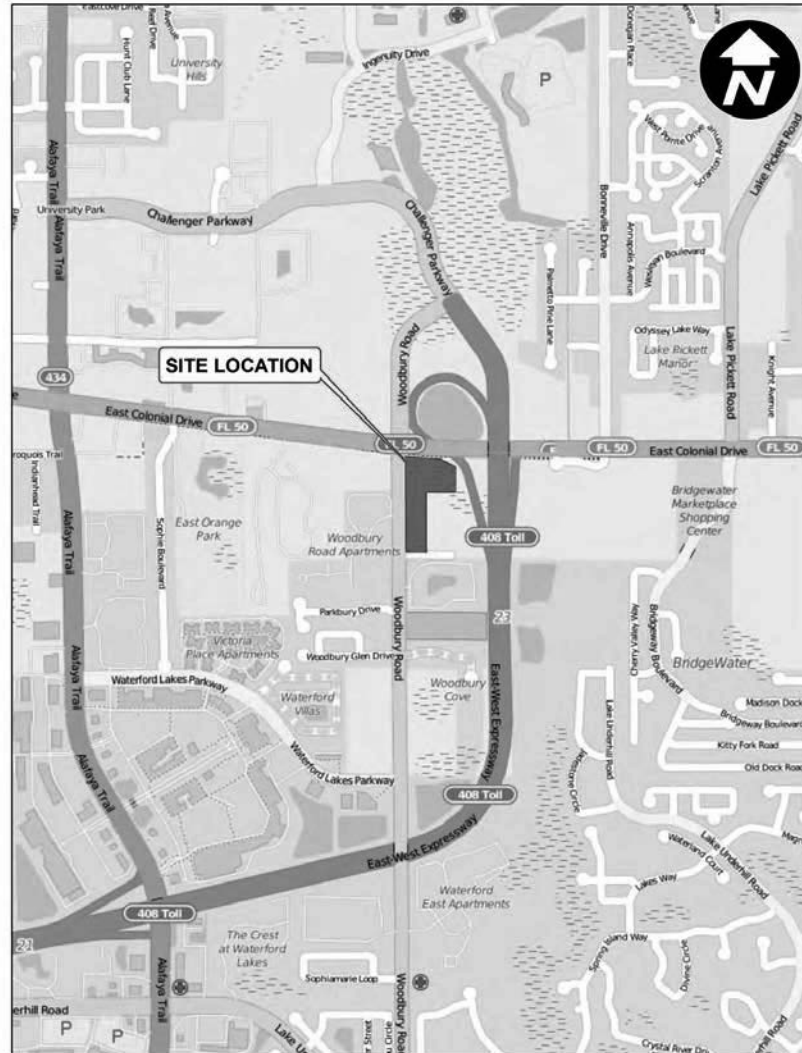


**WOODBURY MULTI-FAMILY
Comprehensive Plan
Amendment**

Orange County
Amendment
2015-1-S-4-1

LOCATION MAP EAST ORANGE COUNTY, FL



EXISTING FUTURE LAND USE



PROPOSED FUTURE LAND USE



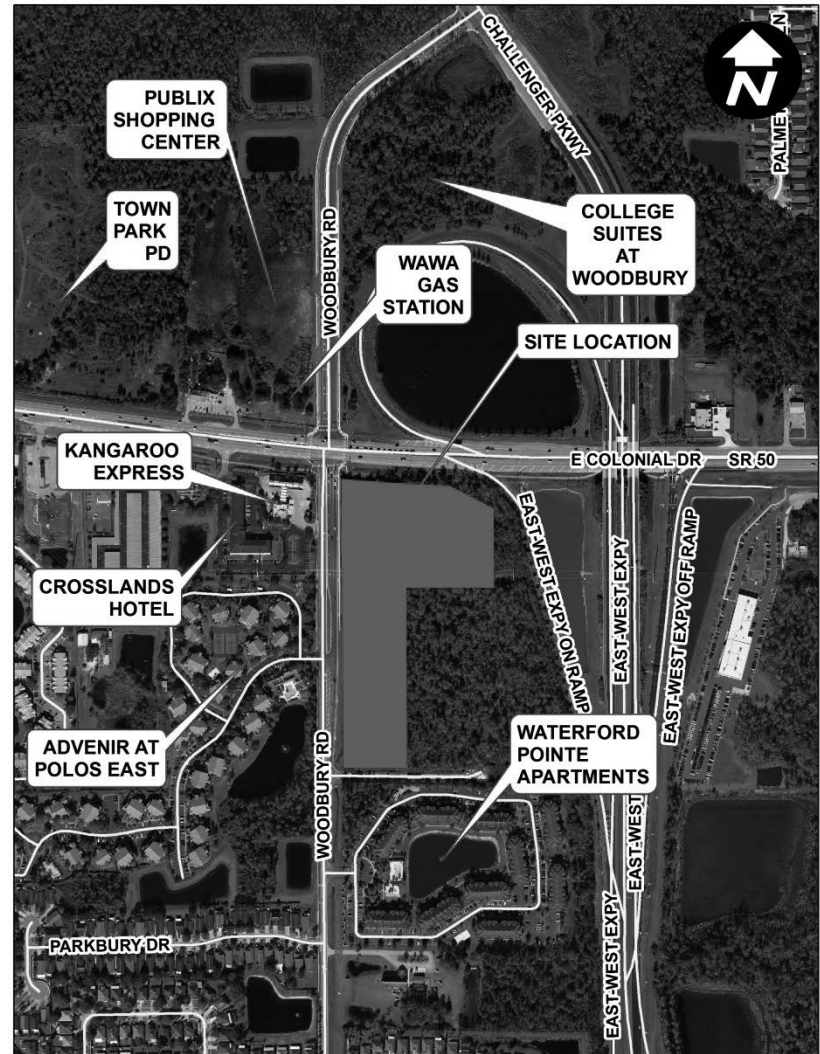
Findings of Consistency with the County Comprehensive Plan Goals and Policy's

- Located in County Urban Service Area (USA)
- The High Density Residential (HDR) FLUM designation is intended for new residential projects where urban services are present or planned and recognizes high-intensity urban-style development within the USA at densities of up to 50 dwelling units per acre.
- **OBJ FLU1.1** Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development. The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development.
- **FLU2.2.15** Orange County shall support the location of greater residential densities near employment centers to improve the jobs/housing balance in the County. Nearby employment centers include: UCF, Research Park, Quadrangle and Waterford Lakes

SURROUNDING LAND USES & APPROVED DEVELOPMENTS

Surrounding Developments

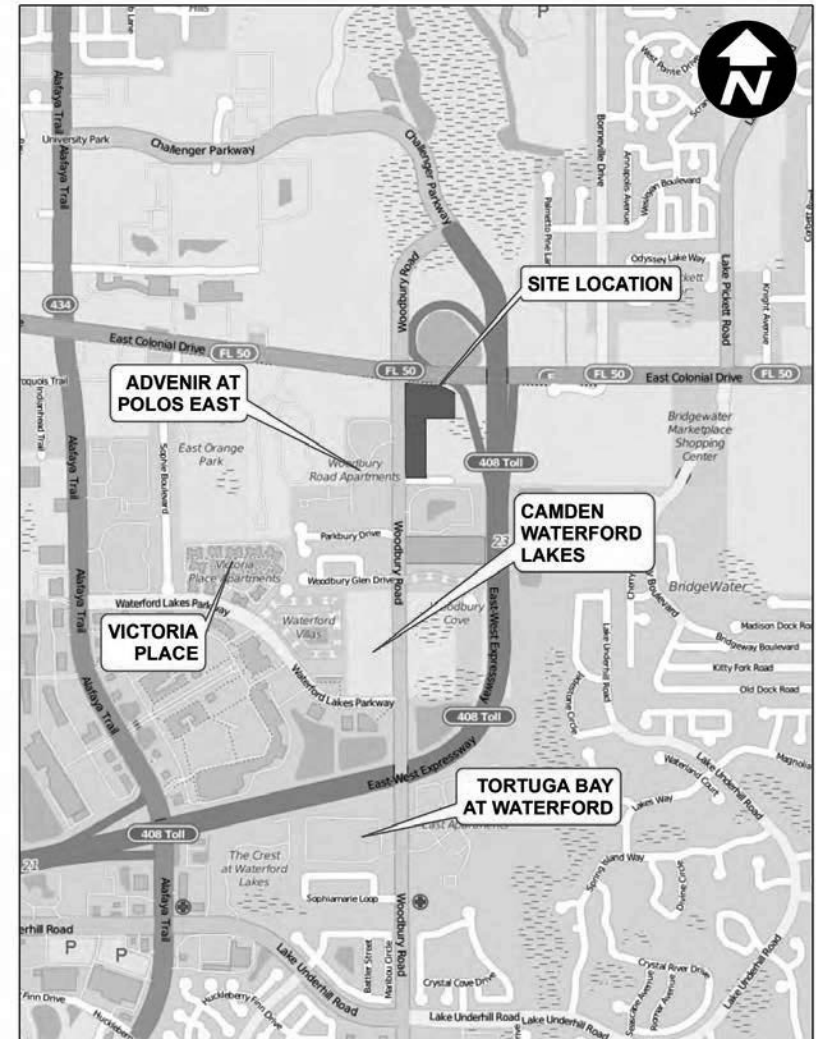
Crosslands Hotel	142 Room
Advenir at Polos East Apartments	308 Unit
Town Park PD	300
College Suites At Woodbury	191 Unit/749 Bedroom
Waterfor Pointe Apartments	240 Unit



SURROUNDING MULTI-FAMILY OCCUPANCY RATES

Local Developments	Bed/Bath	Occupancy
Tortuga Bay at Waterford Apartments	1/1	94.5%
	2/2	
Advenir at Polos East Apartments	1/1	95.0%
	2/2	96.3%
Camden Waterford Lakes Apartments	1/1	93.0%
	2/2	95.0%
Victoria Place Apartments	1/1	95.0%
	2/2	
Surrounding Area Developments (<5 miles)		
The Reserves at Alafaya Apartments	1/1	93.2%
	2/2	
Highpoint Club Apartments	1/1	97.1%
	2/2	
Heritage Estates Garden Homes Apartments	1/1	94.0%
	2/2	95.0%
The GrandeVille on Avalon Park Apartments	1/1	95.0%
	2/2	

*Occupancy Rates provided by BishopBeale



TRANSPORTATION ANALYSIS

Land Use	Current		Proposed		Net	
	Daily	PM Peak	Daily	PM Peak	Daily	PM Peak
Commercial	24,169	2,217	-	-	-24,169	-2,217
Medium Density Residential	693	69	-	-	-693	-69
PD-HDR	-	-	1,742	165	1,742	165
<i>Pass-by Traffic for Retail (19%)</i>	-4,592	-421				
TOTAL	19,577	1,796	1,742	165	-17,835	-1,631

*Transportation Rates Analysis Provided by PE Group, LLC in association with Traffic & Mobility Consultants (TMC)

NET REDUCTION OF 17,835 DAILY TRIPS
NET REDUCTION OF 1,631 PM PEAK TRIPS

