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**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM****SUBJECT:** Rybolt Park - Proposed Mixed Use Community in Orange County**DEPARTMENT:** County Manager Office**DIVISION:****AUTHORIZED BY:** Joe Forte**CONTACT:** Tony Matthews**EXT:** 7936**MOTION/RECOMMENDATION:**

Informational update on the proposed Rybolt Park Mixed Use Community located in Orange County.

District 1 Bob Dallari

Tony Matthews

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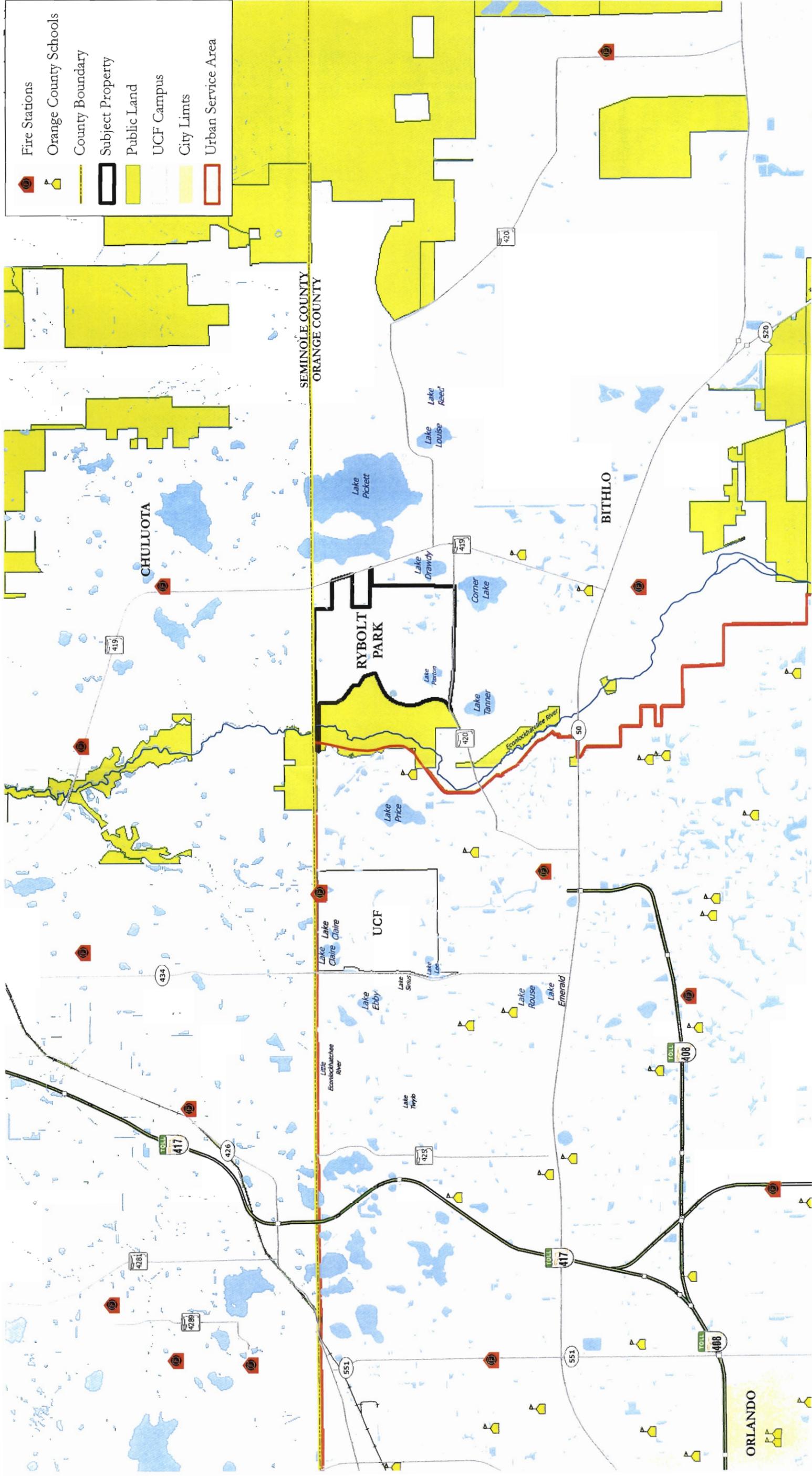
**BACKGROUND:**

- Rybolt Park is a proposed master planned, mixed use community located along the border of eastern Orange and Seminole Counties (in Orange County), easterly of the Econlockhatchee River, containing 1,441 acres. The proposed project will include an urban village concept surrounded by a mix of office and residential uses, transit, civic uses, and a K-8th grade school site.
- The proposed development is currently undergoing review as a Development of Regional Impact (DRI), and includes an associated Comprehensive Plan amendment and request for an Urban Service Area expansion. The request proposes an extension of McCulloch Road and bridge crossing of the Econlockhatchee River.
- Opportunities for Seminole County to comment on the proposed development include the DRI review process (currently underway); the Comprehensive Plan Amendment process and rezoning; and creation of the DRI Development Order.

**STAFF RECOMMENDATION:**

Informational update on the proposed Rybolt Park Mixed Use Community located in Orange County.

**Additionally Reviewed By:** County Attorney Review ( Kathleen Furey-Tran )



	Fire Stations
	Orange County Schools
	County Boundary
	Subject Property
	Public Land
	UCF Campus
	City Limits
	Urban Service Area



NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL, AND SPECIFIC BUILDING PRODUCT INFORMATION.

LOCATION MAP  
 RYBOLT PARK

MAP: **A**

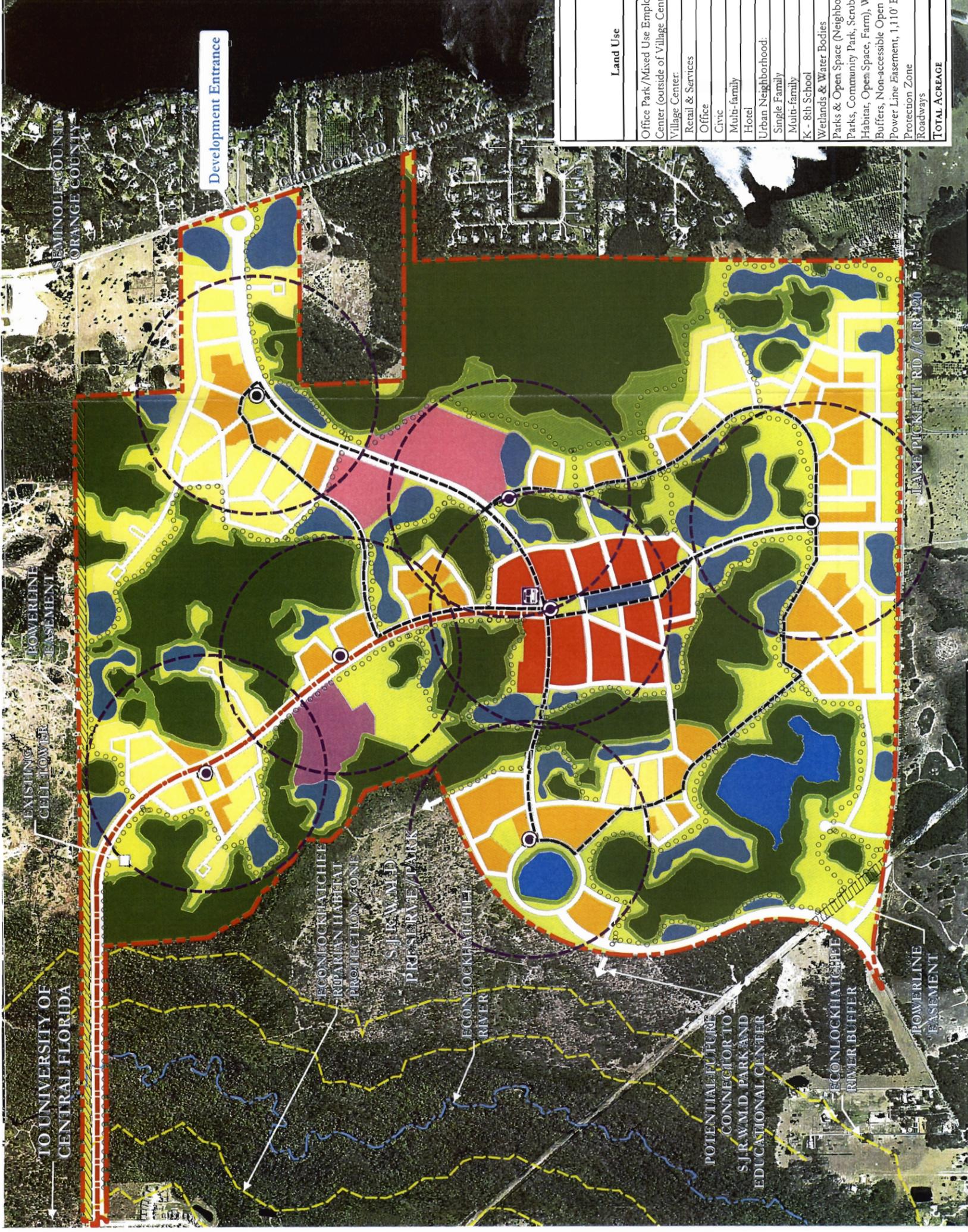
0 3,000 6,000 Feet

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 File Name: Maps\DR1\070238\_Location-Map-A.mxd  
 Date: August 2009

LOCATION MAP  
 RYBOLT PARK

# ROLLING R. RANCH LIMITED

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**LEGEND**

- URBAN VILLAGE CENTER
- OFFICE
- MULTI-FAMILY
- SINGLE-FAMILY / TOWNHOMES
- INSTITUTIONAL
- PARK / OPEN SPACE
- EXISTING WATERBODIES
- STORMWATER PONDS
- WETLANDS
- ROADS
- UNDEVELOPED UPLANDS / MITIGATION
- TRANSIT ROUTE
- CIRCULATOR ROUTE
- TRAIL / PATHWAY SYSTEM
- 🚊 TRANSIT CENTER
- ⊙ TRANSIT STOP

**RYBOLT PARK DRI DEVELOPMENT PROGRAM**

Land Use	Acreage	Phase Ia (2010 - 2012)	Phase I Total (2010 - 2015)	Phase II (2016 - 2023)	Phase III (2024 - 2030)	Total Dwelling Units (DU) / Square Feet (SF)
Office Park / Mixed Use Employment Center (outside of Village Center)	30.9	0	0	650,000 SF	477,400 SF	1,127,400 SF
Retail & Services Village Center	45.9	0	75,000 SF	75,000 SF	0	150,000 SF
Office		0	250,000 SF	250,000 SF	422,600 SF	922,600 SF
Civic		0	0	25,000 SF	0	25,000 SF
Multi-family		0	700 DU	700 DU	600 DU	2,000 DU
Hotel		0	0	160 Rms	0	160 Rms
Urban Neighborhood:	202.7					
Single Family		75	300 DU	350 DU	78 DU	728 DU
Multi-family		250	1,000 DU	800 DU	472 DU	2,272 DU
K - 8th School	14.8			1 K-8		1 K-8
Wetlands & Water Bodies	577.4					
Parks & Open Space (Neighborhood Parks, Community Park, Scrub Habitat, Open Space, Farm), Wetland Buffers, Non-accessible Open Space, Power Line Easement, 1,110' Econ Protection Zone	381.0					
Roadways	188.4					
<b>TOTAL ACREAGE</b>	<b>1,441</b>					

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MAP: **H**

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0 600 1,200 Feet

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Date: September 2009



**MASTER DEVELOPMENT PLAN**  
**RYBOLT PARK**

**ROLLING R. RANCH LIMITED**

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**Rybolt Park  
Executive Summary and Staff Comments  
December 2009**

**Executive Summary**

<b>Project Name</b>	<ul style="list-style-type: none"> <li>Rybolt Park</li> </ul>
<b>Project Type</b>	<ul style="list-style-type: none"> <li>Mix Development Community, Urban Village Concept</li> </ul>
<b>Location</b>	<ul style="list-style-type: none"> <li>Border of eastern Orange and Seminole Counties, easterly of the Econlockhatchee River in Orange County</li> </ul>
<b>Review and Approval Process</b>	<ul style="list-style-type: none"> <li>Development of Regional Impact (DRI) approval</li> <li>Future Land Use Map Amendment: <ul style="list-style-type: none"> <li><b>From:</b> Rural/Agricultural (R) and Rural Settlement 1/1 (RS 1/1)</li> <li><b>To:</b> Planned Development-Commercial/Office/Low Medium Density Residential/Parks and Open Space/Educational/Traditional Neighborhood Development, and Urban Service Expansion</li> </ul> </li> <li>Rezoning (TBD)</li> <li>Extension of McCulloch Road and bridge crossing of the Econlockhatchee River</li> </ul>
<b>Acreage</b>	<ul style="list-style-type: none"> <li>1,441 acres</li> </ul>
<b>Applicant/Agent</b>	<ul style="list-style-type: none"> <li>Latham, Shuker, Eden and Beaudine, LLP</li> </ul>
<b>Property Owners</b>	<ul style="list-style-type: none"> <li>Mary Rybolt Lamar, Eloise Rybolt, Rolling R. Ranch, LTD</li> </ul>
<b>Planning Firm</b>	<ul style="list-style-type: none"> <li>Miller Sellen Conner and Walsh (MSCW), Inc.</li> </ul>
<b>Tentative Orange County Public Hearing Schedule</b>	<ul style="list-style-type: none"> <li>Local Planning Agency: 12/17/2009</li> <li>Board of County Commissioners: 01/12/2010</li> <li>Local Planning Agency: 05/12/2010</li> <li>Board of County Commissioners: 06/22/2010</li> </ul>

## **Staff Comments**

- Staff continues to monitor and comment (beginning in 2008) on the proposed development, including attendance at meetings and submittal of comments to the East Central Florida Regional Planning Council (ECFRPC) via the development of regional impact review process (see attached October 26, letter to the ECFRPC).
- Staff concerns at this time, by topical area, are as follows:

### **Planning**

1. The applicant's "detailed analysis" does not sufficiently address all alternate access points for any bridge crossing of the Econlockhatchee River, and does not address encroachment of urban uses into the County's East Rural Area.
2. The County's Land Development Code (LDC) states that: "There shall be no additional crossings by road, rail or utility corridors of the lands located in the Econlockhatchee River Corridor Protection Zone unless the following three (3) conditions are concurrently met:
  - a. There is no feasible and prudent alternative to the proposed crossing as determined by the County; and
  - b. All possible measures to minimize harm to the resources of the Econlockhatchee River Basin will be implemented; and
  - c. The crossing supports an activity that is clearly in the public interest as determined by the County. The use of additional crossings co-located with existing crossings shall be presumed to be the least harmful alternative. The expansion of existing crossings shall be presumed to be less harmful to natural resources than the construction of new crossings".

Note: The LDC regulations resulted from the Econlockhatchee River Basin Task Force and Study of the 1990s. Orange County also enforces similar regulations consistent with that Study.

3. Additional buffering and/or reduction in the proposed two dwelling units/acre may be needed to protect the East Rural Area.

### **Transportation**

The applicant has not sufficiently responded to several of the comments raised in the Kittelson & Associates review. The applicant should provide any associated analyses performed for any revisions.

The applicant has stated that the extension of McCulloch Road will provide a 2-laned, multi-modal access to the proposed development.

### Stormwater

The applicant should invite participation from Seminole County to participate in the production of the stormwater management plan. The applicant's analysis indicates that stormwater will be discharged to the Econlockhatchee River, which then flows north to Seminole County. Surface water quality compliance issues may result.

### Public Safety

1. The County's Emergency Response Units (ERUs) at Station #65 is almost at capacity and currently runs approximately 1,800 alarms into Orange County versus 350 into Seminole County. The County is relying on its partnership with the City of Oviedo to provide backup into the County area at a rate of 350-400 calls annually where the County is unable to respond to due to ongoing response commitments to Orange County. This is an unacceptable situation that must be addressed.
2. The applicant should develop an Emergency Services Delivery Plan (ESDP) that will establish the roles and responsibilities of the applicant, future project developer/owner, and Seminole and Orange Counties.
3. Approval of the DRI development order shall be contingent upon approval of the ESDP by Seminole and Orange Counties.

### Law Enforcement

The applicant should contact the Seminole County Sheriff's Office to discuss mitigation alternatives to address long-term law enforcement issues associated with the proposed development beyond those related solely to construction traffic.

### Status of Project Review

The proposed project is currently undergoing the DRI Request for Information review process. The County has requested additional information from the applicant regarding the issues listed in the Staff Comments above and is awaiting the response.

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