




Interoffice Memorandum

DATE: October 21, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department 

CONTACT PERSON: **Joe Kunkel, P.E., DRC Chairman**
Development Review Committee
Public Works Department
(407) 836-7971

SUBJECT: November 15, 2022 – Public Hearing
Julie Salvo, Tavistock Development Company
Infinity Park (fka World Design Center) Planned Development
Case # CDR-22-03-086 / District 6

The Infinity Park (fka World Design Center) Planned Development (PD) is located East of John Young Parkway / North of State Road 528. Due to the project's vested status, a mixed-use development program consisting of up to 1.4 million square feet of attractions, recreational facilities, industrial plants, office parks, commercial timeshare, commercial /retail, hotels and motels, schools and universities, and other similar compatible uses is permitted.

Through this PD Change Determination Request (CDR), the applicant is seeking to add multi-family residential entitlements to the list of allowable uses on the approved PD and convert 60,000 square feet of retail entitlements to 750 multi-family units.

On September 21, 2022, the Development Review Committee (DRC) recommended approval of the request, subject to conditions. A community meeting was not required for this request.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Infinity Park (fka World Design Center) Planned Development / Land Use Plan (PD/LUP) dated “Received August 29, 2022”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 6

Attachments
JWW/NT/ATV

CASE # CDR-22-03-086
Commission District: # 6

GENERAL INFORMATION

APPLICANT Julie Salvo, Tavistock Development Company

OWNER John Young Land Partners, LLC

PROJECT NAME Infinity Park (fka World Design Center) PD

PARCEL ID NUMBER(S) 33-23-29-9463-01-000
33-23-29-9463-02-000
33-23-29-9463-04-000
33-23-29-9463-05-000
33-23-29-9463-08-000
33-23-29-9463-09-000
33-23-29-9463-10-000
33-23-29-9463-00-003
33-23-29-9463-00-007
33-23-29-9463-00-008
33-23-29-9463-07-001
33-23-29-9463-18-002

TRACT SIZE 205.54 gross acres (overall PD)

LOCATION Generally located East of John Young Parkway / North of State Road 528

REQUEST A Change Determination Request (CDR) to add multi-family residential entitlements to the list of allowable uses on the approved PD and convert 60,000 square feet of retail entitlements to 750 multi-family units.

PUBLIC NOTIFICATION A notification area extending beyond one thousand five hundred (1,500) feet was used for this application [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. One hundred twenty-four (124) notices were mailed to those property owners in the notification buffer area. A community meeting was not required for this application.

IMPACT ANALYSIS

Special Information

The World Design Center PD contains 205.54 gross acres, and was originally approved on March 18, 2008. Due to the project's vested Development of Regional Impact (DRI) status, a mixed-use development program consisting of up to 1.4 million square feet of attractions, recreational facilities, industrial plants, office parks, commercial timeshare,

commercial /retail, hotels and motels, schools and universities, and other similar compatible uses is permitted.

Through this PD Change Determination Request (CDR), the applicant is seeking to add multi-family residential entitlements to the list of allowable uses on the approved PD and convert 60,000 square feet of retail entitlements to 750 multi-family units.

Land Use Compatibility

The PD Change Determination Request would not adversely impact any adjacent properties.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Industrial. The World Design Center PD was approved in 2008 and is part of the old Orlando Central Park Project ("OCP"). A Binding Letter of Vested Rights dated January 14, 1977, with no expiration date, was issued by the Department of Administration, Division of State Planning. This letter certifies that the OCP project/property is vested against concurrency and consistency with the comprehensive plan for the approximately 4.5 million square feet of non-residential uses as applied for. The letter also cites additional allowable uses including the following: Attractions and Recreational Facilities, Industrial Plants and Industrial Parks, Office Parks, Petroleum Storage Facilities, Residential Developments (Multi-Family), Schools, Shopping Centers and Hotel(s) and/or Motel(s). Therefore, a FLUM amendment is not needed to add a multifamily use to this PD as multifamily uses were contemplated by the 1977 letter.

Overlay Ordinance

The subject property is not located within an Overlay District.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

Environmental Protection Division (EPD) staff has reviewed the proposed request and did not identify any issues or concerns. The following comment was provided regarding the Conservation Area Determination for this project:

An Orange County Conservation Area Determination CAD 09-018 was completed with a certified survey of the conservation area boundary and an Orange County Conservation Area Impact Permit CAI-18-09-046 was issued by the Environmental Protection Division (EPD).

Transportation Planning

Transportation Planning staff has reviewed the proposed request and did not identify any issues or concerns.

Community Meeting Summary

A community meeting was not required for this request.

Schools

Orange County Public Schools (OCPS) reviewed the request and provided the following comment:

Capacity Determination OC-22-040 expires on December 14, 2022. Capacity is not available for this project.

Parks and Recreation

Orange County Parks and Recreation staff reviewed the Change Determination Request and did not identify any issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (September 21, 2022)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Infinity Park (fka World Design Center) Planned Development / Land Use Plan (PD/LUP), dated “August 29, 2022”, subject to the following conditions:

1. Development shall conform to the Infinity Park (fka World Design Center) Planned Development dated "Received August 29, 2022," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received August 29, 2022," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such

promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. The developer shall obtain wastewater and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.

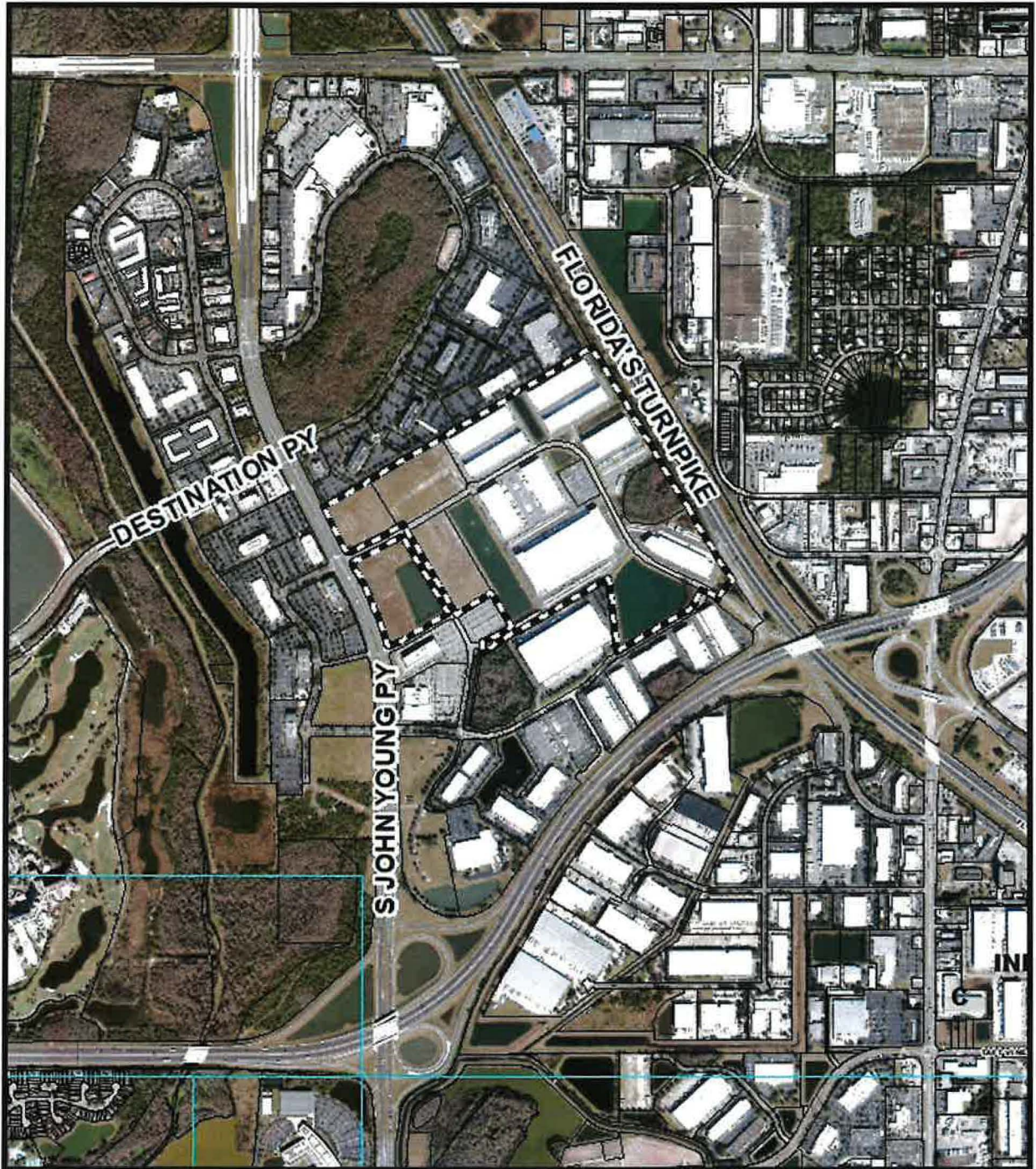
7. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to issuance of the initial certificate of occupancy. Nothing in this condition and nothing in the decision to approve this land use plan shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
8. On any parcels with multi-family use, short term rental shall be prohibited. Length of stay shall be for a minimum of 180 consecutive days.
9. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.
10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated September 22, 2015 shall apply:
 - a. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code. Entry and directional signage shall be per the Master Sign Plan.
 - b. A waiver from Orange County Code Section 31.5-67(b) to allow a maximum height of 19 feet, in lieu of 12 feet for primary entry ground signs type "eA".
 - c. A waiver from Orange County Code Section 31.5-67(b) to allow a maximum height of 14 feet, in lieu of 12 feet for secondary entry ground signs type "eB".
11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 18, 2008, shall apply:
 - a. Prior to construction plan approval, a Master Stormwater Management Plan shall be submitted to the County Engineer for review and approval.
 - b. Outdoor storage and display shall be prohibited.
 - c. All acreages regarding conservation areas and buffers are considered approximate until finalized by Conservation Area Determination and Conservation Area Impact Permits. Approval of this plan does not permit any proposed conservation impacts.
 - d. A waiver from Section 38-1272 (a)(3)(d) is granted to allow an internal street setback of 0 feet in lieu of 30 feet.
 - e. A waiver from Section 38-1008 (a)(6) is granted to allow a maximum building height of 350 feet in lieu of the 100-foot maximum allowed.

- f. No development shall occur on the portion of the property affected by the contamination until such time a No Further Action Letter is received.

PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION *(September 22, 2015)*

Upon a motion by Commissioners Siplin, seconded by Commissioner Edwards, and approved by all members present voting AYE by voice vote, the Board approved the substantial change request to amend the World Design Center Planned Development / Land Use Plan (PD/LUP), to incorporate a Master Sign Plan for ten (10) new ground signs.

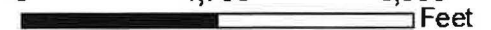
Aerial Map



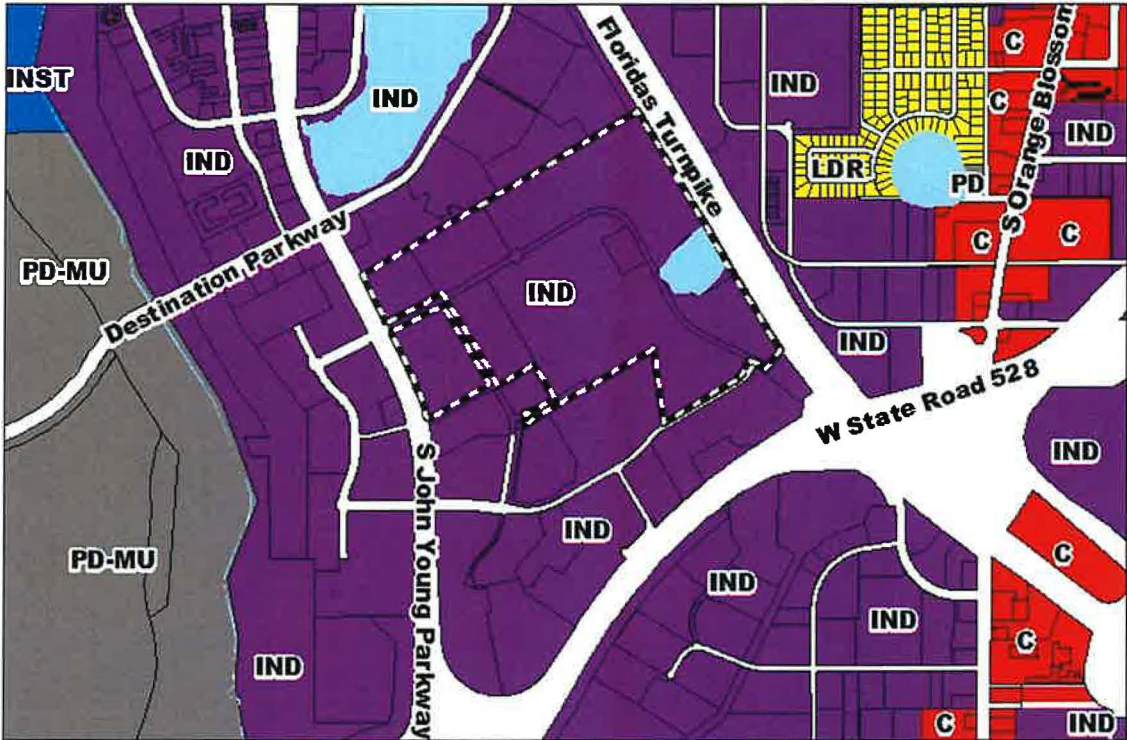
 Subject Property



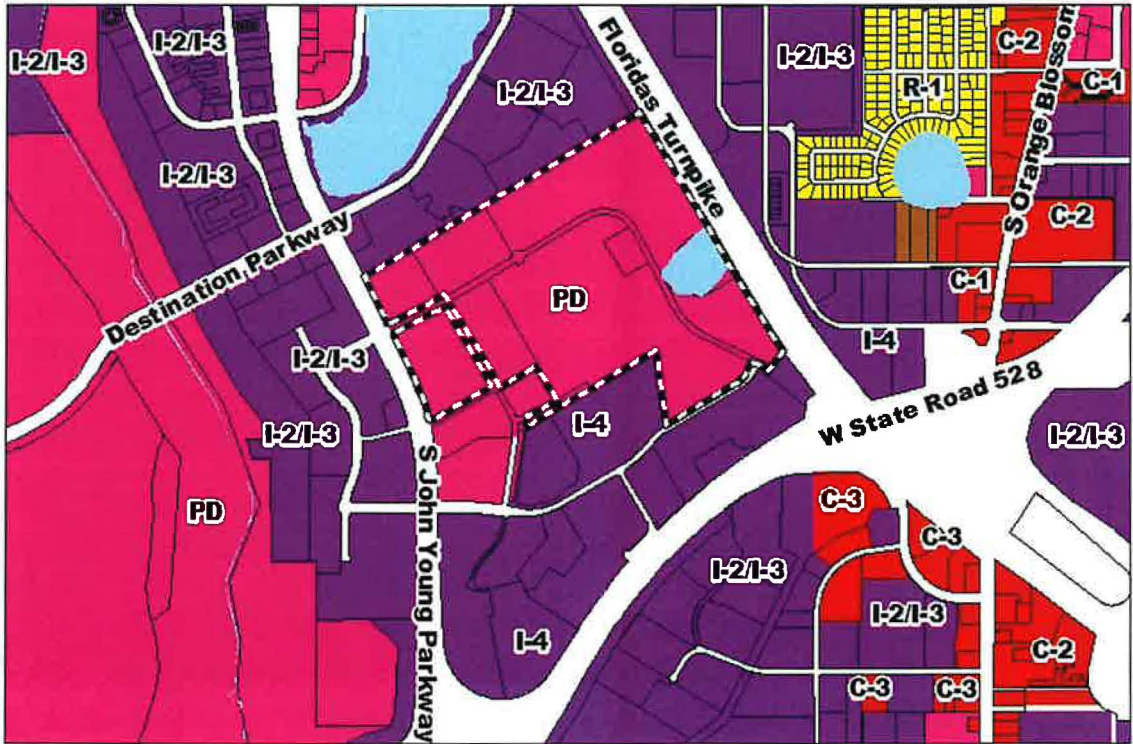
0 1,750 3,500 Feet

A horizontal scale bar with three segments. The first segment is labeled '0', the second '1,750', and the third '3,500'. The unit 'Feet' is written at the right end of the bar.

FUTURE LAND USE



ZONING





PLANNED DEVELOPMENT LAND USE PLAN FOR

RECEIVED
By DRC Office at 10:14 am, Aug 29, 2022

**INFINITY PARK
(FKA WORLD DESIGN CENTER)**

ORANGE COUNTY, FLORIDA

CDR-22-03-086

OWNER/DEVELOPER FOR

JOHN YOUNG LAND PARTNERS, LLC

**820 IRMA AVENUE
ORLANDO, FL 32803
407.313.1936**

ENGINEER/SURVEYOR

Donald W. McIntosh Associates, Inc.
2700 Park Avenue North
North Palm Beach, FL 33411
PH: 407-444-4338
CONTACT PERSON: JOHN F. MCINTOSH, PE

NOVATION SURVEYING GROUP
1800 Capital
2000 Clayville, CA 94522
PH: 949-422-1479

CDR-22-03-086 REQUESTED CHANGE
TO ADD MULTIFAMILY AS AN ALLOWABLE USE,
RELEASING AND UPDATING THE EXISTING
EQUOLENCE MATRIX.

LEGAL DESCRIPTION
SEE SHEET 3 FOR FULL DESCRIPTION
AND PARCEL ABRIDGE

- PARCEL ID NUMBERS**
- 33-23-29-0483-01-000
 - 33-23-29-0483-02-000
 - 33-23-29-0483-03-000
 - 33-23-29-0483-04-000
 - 33-23-29-0483-05-000
 - 33-23-29-0483-06-000
 - 33-23-29-0483-07-000
 - 33-23-29-0483-08-000
 - 33-23-29-0483-09-000
 - 33-23-29-0483-10-000
 - 33-23-29-0483-00-003
 - 33-23-29-0483-00-007
 - 33-23-29-0483-00-005
 - 33-23-29-0483-07-001
 - 33-23-29-0483-10-003



SECTION 4, TOWNSHIP 24 SOUTH RANGE 28 EAST

**REVISION AUGUST 9, 2022
OCTOBER 14, 2014**

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
8820 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4268

SHEET INDEX

- 1 TITLE SHEET
- 2 DEVELOPMENT PLAN OF SITE VARIATION
- 3 DEVELOPMENT EQUOLENCE MATRIX
- 4 TO USE JIC PLAN
- 5 EXISTING SURVEY
- 6 EXISTING SURVEY
- 7 EXISTING SURVEY
- 8 EXISTING SURVEY
- 9 EXISTING SURVEY
- 10 EXISTING SURVEY
- 11 EXISTING SURVEY
- 12 EXISTING SURVEY
- 13 EXISTING SURVEY
- 14 FIELD CONDITIONS MAP
- 15 SEE SHEET
- 16 EXISTING SURVEY
- 17 EXISTING SURVEY
- 18 EXISTING SURVEY
- 19 EXISTING SURVEY
- 20 EXISTING SURVEY
- 21 EXISTING SURVEY
- 22 EXISTING SURVEY
- 23 EXISTING SURVEY
- 24 EXISTING SURVEY
- 25 EXISTING SURVEY
- 26 EXISTING SURVEY
- 27 EXISTING SURVEY
- 28 EXISTING SURVEY
- 29 EXISTING SURVEY
- 30 EXISTING SURVEY

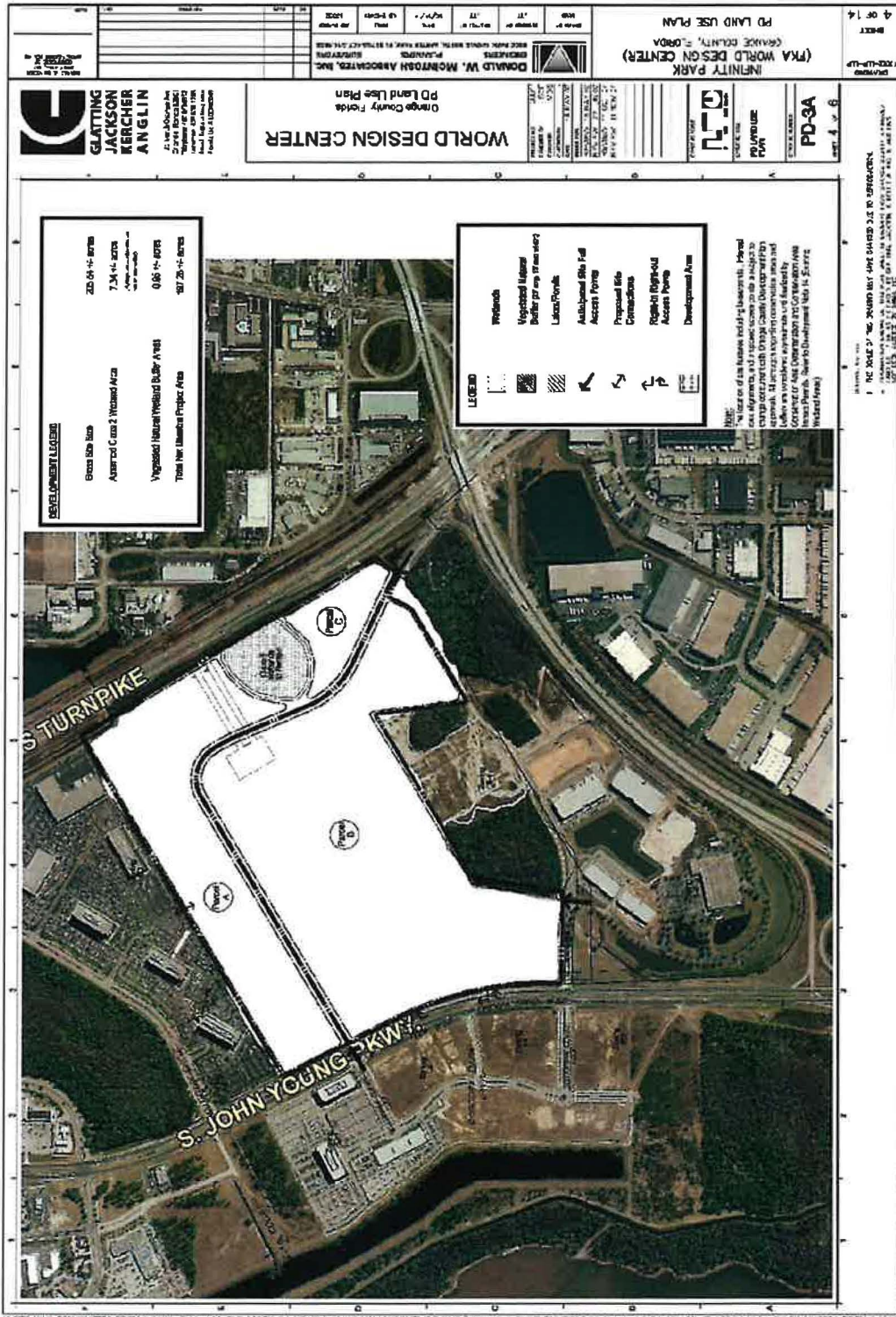
DRAWN BY: [Name] CHECKED BY: [Name] DATE: [Date]

**Infinity Park (fka World Design Center) PD / LUP
(Cover Sheet)**

**Orange County Planning Division
DRC Staff Report
BCC Hearing Date: November 15, 2022**

F:\9-2022\1026\1026\1026-LUP-2022-LUP-014.dwg

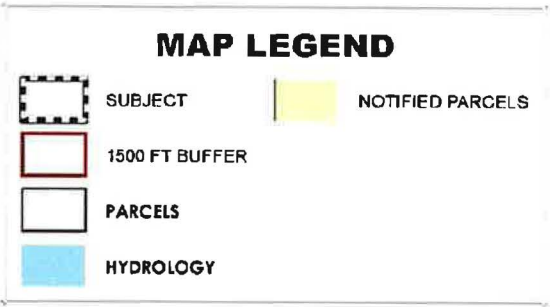
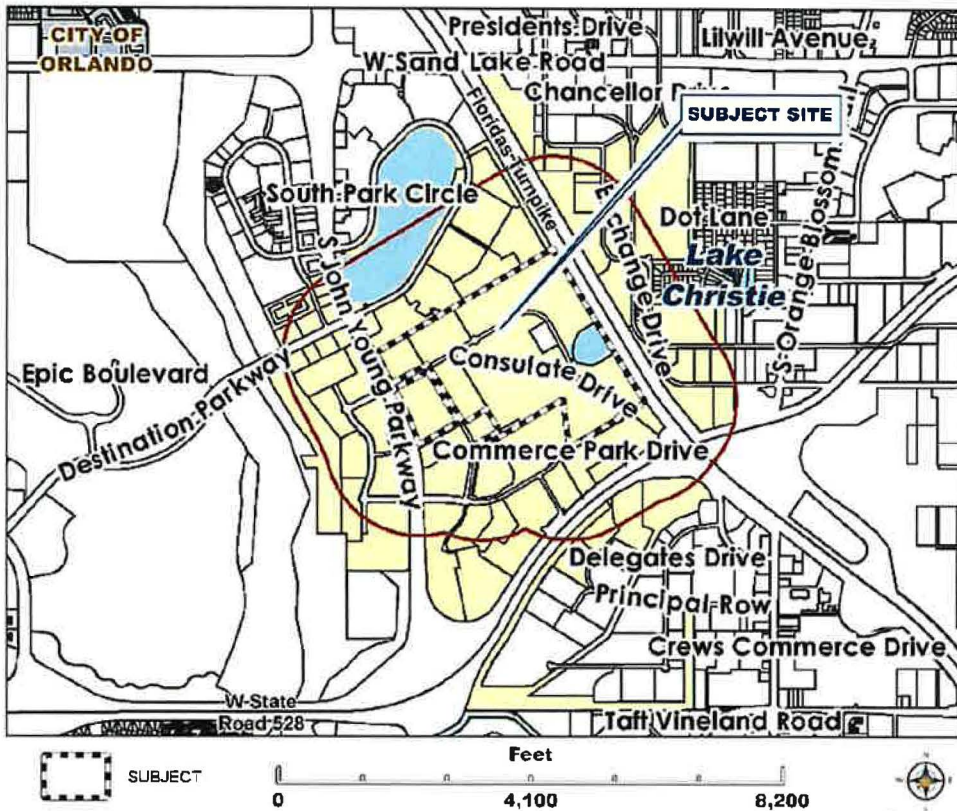
Infinity Park (fka World Design Center) PD / LUP



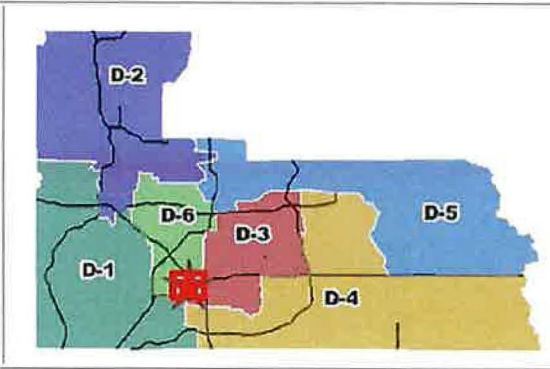


Public Notification Map

Infinity Park PD _ CDR-22-03-086



BUFFER DISTANCE: 1500
OF NOTICES: 124



Notification Map

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: November 15, 2022

C:\nc\GIS\MapInfo\GIS\MapInfo\MapInfo\System\Systems\Board Administration\5_SURSUBSTANTIAL_CHANGE\CDR-22-03-086\Infinity Park I