



Interoffice Memorandum

June 6, 2024

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

FROM: Tanya Wilson, AICP, Director
Planning, Environmental, and Development Services Department

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

SUBJECT: July 9, 2024 – Public Hearing
Applicant(s): Selby Weeks, Klima Weeks Civil Engineering
Project Name: Hunter's Creek Planned Development (PD) / Land
Use Plan (LUP)
Project No.: CDR-24-01-023 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of May 22, 2024, to approve a substantial change to the Hunter's Creek Planned Development (PD) / Land Use Plan (LUP). The subject site is generally located west of S. John Young Parkway and north of W. Town Center Boulevard. The applicant is requesting a waiver from Orange County Code, Section 38-1476 to allow 4.92 parking spaces per 1,000 square feet (369 spaces) in lieu of 5 parking spaces per 1,000 square feet (376 spaces) on PD Tract 380A, Lot 1. An Andy's Custard shop is proposed to be constructed within the existing parking lot area and the waiver is necessary to the required parking for the overall shopping center.

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 documents and the plans may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and approve Hunter's Creek Planned Development (PD) (CDR-24-01-023) dated "Received April 18, 2024", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1

TW/JCK/kh
Attachments

CASE # CDR-24-01-023

Commission District: # 1

GENERAL INFORMATION

APPLICANT Selby Weeks, Klima Weeks Civil Engineering

OWNER Bre Mariner Hunters Creek, LLC

PROJECT NAME Hunter's Creek Planned Development (PD) / Land Use Plan (LUP)

PARCEL ID NUMBER(S) 29-24-29-3844-00-010 (affected parcel)

TRACT SIZE 824.3 acres (overall)
9.6 acres (affected area)

LOCATION West of S. John Young Parkway / North of W. Town Center Boulevard

REQUEST To request a waiver from Orange County Code Section 38-1476 to allow 4.92 parking spaces per 1,000 square feet (369 total) in lieu of 5 parking spaces per 1,000 square feet (376 total) on PD Tract 380A, Lot 1 for an existing shopping center.

Applicant Justification: This waiver is needed because an Andy's Custard is proposed within the existing shopping center parking lot, requiring 10 additional parking spaces and reducing the total number of spaces as noted above.

PUBLIC NOTIFICATION The notification area for this public hearing extended beyond 900 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Seven hundred and eighty-three (783) notices were mailed to those property owners in the mailing area.

IMPACT ANALYSIS

Project Overview

The Hunter's Creek PD was originally approved by the Board of County Commissioners on November 28, 1983. This PD is currently approved for a development program consisting of residential units, shopping, office, entertainment, hotel, institutional and light industrial/warehouse uses, as well as parks, open space, golf courses, four (4) school sites, and a monopole style communication tower with support compound.

Through this Change Determination Request (CDR), the applicant is requesting a waiver for a reduced parking ratio on PD Tract 380A, Lot 1, which is developed with an existing shopping center. The requested waiver is from Orange County Code Section 38-1476

to allow for 4.92 parking spaces per 1,000 square feet in lieu of 5 parking spaces per 1,000 square feet. This waiver reduces the total number of required parking spaces from 376 spaces to 369 spaces. An Andy's Custard shop is proposed to be constructed in the existing parking lot area, and the waiver is necessary due to the required parking for the overall shopping center.

Land Use Compatibility

The proposed PD substantial change would not adversely impact any adjacent properties or result in an incompatible land use pattern.

Comprehensive Plan (CP) Consistency

The subject property has a Future Land Use Map (FLUM) designation of Commercial (C) on the Future Land Use Map and is currently zoned Planned Development (PD). This current zoning (1983) predates the adoption of the Comprehensive Plan. The Hunters Creek PD currently allows a development program of up to 9,624 residential units, shopping, office, entertainment, hotel, institutional and light industrial/warehouse uses, as well as parks, open space, golf courses and four (4) school sites. The request appears to be consistent with the Comprehensive Plan.

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.

Transportation Planning

Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

Based on the Concurrency Management database (CMS) dated 02/27/2024, there is a failing roadway segment within the project's impact area along John Young Pkwy, Transportation Planning does not have any issues with the waiver request for reduced parking. The provided justification indicates that there is a parking surplus in the shopping plaza.

This CDR request for a parking waiver does not trigger transportation concurrency requirements via a Capacity Encumbrance Letter (CEL) application. Future development will require transportation capacity via a Capacity Encumbrance Letter (CEL) Application.

from Town Center Blvd to Deerfield Blvd. This information is dated and subject to change.

Community Meeting Summary

A community meeting was not required for this request.

Schools

Orange County Public Schools has reviewed this plan and did not identify any outstanding 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 – (May 22, 2024)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Hunter's Creek Planned Development (PD) dated "Received April 18, 2024", subject to the following conditions:

1. Development shall conform to the Hunter's Creek Planned Development (PD) dated "Received April 18, 2024," 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 April 18, 2024," 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 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, as may be amended, 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. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
8. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. 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.
9. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
10. A waiver from Orange County Code Section 38-1476 is granted to allow 4.92 parking spaces per 1,000 square feet (369 total) in lieu of 5 parking spaces per 1,000 square feet (376 total) for PD Tract 380A – Lot 1 only.
11. Except as amended, modified, and / or superseded, the following Board Conditions of Approval, September 10, 2019, shall apply:
 - a. A waiver from Orange County Code Section 38-1427(d)(2) is granted to allow a minimum separation distance to single-family zoned property of 456 feet, in lieu of the required minimum separation distance of 695 feet, for Parcel ID 34-24-29-3114-00-090 only.

12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated November 27, 2012, shall apply:
 - a. The following waivers from Orange County Code Sections 38-1258 and 38-1477 are granted to address multi-family residential building setbacks, height, buffering/screening and parking standards for PD Tract 300 – Lot 2 only:
 - i. A waiver from Section 38-1258(b) to allow all multi-family buildings located within one hundred thirty-five (135) feet of single-family zoned property to be four (4) stories in height (not to exceed 55 feet), in lieu of three (3) stories and 40' to be located 150' from single-family property;
 - ii. A waiver from Section 38-1258(c) to allow a maximum height of fifty-five (55) feet for all multi-family buildings, in lieu of a maximum building height of forty (40) feet;
 - iii. A waiver from Section 38-1258(f) to eliminate the requirement to construct a six (6) foot masonry wall whenever a multi-family development is located adjacent to single-family zoned property; and
 - iv. A waiver from Section 38-1477 to allow thirty-three (33) parking spaces to be located on Hunter's Park Lane, a private right-of-way, subject to HOA approval, in lieu of all required parking spaces to be located on the same lot.
 - b. Additional access to Hunter Park Lane on the NE corner on lot 2 shall obtain approval from the Master HOA to access the private road.
13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated May 13, 2003 shall apply:
 - a. Prior to construction plan approval, certification with supporting calculations shall be submitted which states that this project is consistent with the approved master plan for the Hunter's Creek PD.
 - b. A waiver is approved for a wall along the SR 417 because the parcels are fifteen feet below the Greenway.
 - c. A private easement agreement addressing ownership and maintenance of the common private utilities will be required prior to Certificate of Occupancy.
 - d. Orange County shall not own, operate, or maintain the on-site wastewater system.
 - e. A total of 360 units shall be built with a maximum of 240 for sale as condominium or townhome units allocated to Tract 330A, and a

- maximum 120 for sale as townhome units on no more than 15 acres allocated to Tract 370.
- f. The covenants and the restrictions shall include restrictions limiting rental of units to not less than 90 days.
 - g. Additional gas stations and tire stores shall be prohibited.
 - h. No residential development (except access) shall be permitted fronting John Young Parkway.
14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated December 8, 1992, shall apply:
- a. Access to the outparcels on John Young Parkway shall be from the internal road system.
 - b. As part of the next development plan submitted for parcels adjacent to Shingle creek on the east side and as part of the next development plan submittal for any parcels west of Shingle creek the applicant shall include on the Development Plan all remaining unplatted portions of the Shingle Creek Conservation Area such that these areas can be platted as conservation tracts.
15. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 12, 1991, shall apply:
- a. Minimum lot sizes shall be addressed at the Development Plan stage and shall be compatible with the remainder of the project.
 - b. A six-foot (6") masonry wall shall be provided along the northern property line where adjacent residential uses abut the RV/boat storage. A 12-foot height limit shall be required on any vehicle stored adjacent to the property line. Commercial sales shall be prohibited.
 - c. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
16. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated April 23, 1990, shall apply:
- a. The apartment complexes in the designated areas shall be no higher than two (2) story;
 - b. The developer shall provide a privacy fence and intensive landscape buffers.
17. All previous applicable BCC Conditions of Approval, dated November 28, 1983, shall apply.

- a. Development in accordance with the Hunter's Creek DRI, Application for Development Approval dated May 1983, the Hunter's Creek Planned Development Land Use Plan dated May 1983, supplemental information and revisions dated May through October 1983, and in accordance with all provisions of the Orange County Zoning Ordinance, Subdivision Regulations and Growth Management Policy unless otherwise waived. Except as herein specifically permitted to the contrary, all development activity and construction conducted on the property shall be in accordance with all applicable local, state and federal regulations.
- b. Approval of the request to amend the Urban Service Area Boundary to include all of the Hunter's Creek property.
- c. Development in accordance with the following Transportation Requirements:
 - i. All roads shall be designed in accordance with the Manual on Uniform Standards for Design, Construction and Maintenance for Streets and Highways, State of Florida and at the time of plan submittal, the engineer of record shall submit certification that the project complies with the minimum standards for street design.
 - ii. Transportation improvements shall be required as detailed in these conditions. Concurrent with the issuance of the Development Order, Genstar / PRC (the "Developer") and Orange County ("County") shall enter into a mutually binding contractual agreement ("Agreement") with respect to road improvements. The Agreement will provide as follows:
 - 1) The total imposition on the Project for road system contributions (fees) will be allocated on a per unit fee basis as described below, which fees will be collected as certificates of occupancy are issued by Orange County for individual residential units, commercial or industrial structures. Notice of such fees shall be recorded in the public records of Orange County, Florida, concurrent with the recording of plats.

SCHEDULE

Allocation is based on total trip and generation

<u>Land Use</u>	<u>Cost Allocation</u>	<u>Developer Contribution</u>
Single-family Residential (4218 Units)	\$ 450/DU	1,898,100
Townhouse & Multi-Family Residential (5406 Units)	\$ 325/DU	1,756,950
Commercial (837,500 s.f.)	\$1500/1,000 sq. ft.	1,256,250
Office (1,045,500 s.f.)	\$ 600/1,000 sq. ft.	627,300

Hotel (520 Rooms) \$ 380/room 197,600

TOTAL ESTIMATED CONTRIBUTION \$5,736,200

- 2) The impact fees specified by the above schedule will be adjusted on three-year intervals based upon the percentage increase of the Gross National Product Deflator Index using 1984 as the base year, or an equivalent index, as determined by the U.S. Department of Labor, if the Gross National Product Deflator Index is no longer published.
- 3) If possible, impact fees collected from the Project, pursuant to the Agreement, will be placed into interest bearing accounts, with the interest accruing thereon being made available for the construct of improvements contemplated by the Agreement.
- 4) Fees paid and interest accrued thereon shall be placed into two separate funds. The first fund, which will be used exclusively for construction of the John Young Parkway, will be comprised of 90% of the collected fees (and interest accruals thereon) generated from the Project. The remaining 10% of the impact fees (and interest accrued thereon) will be used for other roadways as specified in Section III(B)(11) below, being impacted by the project.
- 5) In connection with the development and construction of the John Young Parkway, the Developer will provide and dedicate , at no cost to Orange County or the Department of Transportation, right of way located within the Project as and when required (not to exceed a width of 224 feet).
- 6) To the extent that the described improvements are not constructed or funded, expenditures of the funds (impact fees and interest accruals thereon) allocated to the John Young Parkway account would be utilized in the following priorities:
 - a) A four-laned John Young Parkway from the Orange / Osceola County line to the Beeline Expressway shall be designed. After completion and approval of the initial design, any party or person desiring to modify the design shall be required to pay the cost of re-design, as well as their proportionate share of the cost of the roadways originally designed together with any additional costs to be incurred as a result of such re-design. Right of way required for the John Young Parkway across lands not owned or under

control of the Developer shall be obtained by the County at no cost for dedication, wherever possible.

- b) Two lanes of the John Young Parkway shall be completed from Hunter's Creek Boulevard north to the Central Florida Parkway upon the issuance of the 2,501st Certificate of Occupancy for residential units. It is assumed that when the 2,501st Certificate of Occupancy for residential units is issued, the neighborhood shopping center will have been constructed. If other commercial, office or industrial development, other than the neighborhood shopping center, occurs before the issuance of the 2,501st Certificate of Occupancy for residential units, then the road construction shall be completed upon the issuance of Certificates of Occupancy for 2,501 ERU's (Equivalent Residential Units). 1 ERU = 10 ADT. The number of ERU's per type of development shall be based on the ITE rates in effect at the time of development.
 - c) An additional two lanes of the John Young Parkway shall be completed from Hunter's Creek Boulevard to the East West Facility and then to the Central Florida Parkway upon the date the County issues the 4201st Certificate of Occupancy in the Project.
 - d) The remaining funds in the John Young Parkway account will then be utilized for the completion of the John Young Parkway from the Beeline Expressway to the Osceola County Line.
- 7) As and when the Developer of the Project undertakes the design and / or construction activities described above, the Developer will be entitled to draw from the John Young Parkway account the balances contained therein. If there are not sufficient funds in the account to permit the design and / or construction described above when such activity occurs, and if the Developer supplements the available funds so as to have available the necessary amount to accomplish the described tasks, then to the extent of such supplement, the Developer will be entitled to fee credit equal to the amount of the supplement divided by the then current per unit fee (applied toward the next maturing fee obligations).

- 8) In connection with other projects which will benefit from the development and construction of the John Young Parkway, the County will endeavor to reach a similar agreement with such projects to the end that such projects will pay their fair share of the pro rata impact on the John Young Parkway from the Orange / Osceola County Line to the Beeline Expressway.
- 9) The cost of connecting any development, including Hunter's Creek, to the John Young Parkway (i.e., construction of turn lanes, inter-section improvements, signalizations, etc.) shall not be funded from the above-described fees. The cost of such connections shall be a developer 's cost.
- 10) In the event that the County or the Department of Transportation desires to expedite or expand the scope of the John Young Parkway construction beyond that specified in Paragraph 6 above, then the County or the Department of Transportation will contribute the additional cost of the roadway improvements, as and when incurred, in order to build such additional improvements. Such construction or contributions for additional costs will not relieve the Developer from payment of the fees referred to above.
- 11) To the extent possible and reasonable under the circumstances, the County shall endeavor to have the Florida Department of Transportation fund all or part of the John Young Parkway. Construction of the John Young Parkway by either the State or County will have no impact on the collection of the agreed upon fees. The fees will then be utilized for other off-site improvements within the impact area including the following:

Facility Improvement

Unfunded portions of John Young Parkway 2 Lane
from Hunter's Creek Boulevard to
Beeline Expressway

Unfund portions of John Young Parkway 2 Lane -
from Hunter's Creek Boulevard to 4 Lane
Beeline Expressway

John Young Parkway from Hunter's Creek 4 Lane -
Boulevard to the Beeline Expressway 6 Lane

Other Transportation Improvements within
the Primary Impact Area as i d e n t i f i e d i n the
ADA / DRI

- 12)
 - a) At Development Plan approval stage, the developer shall provide for the dedication of access rights to Orange County from all lot, adjacent to collector and arterial roads, except at approved locations. Install a concrete sidewalk 4 feet in width on both sides of all internal streets. Install a 5-foot sidewalk with screening on both sides of all collector and arterial roadways.
 - b) In general, median openings and major access points along John Young Parkway and the east / west road will be as shown on the Land Use Plan. Final location shall be subject to approval of the Traffic Engineer. Any additional median openings and major access points shall be subject to the approval of the County.
- 13) Swale drainage will be permitted only if the subgrade soil conditions are suitable as certified by a Certified Soils Engineer and provided that the wet weather elevation is at least 2' below the invert of the swales. Prior to Engineering approval of construction plans, the Developer shall submit a soils report including soil borings at a maximum interval along street center lines of 500'. The minimum depth of boring shall be 5' below profile grade, or 2' below the storm or sanitary sewer, whichever is greater. Not less than two borings shall be taken per street, AASHTO soils classification, gradation, determination of water table elevation (24-hour test), and anticipated wet / dry season fluctuation shall be included in said report.
- 14) The typical road cross section shall conform to County standards. The design and construction of John Young Parkway shall comply with all FDOT design standards so that Federal participation in the project will be allowed.
- 15) The number and location of access points to Orange Blossom Trail shall be subject to approval of the Public Works Director, providing at least 5 access points shall be permitted.
- 16) If and when the County shall adopt a Transportation Impact Fee Ordinance, the fees herein provided shall be adjusted so as to be consistent with those established by such an ordinance. All of the other provisions of the Agreement shall remain in force and effect.
- 17) Orange County currently and in the future will monitor traffic through the County. The Developer will supplement the County's monitoring effort in order to verify the need for critical roadway improvements necessitated by Project

Development. The focus of this program will be on the Orange Blossom Trail and the John Young Parkway.

- a) The need for the construction of the second two lanes of the John Young Parkway from Hunter's Creek Boulevard to the Central Florida Parkway will be signified by Average Annual Daily Traffic ("AADT") of 14,500 vehicles on the John Young Parkway at the Project's north boundary line.
 - b) The need for the construction of intersection turn lane improvements at the intersection of Orange Blossom Trail and Donnegan Avenue (in Osceola County) will be signified by the inability of the subject intersection to provide Level of Service "D" conditions without such improvements.
- 18) The Developer's monitoring program (accomplished at two-year intervals) shall consist of peak hour turning movement counts at:
- a) Donnegan Avenue and the Orange Blossom Trail
 - b) The Central Florida Parkway and Orange Blossom Trail

In addition, daily 24-hour two way volume counts at the John Young Parkway measured at the Project's northern boundary shall be accomplished and averaged over 5 weekdays. The monitoring program shall provide a forecast of projected conditions for the next two years subsequent to the monitoring date. Level of Service Conditions "D" will be defined by Circular 212 prepared by the Transportation Research Board, as the same shall be amended from time to time. The County will be notified prior to the commencement of monitoring activity so that it can coordinate County monitoring in the Project vicinity.

- d. Development in accordance with the following Stormwater Management criteria:
 - i. Stormwater Management Plan shall comply with Orange County Subdivision Regulations and shall be subject to the approval of the County Engineer and the Director of Pollution Control. Retention / detention facilities shall be designed for the retention of the run-off resulting from the first inch of rain fall with detention of the run-off resulting from a 25-year, 24-hour storm (8.6") such that the peak rate or discharge is limited to pre-developed conditions. Since the wet retention areas will be considered as lakes and amenities to the Project, upland retention of the runoff

of the 1st inch of rain fall shall be required. The lakes shall be excavated such that the side slopes are 5:1 or flatter, for the first ten (10') feet below the dry season water elevation. A soils report will be required from a Certified Soil Laboratory for the retention area. Permeability tests are required. Borings shall indicate AASHTO soils classification, gradation, determination of water table elevation (24-hour test), and anticipated wet / dry season fluctuation.

- ii. Designate retention areas as tracts and dedicate to Orange County, establish an MSTU to provide funding for County maintenance. The Developer shall be responsible for maintenance of retention ponds until funds are received from MSTU for retention pond maintenance. Prior to issuance of Certificate of Completion, the Developer shall deposit with the County funds sufficient to provide maintenance of the pond until MSTU funds are received. The plat will not be recorded until the public hearing has been requested for both the street lighting district and retention pond district.
 - iii. Retention / detention facilities shall be designed with a “dry bottom”, exclusive of designated lakes. “Dry bottom” shall be defined as the retention facilities in which 50% of the water level is drawn down over a period not to exceed 24-hours, with the remaining draw down within a 72-hour period.
 - iv. Compensating storage will be required for all fill material placed below the 100-year flood elevation. Minimum finished floor elevation is to be established at 12” above the 100-year storm or 18” above centerline grade, whichever is greater.
 - v. A detailed lot grading plan and off-site easements shall be required prior to construction plan approval.
 - vi. Prior to construction of sanitary sewer facilities, stormwater management systems, and water facilities, the applicable Federal, State and Water Management permits will be required and copies submitted to the County Engineering Department.
 - vii. There shall be no encroachment into the designated floodways, in accordance with Orange County's Flood Plain Management Ordinance. Filling may be permitted into the 100 Year Flood Plain provided that the off-site flood profile shall not be increased.
- e. Development in accordance with the following Water and Wastewater Requirements:
- i. The following requirements shall apply to the Hunter's Creek Project:

- 1) The Hunter's Creek Project shall connect to Orange County's South Central Subregional Wastewater Treatment Facility, subject to applicable County allocation rules or any contracts between the County and other parties for the construction of the South Central Subregional Wastewater Treatment Facility, so long as such contract provides a mechanism for the County to allocate capacity to ready, willing, and able third parties. This approval specifically prohibits the construction of an on-site facility and / or septic tanks. The developer shall pay all applicable sewer capital charges in advance, in accordance with County rate resolutions, ordinances and agreements with the County.
- 2) If a portion of the Hunter's Creek Planned Development is prepared to proceed under construction but wastewater service capacity is not at that time available in the Orange County South Central Subregional Wastewater Treatment Facility, the developer may be allowed to utilize an interim wastewater treatment facility subject to the following conditions:
 - a) The developer shall file an application and obtain an Orange County Wastewater Permit from the County Commission pursuant to the Orange County Water Quality Rules and Chapter 67-1830, Laws of Florida (1967);
 - b) The developer shall file an application and obtain an Orange County Utility Facility Permit from the County pursuant to Orange County Water and Wastewater Facilities Permit Rules;
 - c) The developer shall comply with all conditions imposed by the County pursuant to the above-mentioned rules and laws;
 - d) The developer shall connect the Hunter's Creek Project to the South Central Subregional Wastewater Facility when the County sends notice to the developer that wastewater service capacity is available for the portion of the Hunter's Creek Project previously constructed and requiring such capacity;
 - e) The developer shall pay all applicable sewer capital charges prior to final approvals of the interim wastewater facility for an amount of wastewater service capacity equal to the

wastewater service capacity of the interim wastewater facility;

- f) The developer shall execute an interim wastewater facilities agreement with the County which is acceptable to the County Attorney and the County Commission and which at a minimum incorporates the above conditions; and
 - g) The grant of the right to utilize an interim wastewater facility contained herein constitutes only land use approvals for the use of the interim wastewater facility and shall not be construed as granting any vested rights to the developer or acting as an estoppel against the County in the application of other applicable County rules, regulations, laws, ordinances, and resolutions.
 - 3) Effluent disposal facilities and lands capable of lawfully disposing of all effluent generated by the Hunter's Creek Project must be provided by the developer. These facilities will be eligible for capital cost recovery based on an agreement between the developer and Orange County consistent with and subject to County rate resolutions and ordinances.
 - 4) The method of effluent disposal shall be by land spreading on the golf courses and open space areas, or other means of on-site disposal, subject to applicable federal state, and County approvals. Effluent disposal for Phases IV and V of the Hunter's Creek Project have not been finalized and may have to be achieved by the development of a third golf course and utilization of open space areas.
 - 5) Installation of the internal sewage collection system will be the responsibility of the developer.
 - 6) Any industrial wastes must be pretreated to level acceptable to the Orange County Health Department, Pollution Control Department, and the Division of Public Utilities in accordance with any existing or future applicable Orange County Industrial Pretreatment Program Requirements, or acceptable off-site disposal must be provided by the developer.
- ii. This project shall connect to Orange County's South Central Water System. The Developer shall pay all applicable Water Connection Fees in advance in accordance with County Rate Resolutions and Ordinances. If the water facility is located on site, a Developer's Agreement regarding the location, construction,

ownership and maintenance shall be executed between the Developer and Orange County.

- iii. Any available capacity will be committed only upon later County approval of final construction plans and submission of FDER Permit Application. Priority for capacity in the South Central Subregional Wastewater Treatment Facility will be based on first come, first served. This "first come, first served" policy is subject to modification by executed Agreements with the County or County Ordinance.
- f. Development in accordance with the following Fire Protection Requirements:
 - i. In the event that a County-wide impact fee for Fire Protection is established, the Developers of Hunter's Creek will participate in the impact fee program for fire protection or, at such time as any office / commercial or industrial structures which exceed five stories or 50 feet are constructed, the Developer will participate in the funding of the necessary equipment to provide fire protection for those structures. The amount of participation will be determined by the Board of County Commissioners. The Developer's property donation of the municipal services site of 3.0 acres for the construction of a fire and police substation will be applied as a partial credit to these impact fees should an impact fee be adopted.
 - ii. Fire protection shall be in accordance with the Subdivision Regulations and all applicable building codes.
- g. Development in accordance with the following School Requirements:
 - i. Dedication of three school sites as identified on the Land Use Plan.
 - ii. Provision of 150-foot landscape buffers and screening of all office, commercial and industrial uses adjacent to school sites provided that the buffer can be reduced at the final development plan stage, if the applicant can demonstrate that the proposed use will not have an adverse impact on the school.
- h. Development in accordance with the following Conservation Area Requirements:
 - i. Development in accordance with the Conservation Area Analysis and Map as submitted in the Application for Development Approval, May 1983.
 - ii. No removal and / or alteration of Conservation Areas shall occur unless the Developer submits detailed soil, drainage and vegetation studies which justify the proposed Development. The

exact location and extent of Conservation Areas shall be determined during development plan approval. Those potential Conservation Areas that are not significant and viable that are approved for development should be incorporated into the design of the Project to the maximum extent possible.

- iii. The proposed bridge crossing of the Shingle Creek is subject to State, County and Federal agency approval. Construction techniques shall be employed that mitigate adverse environmental impact.
- i. Development in accordance with the following Planned Development Criteria and Conditions:
 - i. Major street setbacks shall be in accordance with Article XXI, Zoning Resolution.
 - ii. Signage shall be in accordance with Article XXII and the use of billboards and portable signs shall be prohibited.
 - iii. A twenty-five foot wide buffer / utility easement will be preserved along all of the P-D boundaries.
 - iv. The uses permitted in the industrial areas shall be as listed on the attached memorandum as well as such other uses as determined by the Board of County Commissioners as being compatible with the character of the area.
 - v. The prohibited uses in the industrial areas shall be as listed on the attached memorandum as well as such other uses as determined by the Board of County Commissioners as being incompatible with the character of the area.
 - vi. Commercial uses will be limited to those uses permitted within the C-1 and C-2 zoning categories.
- j. Development in accordance with the following Performance Criteria:
 - i. Air Pollution. No operation or use conducted within the Hunter's Creek PD shall discharge into the atmosphere any air pollutants, including particulate matter, gaseous emissions and objectionable odors, or other emissions contributing to opacity that will result in noncompliance with applicable County, State of Florida and Federal regulations.
 - ii. Vibration. Earth-shaking vibrations shall be controlled in such a manner as to prevent transmissions beyond the PD perceptible without the aid of instruments. Any such vibrations shall not be allowed to create a nuisance or hazard beyond the PD.

- iii. Noise. Except as specifically exempted, at no point on the boundary line of the PD shall the noise level exceed 70 db(A). These regulations would not apply to rotary wing air craft while in flight or while involved in normal landing, take off, or taxiing operations.

The following uses and activities shall be exempt from the noise level regulations:

- 1) Noises not directly under the control of the PD owner or occupant.
 - 2) Noises emanating from construction activities between 7:00 AM and 9:00 PM.
 - 3) The noises of safety signals, warning devices and emergency pressure valves.
 - 4) Transient noises of moving sources such as automobiles, trucks and airplanes.
- iv. Light and Glare. No operation or activity shall be conducted in the PD which, when measured horizontally, at the PD's property line, produces light or glare exceeding 1.0 foot candles.
- v. Heat. No heat from furnace or processing equipment shall raise the temperature of air or material more than 1 degree Fahrenheit when measured at the PD's property line.
- vi. Solid Waste. Non-toxic solid waste shall be stored in closed containers not visible from the PD's property line and shall be disposed of off the property in accordance with all applicable Federal, State and local rules, regulations, standards and laws.
- vii. Hazardous Waste. Toxic waste shall be containerized, transported and disposed of in accordance with all applicable Federal, State and local rules, regulations, standards, and laws. All industrial waste not pre-treated to levels acceptable to Orange County shall be disposed of in accordance with all applicable Federal, State and local rules, regulations, standards and laws.

k. Storage Areas

All outside storage areas shall be totally screened from all property lines.

l. Maximum Height Restrictions

- i. Industrial (4-stories) 4-stories

- ii. Office 100 Feet (any additional increase shall be subject to review on a case-by-case basis)
- iii. Commercial (4-stories) 4 Stories
- iv. Residential (Single-Family) As in PD Ordinance
Residential (Multi-Family) As in PD Ordinance
- v. Hotel (Resort Hotel) 170 Feet
- vi. Hotel (Office / Industrial Tract) 100 Feet
- m. Building Setbacks in Office / Industrial Tracts
 - Building Setback
 - i. Office to Residential 100 feet for 2 or more (Office / Industrial Tract) stories with no parking in 1st 25 feet unless wall or berm is provided 50 feet for 1 story with no parking in 1st 25 feet unless wall or berm is provided.
 - ii. Industrial to Residential 75 foot buffer including (Office / Industrial Tracts) screening / wall on one side of gas easement 100 foot buffer without screening / wall
 - iii. Commercial to Residential As provided in PD Ordinance
 - iv. Multi-Family to Single-Family As provided in PD Ordinance
 - v. Setbacks from Collector / Arterials As provided in PD Ordinance
- n. Commercial & Industrial Coverage

As allowed in the PD District.
- o. Parking and Landscaping shall conform to the appropriate County ordinances and regulations.
- p. Waivers and Requests
 - i. Developer has requested six waivers:
 - 1) Elimination of sidewalks on short cul-de-sacs.
 - 2) Sidewalks on one side of some local streets.
 - 3) Sidewalks / bikepaths may be located outside of right of way, when appropriate.

- 4) Developer may request the ability to obtain waivers from the Subdivision Regulations to permit 40 foot right of way width.
- 5) The Developer may request waivers from building setbacks to permit structures to be located closer to the on-site man-made lakes.
- 6) The Developer may request some private local streets.
- 7) Waivers are requested to permit special landscape and lighting treatments within roadway medians as well as to permit the installation of simulated brick pavement at select locations within project entry roadways.
- 8) Waivers may be requested from Commercial and Industrial standards.

The above items will be addressed during the Development Plan approval process.

- ii. MSTU's will be requested for essential public facilities only. The Developer has requested and the County will consider the formation of MSTU's for maintenance of the planned development's master drainage systems (including lakes and shorelines), arterial and arterial collector buffer areas and road side maintenance and streetlight districts.
- q. There will be a 50' building setback from the normal high water elevation of all lakes and Shingle Creek.
- r. Prohibited Industrial Uses
 - i. Animal slaughtering or the confinement of animals for feeding, finishing and preparation for slaughter, including stockyards and feeding pens.
 - ii. Asphalt manufacturing or refining or any similar petroleum or petrochemical refining or manufacturing process.
 - iii. Blast furnace or similar heat or glare generating operations.
 - iv. Bone distillation or the reduction, rendering, incineration or storage of garbage, offal, animals or animal waste, fats, fish or similar materials or products.

- v. Cement, lime, gypsum or plaster-of-paris manufacture or the open storage of raw materials or finished products related to such manufacture.
- vi. Chemical manufacturing or processing.
- vii. Citrus processing.
- viii. Corrosive acid manufacture, including but not limited to hydrochloric, nitric, sulphuric or similar acids.
- ix. Drive-In theatres and similar carnival-type amusements.
- x. Explosives, gunpowder and radio active storage or processing.
- xii. Fertilizer manufacturing and processing.
- xiii. Glue, size or gelatin manufacture where the processes involve the refining and recovery of such products from fish, animal or refuse materials.
- xiv. Proposed Permitted Industrial Uses
 - 1) Automobile laundry.
 - 2) Bakeries.
 - 3) Bakery products manufacturing.
 - 4) Banks.
 - 5) Boat manufacturing.
 - 6) Building material storage and sales.
 - 7) Building products manufacturing.
 - 8) Ceramics manufacturing.
 - 9) Cold storage and frozen food lockers.
 - 10) Confectionery manufacture.
 - 11) Contractors storage and equipment yards.
 - 12) Dairy products manufacturing.
 - 13) Data processing services.
 - 14) Dyeing, dry cleaning and laundering.
 - 15) Electrical machinery, electronic manufacturing and equipment manufacturing.
 - 16) Fire stations.
 - 17) Food processing and packaging (except as prohibited).
 - 18) Furniture, decorating materials, and upholstery manufacturing.
 - 19) Garment manufacturing .
 - 20) Glass and glass products manufacturing.
 - 21) Heating and air conditioning sales and service.
 - 22) Helicopter landing pads (southern half of Parcel 470 only)
 - 23) Ice cream manufacturing.
 - 24) Indoor shooting ranges.
 - 25) Machine shops.

- 26) Machinery sales and storage (all repairs limited to indoors).
 - 27) Manufacture of novelties and souvenirs.
 - 28) Manufacturing of metal, plastic, or cardboard containers.
 - 29) Mechanical garage (automobiles and small trucks) .
 - 30) Motels (Parcel 170 only, not to exceed 375 rooms).
 - 31) Pharmaceutical products manufacturing.
 - 32) Photographic equipment and supplies manufacturing and processing.
 - 33) Post office.
 - 34) Power Substations.
 - 35) Printing, bookbinding, lithography, and publishing plants.
 - 36) Professional offices.
 - 37) Radio and television studios and offices (including antennas up to height limit).
 - 38) Recreation facilities provided by an employer of the district for the exclusive use of employees, their families and guests.
 - 39) Restaurants (not to exceed 8 acres in Parcel 470).
 - 40) Service stations.
 - 41) Shoe and leather goods manufacturing, (provided no tanning process is involved).
 - 42) Signs, identification and directional, or which advertise products manufactured, processed, stored or sold on the premises.
 - 43) Soft drink bottling.
 - 44) Testing and research labs (materials, equipment and products, excluding explosives).
 - 45) Trade shop, tinsmith, roofing & plumbing, etc.
 - 46) Veterinary hospitals.
 - 47) Warehousing.
 - 48) Nursery.
 - 49) Other similar or compatible uses.
- xv. The East Central Florida Regional Planning Council recommends approval of the proposed project, subject to the following conditions:
- 1) The Hunter's Creek Project will be developed in accordance with the information, data, and plans contained in the Development of Regional Impact Application for Development Approval and supplemental information provided by the Applicant unless otherwise directed by the recommendation which follows:
 - a) If no construction has occurred in the Hunter's Creek site, excluding roads, drainage improvements, and landscaping, within five years of the effective date of the Development Order, then the Development Order shall expire.

- b) Archaeological site one as referenced in the ADA be test excavated in accordance with the Bureau of Archives, History, Records Management guidelines.
- c) The management plan for the Red-cockaded woodpecker as submitted by the Applicant should be implemented.
- d) The stormwater management plan shall be designed to provide natural hydroperiods within wetlands.
- e) Retention lakes will be placed along and within the shallow wetlands edge in areas that are not significantly viable. The deeper wetland interiors will be preserved as an associated system.
- f) The mesic hardwood (422) located in Parcel 550 and in Parcel 215 and the mixed upland forest (431) located to the west of Parcel 205 shall be preserve and managed in order to maintain as much existing tree cover a possible.
- g) The Council has no objection to the proposed crossing of the Shingle Creek floodplain provided that the location forth is crossing remains in the same place as identified in the DRI application and that clearance for this corridor be kept to a minimum.
- h) The Applicant will establish an ongoing hydrologic / biologic monitoring program, with the purposes being to:
 - i) Monitor water quality and biological conditions in at least two of the man-made lakes on at least a monthly basis; and provide the information to the Orange County Pollution Control Department. If the Orange County Pollution Control Director determines, based on the monitoring results, that diffused air systems are needed, such systems will be installed by the applicant; and
 - ii) Monitor the shallow groundwater at locations downgradient of the wastewater effluent storage and spray irrigation areas, with the principal parameters being

measured to include nutrients and coliform bacteria.

The exact scope and details of the monitoring activities shall be determined by the Applicant and the Orange County Pollution Control Department, based on the requirements and recommendations of the Florida Department of Environmental Regulation and the South Florida Water Management District.

- i) The Applicant, in any area(s) determined to be within the wetlands permitting jurisdiction of the Florida Department of Environmental Regulation (FDER) or the conservation element of Orange County's Growth Management Policy shall:
 - i) Avoid the conversion of the wetlands with significant functional viability as determined by Orange County to other uses (such as residential, commercial, and school sites, and / or man-made lakes);
 - ii) Restrict roadway crossings through the wetlands to the minimum amount of area needed to facilitate the crossing, with sufficient stormwater runoff treatment facilities provided to comply with requirements of Orange County, the South Florida Water Management District and the Florida Department of Environmental Regulation;
 - iii) Insure that the location and design of the man-made lakes will not result in a significant adverse impact to the wetlands because of an undesirable lowering of the water table levels.

NOTE: Exceptions are made in individual situations where previous activities and stresses have drastically reduced or virtually eliminated the functional viability of isolated, non-contiguous wetland areas or the Applicant has satisfactorily duplicated existing environmental functions through good engineering and design.

- j) The Applicant agrees not to proceed with the development of Phases IV and V of the proposed

Master Plan until the methods and sites for treating and disposing of the wastewater generated from these two phases of development have been determined. The Applicant also agrees to submit the information necessary to evaluate the impacts of the proposed methods and sites of treatment and disposal to the Regional Planning Council (with sufficient numbers of copies for distribution to other agencies participating in the review) or an amended ADA when such information is available.

- k) The applicant agrees to work with the Orange County Health Department in the establishment of an ongoing septic tank and drainfield inspection program in the portions of the project where septic tanks will be installed. Furthermore, the Applicant agrees to include a warning of the need for periodic septic tank pumpouts and the specifications of penalties for noncompliance with inspection recommendations in the restrictive covenants of each lot with a septic tank.

*Staff suggested that the above conditions be deleted since the applicant is no longer proposing the use of septic tanks.

*Staff suggested that Condition Nos. 12 and 13 be deleted since these items will be covered under the Traffic conditions as recommended by staff.

- l) Due to the "state of the art" of forecasting long range traffic impacts of Hunter's Creek on the roadway network surrounding the project, it is recommended that a monitoring system be established to periodically review the forecasts for validity and adequacy. As has been experienced in other DRI's in this area, the proposed roadway improvements in the ADA's have proven to be either insufficient or excessive, based on real development levels. Therefore, it is recommended that the developer and the local governments agree on a procedure whereby this review process of Hunter's Creek impacts could take place. As a minimum, monitoring of Hunter's Creek traffic by a traffic count program should be performed once every 2 years.

- m) An agreement shall be developed between the Applicant and Orange County whereby essential roadway improvements will be accomplished as

the Hunter's Creek project is developed. Such an agreement may include prohibiting project development past a certain phase, year, percentage of development, or number of occupied units. The objectives of such an agreement would be to ensure that the following improvements are accomplished:

- i) Phase I (Present - 1987)
 - (1) Central Florida Parkway - Two-Lane Construction
 - (2) Orange Blossom Trail (U.S. 441) – Six laning north of Sand Lake Road
 - (3) John Young Parkway - Four lanes from Sand Lake to Beeline
 - (4) Sand Lake Road East of U.S. 441 - Six-laning
 - (5) U.S. 192/U.S. 441 - The Florida Department of Transportation will seven -lane U.S. 192 through the study area. In conjunction with this, it will be necessary to provide a second left-turn lane on the north approach of U.S. 441 at the U.S. 192 intersection.
 - (6) Hunter's Creek Boulevard / U.S. 441 - Separate left and right turn lanes exiting the project, an additional right – turn lane on the north approach and left - turn lane on the south approach of U.S. 441. Signalization will be required.
 - (7) Central Florida Parkway/U.S. 441 - Auxiliary turn lanes will be needed at U.S. 441 and Central Florida Parkway. Provision of a separate left - turn lane on the north and west approaches and right - turn lanes on the east and west approaches.
 - (8) Taft-Vineland/U.S. 441 - Add a separate right - turn lane on the south approach, additional left -

turn lane on the north approach and provide two right - turn lanes and two left turn lanes on the east approach. Signalization will be required.

ii) Phase I1 (1987-1991)

- (1) Taff-Vineland Road - Four-laning
- (2) John Young Parkway (north of Sand Lake Road) - Four-laning
- (3) John Young Parkway - Four-laning from the project north to the Beeline Expressway
- (4) Central Florida Parkway - Construct an additional two lanes on Central Florida Parkway between U.S. 441 and John Young Parkway.
- (5) Sand Lake Road (west of U.S. 441) - six-laning of Sand Lake Road
- (6) Donnegan/U.S. 441 - Auxiliary turn lane improvements
- (7) U.S. 441/Beeline - An improvement to serve the south-to-west and west-to-south traffic
- (8) Other intersections - Additional auxiliary turn lanes will be needed at U.S. 441/U.S. 192; John Young Parkway / Hunter's Creek east-west roads; U.S. 441 / Hunter's Creek east-west roads.

iii) Phase I11 (1991-1994)

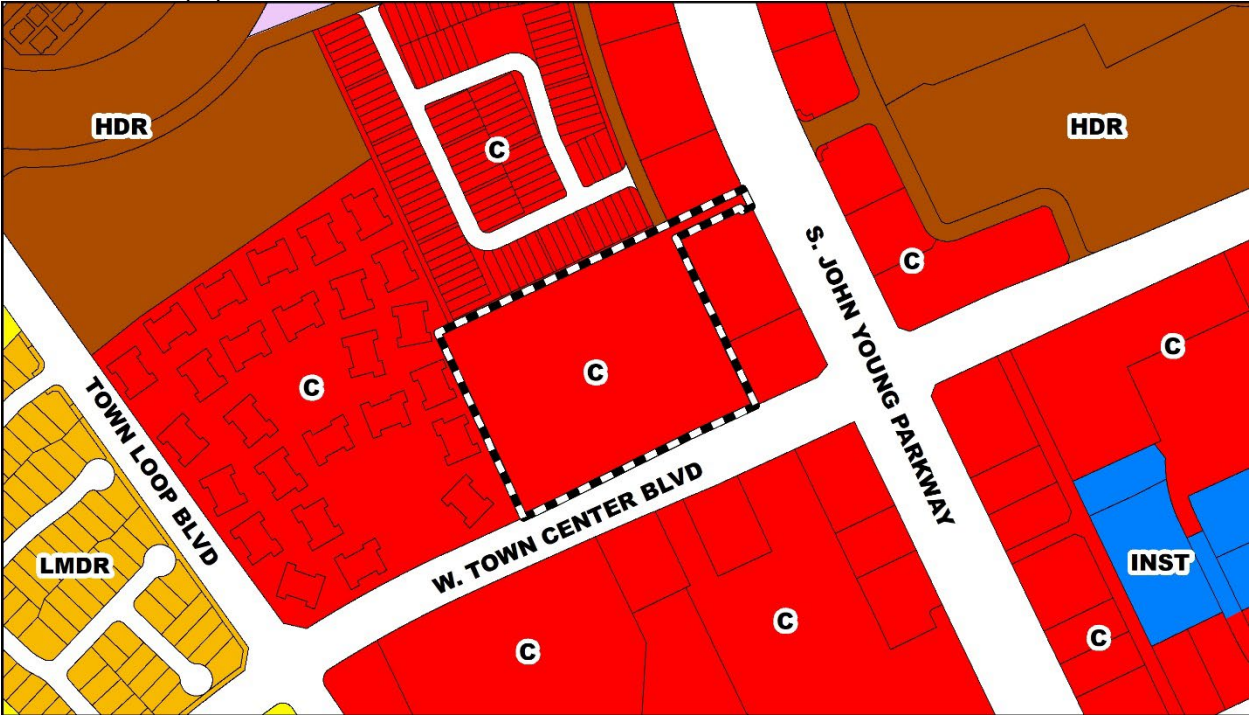
- (1) John Young Parkway - Four-laning from the Beeline Expressway to U.S. 192
- (2) Donnegan / U.S. 441 - Intersection improvements as Warranted

- (3) Taft-Vine1and / U.S. 441 - Provide a left-turn flyover for the southbound left-turn movement
 - (4) Other intersections - Additional auxiliary turn lanes will be required at: John Young Parkway and Hunter's Creek east-west roads; John Young Parkway and Central Florida Parkway.
- iv) Phase I V (1994-1998)
 - (1) John Young Parkway - Six-lane construction from the Beeline Expressway south to U.S. 192. The intersection of Central Florida Parkway and John Young Parkway will require improvements including the possible grade separation of one or more movements at the intersection.
 - (2) U.S. 441 - Six-lane construction from Sand Lake Road to Central Florida Parkway.
- v) Phase V (1999-2002)

It is recommended that efforts take place to consider utilizing transportation modes other than the single occupant automobile. This would include the options of buses, carpooling and / or vanpooling.
- vi) It is further recommended that the improvements to the intersection of U.S. 441/192 be performed on schedule. If improvements are delayed at U.S. 441/192 beyond the occupancy of 1,500 dwelling units in Hunter's Creek, Hunter's Creek will construct the necessary turn lanes at U.S. 441 and Donnegan Avenue in order to provide an alternative route to avoid congestion at U.S. 441/192. As an alternative, the City of Kissimmee may waive this condition if the transportation monitoring program indicates that such improvements are not yet warranted.

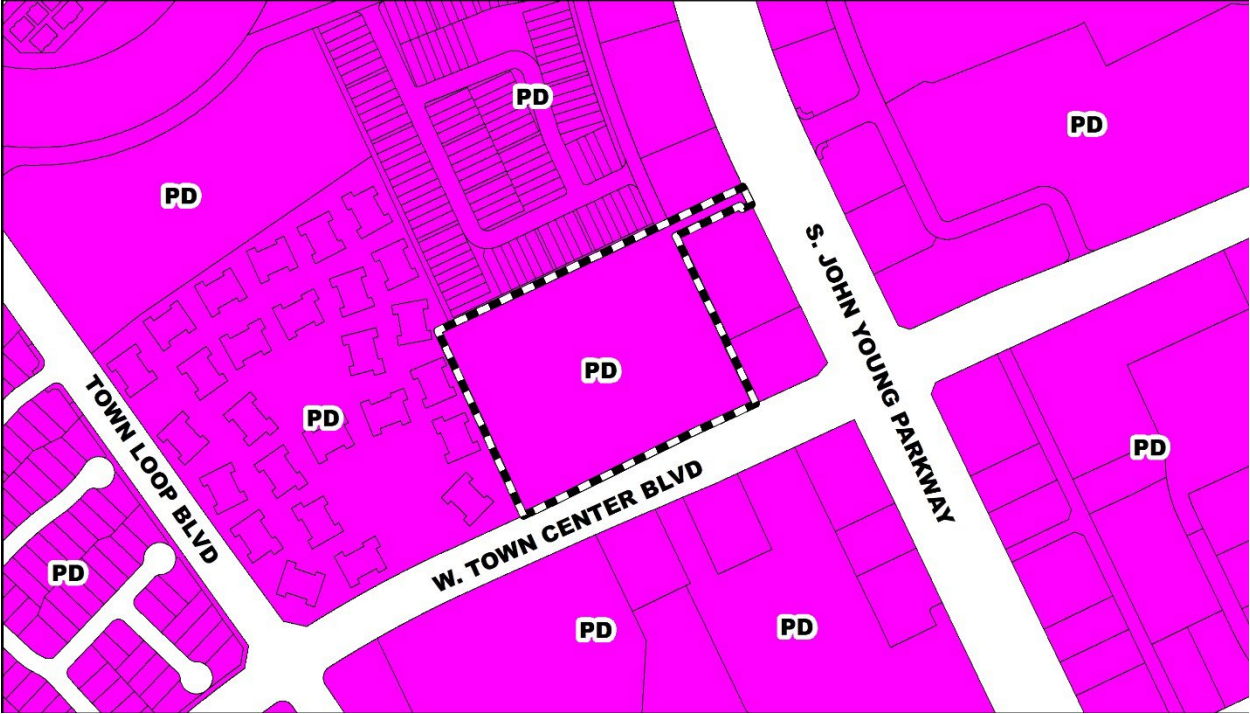
FUTURE LAND USE

Commercial (C)

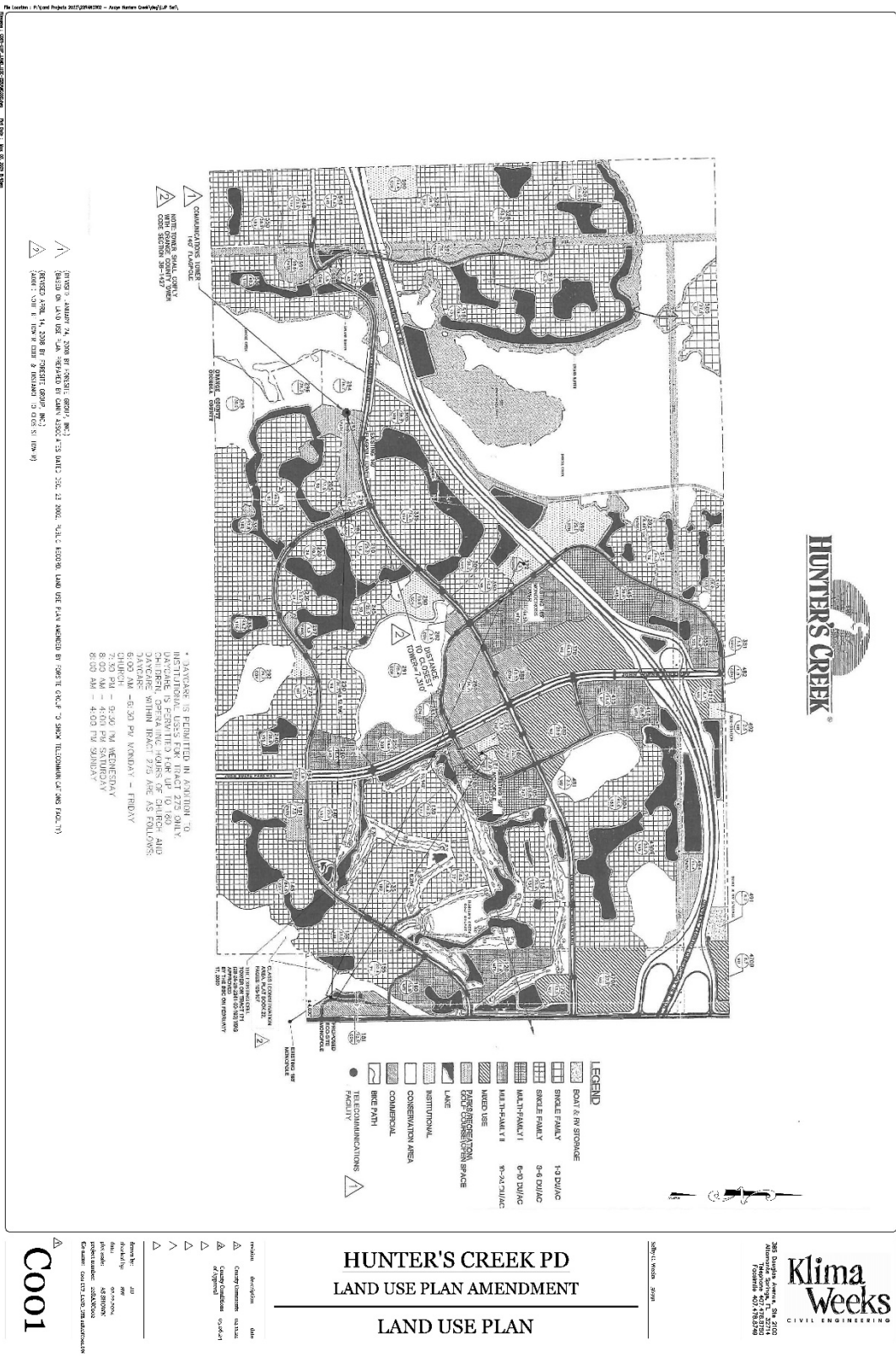


ZONING

PD (Planned Development District)



Land Use Plan



Notification Map

