



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, March 20, 2018

2:00 PM

County Commission Chambers

18-262

Rezoning

Thomas Daly, Daly Design Group, Camino Reale Planned Development /
Regulating Plan (PD/RP), Case # LUP-16-08-260; District 4

Consideration: A request to rezone 1,032.90 gross and 688 developable acres from A-2 to PD for a mixed-use project with up to 3,000 residential dwelling units (single-family and multi-family) and 330,000 square feet of non-residential uses including hotel, commercial, office, and/or industrial. The project would also feature a public school and parks. A PD Regulating Plan (RP) map depicts four (4) Transect Zones, Adequate Public Facility (APF) lands; and distinct neighborhoods with centralized Community Focal Points; while a PD-RP structure guide addresses transect development standards, street typologies & cross sections, intersection density & connectivity measures, green infrastructure components, etc. This request is associated with and contingent upon the following:

- Camino Reale PD/ Adequate Public Facilities Agreement;
- Camino Reale PD / Transportation Framework and/or Mitigation Agreement (processed through the Road Agreement Committee); and
- Orange County Public Schools (OCPS) Capacity Enhancement Agreement (CEA); pursuant to Orange County Code, Chapter 30.

Location: District 4; property generally located two (2) miles south of SR 528 and three-and-a-half (3.5) miles east of the Central Florida Greenway (SR 417); Orange County, Florida (legal property description on file in Planning Division)

County staff made the following change to condition #27:

There shall be no vehicle access to T-M Ranch Road, via Bunkhouse Road. No vehicular access shall be allowed from the Camino Reale property to Lake Mary Jane Road either directly or indirectly (via TM Ranch Road). This includes construction vehicles, equipment, service or any other vehicles associated with this property.

County staff added new condition #29:

The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An

emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.

A motion was made by Commissioner Thompson, seconded by Commissioner VanderLey, to make a finding of consistency with the Comprehensive Plan (CP); further, approve the rezoning request from A-2 (Farmland Rural District) to PD (Planned Development District) subject to the conditions of approval listed under the Planning and Zoning Commission Recommendation in the Staff Report; further, approve revised Condition #27 and new Condition #29; further, approve and execute the Adequate Public Facilities Agreement for Camino Reale PD by and between Camino Reale Properties, LLC and Orange County as joined by the School Board of Orange County; and further, approve the Camino Reale PD Transportation Term Sheet outlining the parameters for a future transportation agreement addressing development within the Camino Reale PD and roadway improvements for Innovation Way South. The motion carried by the following vote:

Aye: 7 - Mayor Jacobs, Commissioner Nelson, Commissioner Thompson, Commissioner Clarke, Commissioner VanderLey, Commissioner Bonilla, and Commissioner Siplin



THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 28TH DAY OF MARCH 2018.

Kate Sprick

DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

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