




Interoffice Memorandum

March 24, 2020

TO: Mayor Jerry L. Demings  
-AND-  
Board of County Commissioners (BCC)

FROM: Alberto A. Vargas, MArch., Manager, Planning Division 

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

SUBJECT: 2019-2 Out-of-Cycle Regular Cycle Staff-Initiated Text Amendment  
Board of County Commissioners (BCC) Adoption Public Hearing

The 2019-2 Out-of-Cycle Regular Cycle Staff-Initiated Text Amendment is scheduled for a BCC adoption public hearing on March 24, 2020. This amendment was heard by the Planning and Zoning Commission/Local Planning Agency at an adoption hearing on January 16, 2020. The report will also be available under the Amendment Cycle section of the County's Comprehensive Planning webpage:

<http://www.orangecountyfl.net/PlanningDevelopment/ComprehensivePlanning.aspx>.

The 2019-2 **Out-of-Cycle Regular Cycle-State-Expedited** Review amendment scheduled for consideration on March 24 is a staff-initiated text amendment. The amendment may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

The 2019-2 **Out-of-Cycle Regular Cycle-State-Expedited** Review Amendment was heard by the PZC/LPA at a transmittal public hearing on September 17, 2019, and by the BCC at a transmittal public hearing on October 22, 2019. This amendment has been reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On December 13, 2019, DEO issued a comment letter, which did not contain any concerns about the amendment undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendment must be adopted within 180 days of the comment letter. The Regular Cycle Amendment undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. This amendment is expected to become effective in April 2020, provided no challenges are brought forth for the amendment.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net) or Greg Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or [Gregory.Golgowski@ocfl.net](mailto:Gregory.Golgowski@ocfl.net).

AAV/sw

Enc: 2019-2 Out-of-Cycle Regular Cycle Comprehensive Plan Amendment –  
BCC Adoption Staff Report

c: Christopher R. Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney  
Roberta Alfonso, Assistant County Attorney  
Whitney Evers, Assistant County Attorney  
Erin Hartigan, Assistant County Attorney  
Eric Raasch, AICP, Planning Administrator, Planning Division  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Olan D. Hill, AICP, Assistant Manager, Planning Division  
Read File



# ORANGE COUNTY

PLANNING DIVISION

## 2019-2 Out-of-Cycle Regular Cycle Staff-Initiated Text Amendment

2010 - 2030 COMPREHENSIVE PLAN

**BOARD OF COUNTY  
COMMISSIONERS**

**MARCH 24, 2020  
ADOPTION PUBLIC HEARING**

**PREPARED BY:**  
ORANGE COUNTY PLANNING, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION



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**2019-2 Out-of-Cycle Regular Cycle Comprehensive Plan Amendment**

**Staff-Initiated Comprehensive Text Amendment**

Amendment Number	Sponsor	Description of Proposed Changes to the 2016-2030 Comprehensive Plan (CP)	Project Planner	Rezonar	Staff Rec	LPA Rec
2019-2-C-FLUE-1	Planning Division	Text amendment to the Future Land Use Element Horizon West Town Center Policies to permit form-based development through a Planned Development/Regulating Plan (PDWRP) as an alternative to processing a Planned Development/Unified Neighborhood Plan (PDUNP) under the Town Center Code	Olan Hill/ Blaisy Mills	N/A	Adopt	Adopt (8-9)

**ABBREVIATIONS INDEX:**

**ABBREVIATIONS INDEX:** IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; HDR-High Density Residential; PD-Planned Development; INST-Institutional; COMB-Wetland/Conservation; PWOB-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RB-Rural Bottomland; RB 1/5-Rural Bottomland 1/5; RB 1/2-Rural Bottomland 1/2; RB 1/1-Rural Bottomland 1/1; GC-Growth Center; USA-Urban Service Area; WB-Water Body; ACEU-Activity Center Based Use; EDU-Educational; CP-Comprehensive Plan; FLUE-Future Land Use Element; FLUE-Future Land Use Element; GPO-Goals, Objectives, and Policies; GO-Objective; TRAM-Transportation; LUP-Land Use Plan; RE-Re zoning; A-1-Civus Rural District; A-2-Farmstead Rural District; R-T-Mobile Home Park District; R-CC-Country Estate District; R-1A-Single-Family Dwelling District; R-1-Single-Family Dwelling District; R-3A-Duple-Family Dwelling District; R-2-Residential District; R-T-2-Commission Mobile Home and Single-Family Dwelling District; P-O-Professional Office District; C-1-Retail Commercial District; C-2-General Commercial District; C-3-Professional Commercial District; I-1A-Light Industrial District; PD-Planned Development District; CDR-Change Determination Request; SR-State Road; AC-Acres

# 2019 SECOND REGULAR CYCLE OUT-OF-CYCLE AMENDMENT

## AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS ADOPTION BOOK

### INTRODUCTION

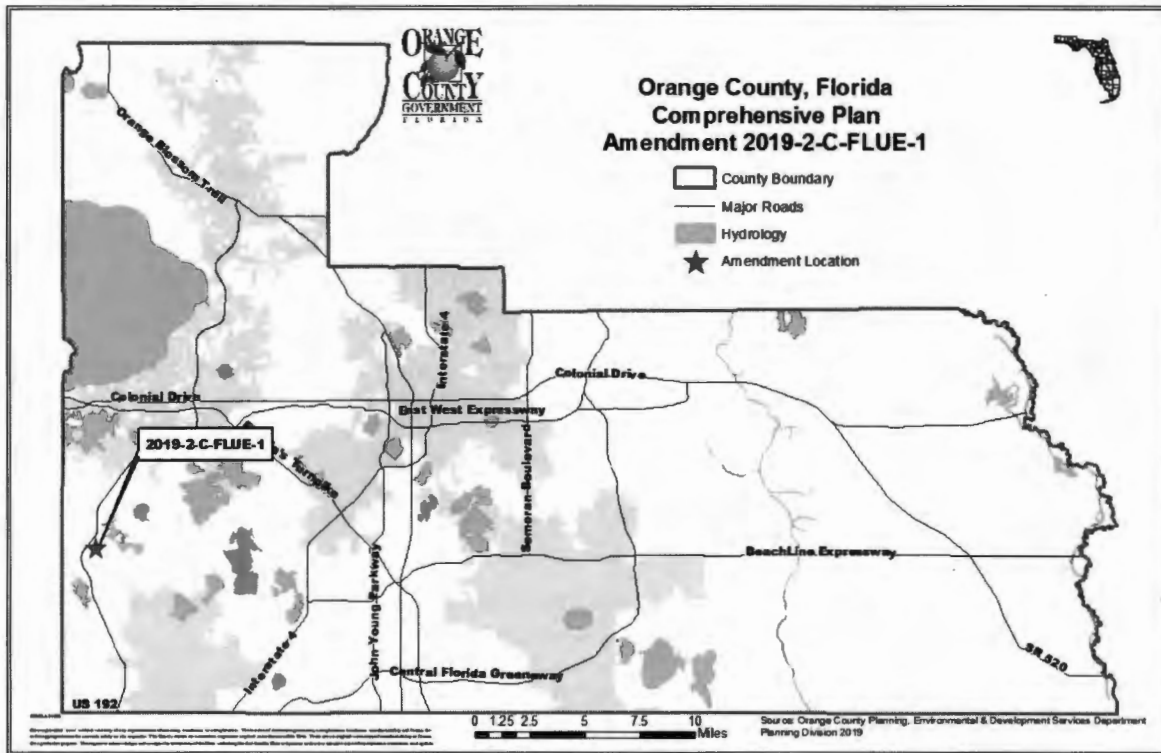
This is the Board of County Commissioners (BCC) adoption public hearing staff report for the proposed Out-of-Cycle Second Regular Cycle Staff-Initiated Text Amendment (2019-2) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The adoption public hearing for this amendment was conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on January 16, 2020, and is scheduled before the BCC on March 24, 2020.

This Out-of-Cycle Regular Cycle Staff-Initiated Text Amendment scheduled for BCC consideration on March 24 was heard by the PZC/LPA at a transmittal public hearing on September 19, 2019, and by the BCC at a transmittal public hearing on October 22, 2019.

The 2019-2 ***Out-of-Cycle Regular Cycle-State-Expedited*** Review amendment scheduled for consideration on March 24 is a staff-initiated text amendment. The amendment may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

The 2019-2 ***Out-of-Cycle Regular Cycle-State-Expedited*** Review Amendment has been reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On December 13, 2019, DEO issued a comment letter, which did not contain any concerns about the amendment undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendment must be adopted within 180 days of the comment letter. The Regular Cycle Amendment undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. This amendment is expected to become effective in April 2020, provided no challenges are brought forth for the amendment.

Any questions concerning this document should be directed to Alberto A. Vargas, Manager, Planning Division, at (407) 836-5802 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net) or Greg Gologowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or [Gregory.Gologowski@ocfl.net](mailto:Gregory.Gologowski@ocfl.net).



The following meetings/hearings have been held for this proposal:			Project/Legal Notice Information	
Report/Public Hearing	Outcome		Title:	Amendment 2019-2-C-FLUE-1
✓ Community Meeting September 17, 2019	Approximately 40 residents in attendance - Positive		Division:	Planning
✓ Staff Report	Recommend Transmittal		Request:	Text amendment to the Future Land Use Element Horizon West Town Center Policies to permit form-based development through a Planned Development/Regulating Plan (PD/RP) as an alternative to processing a Planned Development/Unified Neighborhood Plan (PD/UNP) under the Town Center Code
✓ LPA Transmittal September 19, 2019	Recommend Transmittal (7-0)		Creation:	FLU4.1.12, FLU4.1.12.1, FLU4.1.12.2, FLU4.1.12.3, FLU4.1.12.4, FLU4.1.12.5
✓ BCC Transmittal October 22, 2019	Transmit (7-0)		Revision:	FLU4.5.1, FLU4.5.3, OBJ FLU4.6, FLU4.7.1, FLU4.7.2, FLU4.7.3, FLU4.7.4, FLU4.7.7.1, FLU4.7.9
✓ Agency Comments December 2019	No comments			
✓ LPA Adoption January 16, 2020	Recommend Adoption (6-0)			
BCC Adoption	March 24, 2020			

**Staff Recommendation**

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and recommend **ADOPTION** of **Amendment 2019-2-C-FLUE-1**, creating Future Land Use Element Policies FLU4.1.12, FU4.1.12.1, FLU4.1.12.2, FLU4.1.12.3, FLU4.1.12.4, and FLU4.1.12.5 and revising Future Land Use Element Polices FLU4.5.1, FLU4.5.3, OBJ FLU4.6, FLU4.7.1, FLU4.7.2, FLU4.7.3, FLU4.7.4, FLU4.7.7.1, and FLU4.7.9.

## A. Background

### Horizon West

Horizon West includes nearly 23,000 acres of former citrus groves that were devastated during the freezes of the 1980s. This created the impetus to institute master planning for the area's urbanization over time. This process began in 1994, when property owners and area residents, with County support, created a detailed community vision for Horizon West. This resulted in an area collectively referred to as Horizon West that consists of six (6) villages: Village of Bridgewater, Lakeside Village, Village F, Village H, Village I, and Town Center. The following is a timeline of relevant policy history regarding development of Horizon West.

- June 1995 - the Orange County Board of County Commissioners adopted framework policies for the Horizon West planning area as a Sector Plan into the Comprehensive Plan.
- 1997-2008 - Specific Area (Village) Plan policies are adopted.
- 1998 - Section 163.3245 F.S. required Specific Area Plan (SAP) policies be adopted into local Comprehensive Plans.
- 2011 - House Bill No. 7207 revised §163.3245 F.S., removing the requirement that associated SAPs be included in Comprehensive Plans.
- 2016 - Orange County restructured the Horizon West policies of the Comprehensive Plan to remove the Specific Area Plan (SAP) maps and related policies applicable to individual villages that addressed such items as specific development standards for each land use district.

The previously-approved SAP map, which served as a regulatory document, was replaced with the Horizon West Special Planning Area (SPA) Land Use Map, which is a reference document of how land use districts are distributed. The effect of this change was that any modifications to the conceptual SPA land use districts are processed through the Planned Development (PD) review process.

The Horizon West Special Planning Area Land Use Map is shown on the following page. This map includes the villages of Horizon West and shows the location of the Horizon West Town Center.

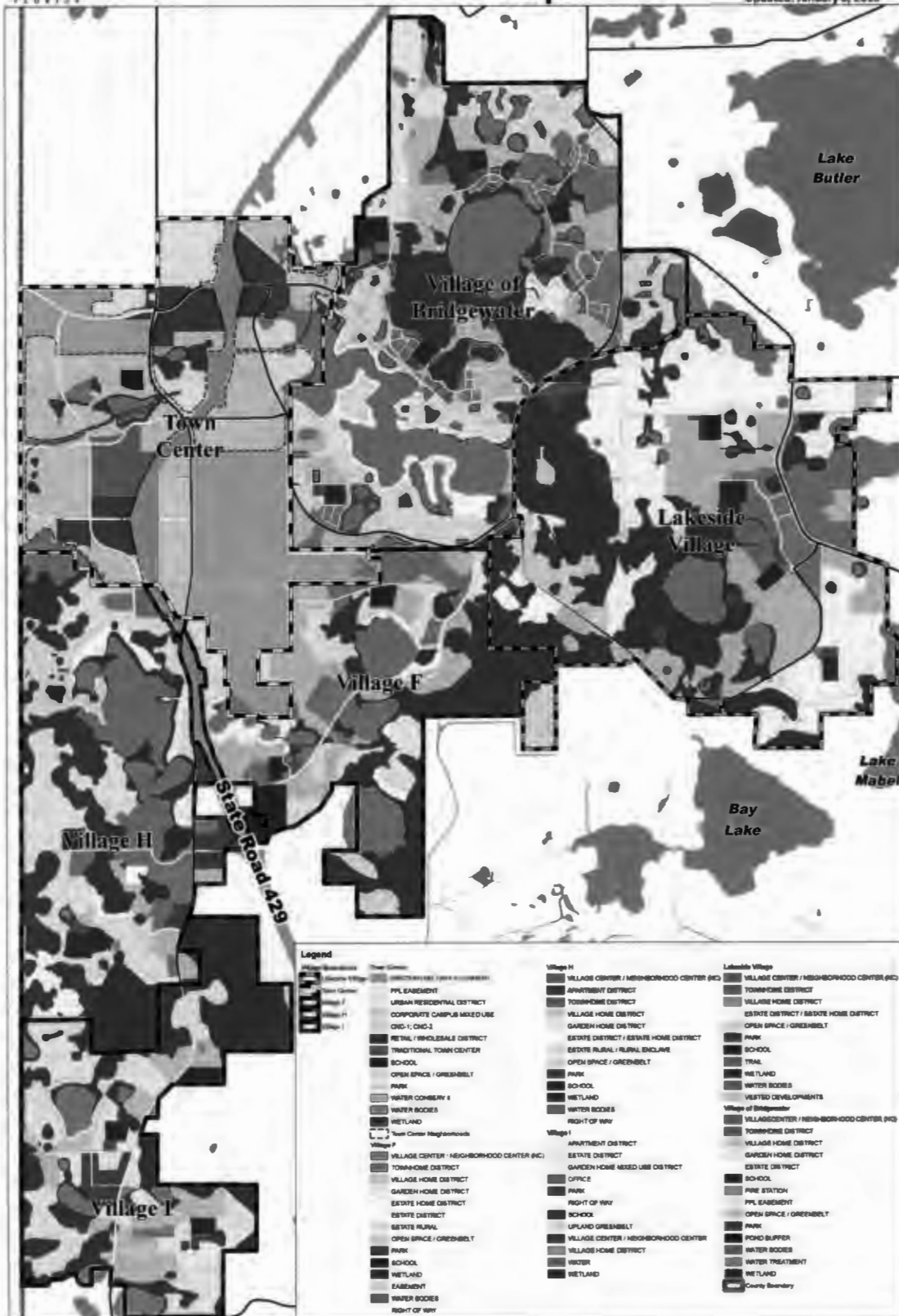




# Horizon West Special Planning Area Land Use Map



Updated: January 8, 2018



### Zoning Standards

Orange County recognizes conventional zoning districts, such as R-1A (Single-Family Dwelling District), and the requirements contained in each district in the Land Development Code. Development in a conventional zoning district must adhere to the requirements such as lot size, building setbacks, parking, and permitted uses.

Orange County also offers a Planned Development Zoning District to allow for a diversification of uses, structures, and open spaces compatible with existing and permitted land uses in the surrounding area. This district also allows for the opportunity for innovative concepts of the site plan such as mixed-used development. Additionally, the Planned Development Zoning District can ensure that development occurs according to an approved Land Use Plan. This Land Use Plan is reviewed by the Development Review Committee and the Planning and Zoning Commission and is ultimately approved by the Board of County Commissioners.

Specific to the Horizon West Town Center, outlined in the Section 38-1390-.13 of the Orange County Code, is the Planned Development/Unified Neighborhood Plan (PD/UNP). This is intended to ensure that the Neighborhood Planning Areas (NPAs) of the Horizon West Town Center are developed in a cohesive, integrated, big-picture manner. Specifically, PD/UNPs demonstrate how development within the five neighborhoods that make up the Town Center can create a sense of community, ensure that wetland areas are not unnecessarily interrupted, that lake and wetland edges are protected, and that street and pedestrian/bikeway connectivity will be achieved. PD/UNPs will eventually encompass the entirety of each of the five NPAs identified through the Town Center Specific Area Plan. However, each NPA includes multiple property owners. Therefore, the administrative procedures for implementation of the Town Center Code must anticipate the need for an incremental PD/UNP review, approval, and amendment process. The Planned Development component of the PD/UNP establishes the boundaries of land use districts authorized by the Town Center Code and described through the Specific Area Plan Recommended Land Use Plan Map for the Town Center. The PD also establishes the development program of land uses authorized by the SAP and Comprehensive Plan.

The purpose of this staff-initiated Comprehensive Plan (CP) text amendment is to create new policies that would give new development within the Horizon West Town Center the option to be reviewed and approved through a Planned Development/Regulating Plan (PD/RP), in lieu of a Planned Development/Unified Neighborhood Regulating Plan (PD/UNP). If approved, it would allow applicants to propose alternative (form-based) development standards from those found in the existing and applicable Town Center Planned Development Code. The proposed development would still be subject to the guiding principles of Horizon West, and the development standards of the land use district shown on the Special Planning Area Land Use Map.

## B. Summary of Proposed Changes

This amendment proposes to create new policies and revise existing ones. The desired changes are summarized followed by the proposed changes, followed later by the proposed policies in strike-through/underline format.

Orange County is overhauling its countywide Zoning Code, originally approved 58 years ago. Part of this overhaul is a proposed form-based code which strives to achieve development compatibility through good design with less emphasis on Euclidian zoning principles that focused on the separation of different uses from one another. Although the Town Center Code was approved in

2013, it reflects some of the less innovative and less flexible design standards. The result of this is applicants requesting waivers from the Code to achieve better design. Waiver requests can be an indication of a code that is not working to achieve development that reflects the desires of Orange County Planning and trends in current development, such as the move to allow for a mix of uses within the same building or on the same block.

Given the amount of development approved in Horizon West under the Village Planned Development Code and Town Center Planned Development Code, the pending Orange Code will not apply in Horizon West. However, interest has been shown in the possibility of implementing form-based standards in the Town Center. Unfortunately, this is not possible because of the requirement that new development follow the existing Town Center Code. In the time since, staff has worked to analyze the options of either amending the existing Code to allow form-based standards or allowing any one particular project to "opt into" a form-based development approach. It was decided that the latter option made more sense, given that all existing development has already occurred under the current code.

The first step, in order to allow a project to develop under alternative standards, is amending the Comprehensive Plan Policies to recognize this option. Development proposed under this option will be consistent with the previously-adopted development program for that property, as reflected on the Town Center Land Use Map. The proposed Policy changes also require any new development under a PD/RP to continue to meet the guiding Horizon West development principles outlined in the Comprehensive Plan.

Finally, the primary difference between a PD/RP and the PD/UNP is that all development and design standards for a PD/RP are embedded in the plan. Instead of referring to a separate Code for these standards, they will be located within or attached to the Planned Development map and site plan. The proposed Comprehensive Plan policies also require any PD/RP applicant to provide new components that are not required today, such as a Green Infrastructure Plan and Connectivity/Intersection Density Analysis.

The following is a summary highlighting some of the revisions to the Comprehensive Plan's Future Land Use Element.

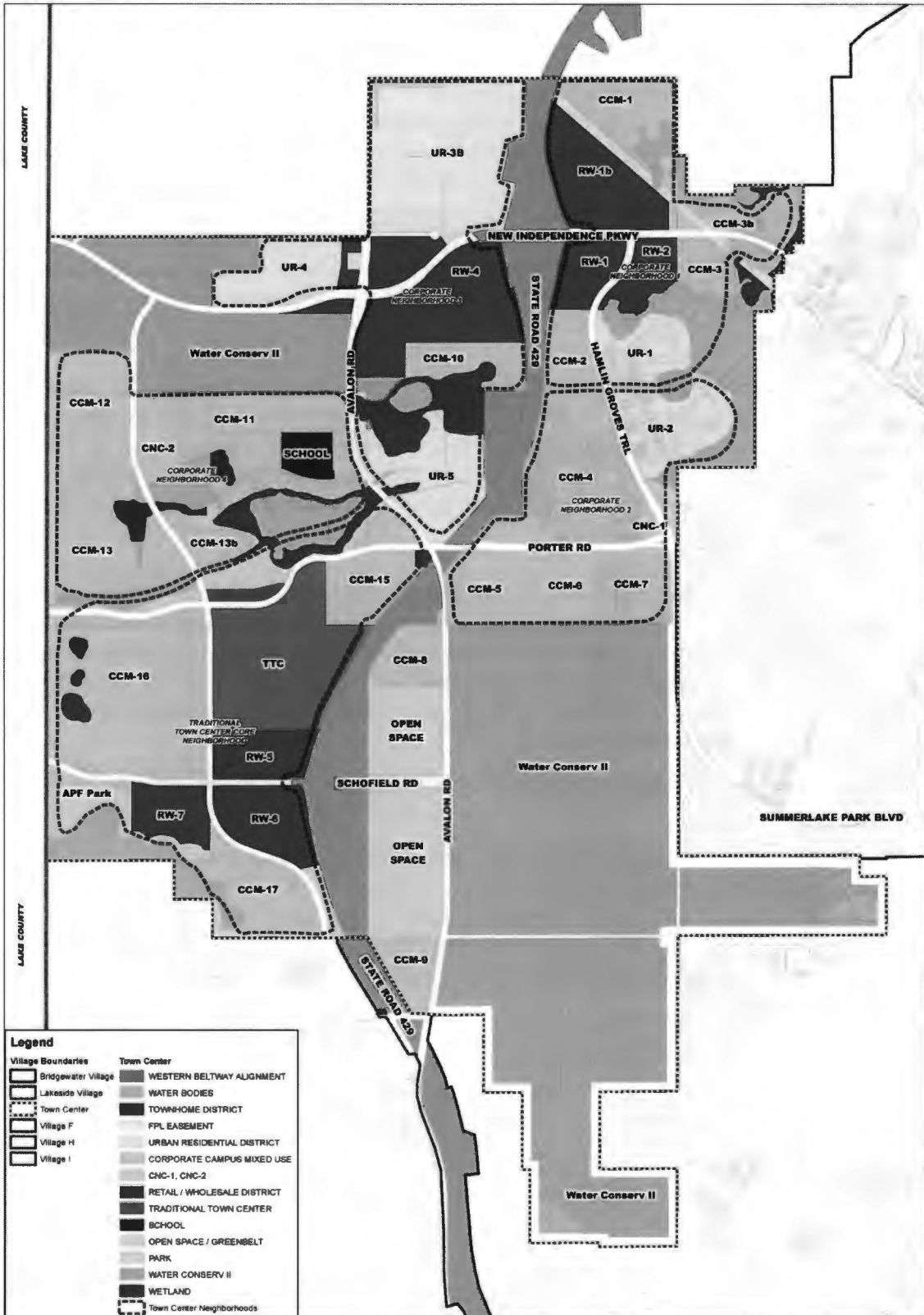
Policy FLU4.5.1 addresses Village Greenbelts. This policy requires a greenbelt surrounding each Village and the Town Center averaging 500 feet in width at the perimeter of each Village. The proposed change would amend the policy to include an exception for those perimeters located adjacent to designated Water Conserv II lands that otherwise provide the permanent undeveloped edge contemplated by the policy. There are two Water Conserv II lands within the Town Center, shown on the map below.



# Horizon West Town Center Land Use Map



Updated: January 8, 2018



Legend	
	Village Boundaries
	Bridgewater Village
	Lakeside Village
	Town Center
	Village F
	Village H
	Village I
	WESTERN BELTWAY ALIGNMENT
	WATER BODIES
	TOWNHOME DISTRICT
	FPL EASEMENT
	URBAN RESIDENTIAL DISTRICT
	CORPORATE CAMPUS MIXED USE
	CNC-1, CNC-2
	RETAIL / WHOLESALE DISTRICT
	TRADITIONAL TOWN CENTER
	SCHOOL
	OPEN SPACE / GREENBELT
	PARK
	WATER CONSERV II
	WETLAND
	Town Center Neighborhoods

Policy FLU4.5.3 speaks to the Transfer of Development Rights. The proposed change increases the maximum net density in the Town Center from 24 dwelling units per net developable acre to 30 dwelling units per net developable acre in recognition of the fact that the Town Center is considered as a regional hub and employment center in focus of Horizon West and where density is encouraged.

OBJ FLU4.6 provides the policies to support the design principles of the Horizon West planning process through the Village Planned Development Code contained in the Land Development Code. The proposed change would include the Town Center Planned Development Code, Planned Development/Land Use Plan (PD/LUP), Planned Development/Unified Neighborhood Plan (PD/UNP), or Planned Development/Regulating Plan (PD/RP). The Town Center Planned Development Code is within Division 8.5 of the Land Development Code and contains the regulations for the Planned Development/Land Use Plan and the Planned Development/Unified Neighborhood Plan.

The proposed revision to Future Land Use Element Policy FLU4.7.1 proposes to delete the land use mix table for the Town Center. This is a duplicative policy that is reflected in Table 1, which is part of Future Land Use Element Policy FLU4.7.9. Table 1 identifies residential, non-residential, and hotel development entitlements assigned to individual Neighborhood Parcels.

Amendments to Policies FLU4.7.2, FLU4.7.3, FLU4.7.4, and FLU4.7.9 revise the policies to include the proposed Regulating Plan concept as a choice and in lieu of a Unified Neighborhood Plan.

FLU4.7.7.1 contains policies related to land use district boundary adjustments. The proposed change would include form-based transect zones within the Town Center. The proposed change eliminates the requirements for district boundary adjustments contained within the policy directing the reader to Policy FLU4.1.9 that contain the guidelines for changes and adjustments to the land use designations for each Village. These policies were adopted in 2016. The policies in FLU4.7.7.1 pre-date the policies in FLU4.1.9.

Assistant Manager, Olan Hill worked with staff at Shutts and Bowen, Poulos and Bennett, and Amnci, LLC to draft the policies that are listed below for consideration for adoption into the Comprehensive Plan.

### C. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed amendments are shown in underline/strikethrough format. Staff recommends adoption of the amendments.

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FLU4.1.12 **Town Center Conceptual Regulating Plan and Final Regulating Plan.**  
Owner(s) of property within the Horizon West Town Center shall have the right, as an alternative to processing a Planned Development/Unified Neighborhood Plan (PD/UNP) under the Town Center Code, to process a Conceptual Regulating Plan (CRP) and a Planned Development / Regulating Plan (PD/RP). A Regulating Plan is an illustrative representation of a proposed development and the location of form-based transect zones/districts.

FLU4.1.12.1 **Town Center Conceptual Regulating Plan:** A Conceptual Regulating Plan (CRP) is a general illustrative representation of a proposed development and the location of form-based transect zones/districts. A CRP shall be submitted for cursory review by

to the Planning Division prior to formal submittal of a Planned Development/Regulating Plan (PD/RP).

- A. A CRP is ~~precursory~~ shall be submitted prior to the submission of a Planned Development/Regulating Plan (PD/RP). The purpose of the CRP is to allow Orange County Planning Division staff the opportunity to review the proposal. The applicant and Planning staff shall work together to collectively refine the CRP in order to meet the intent of this section.
- B. The CRP shall not be adopted as part of the Future Land Use Map or Map Series or included as an attachment, but rather the CRP will be used as a general guide for a final PD/RP.
- C. Should a Comprehensive Plan Text Amendment be requested by the applicant, the CRP shall be transmitted along with the requested text amendment to the State for review.
- D. The following components shall be depicted on, or attached to, a CRP at the time of the Comprehensive Plan Amendment Application submittal:
- General location of form-base transect zones/districts,
  - Gross and net developable land area,
  - Initially proposed development program,
  - General description of proposed transect zones/districts (*character, mix of land uses, product types, block/street patterns, etc.*),
  - General location and types of open space or preservation areas,
  - General location of neighborhoods based on a quarter-mile radius,
  - General location of existing planned road system, trails, and other transportation modes, and
  - General location of existing and planned public facilities, including, but not limited to, schools (as coordinated with Orange County Public Schools), parks, fire stations, etc.
- E. In addition to the specific components listed above, review of a CRP should ensure that the following elements are addressed or followed:
1. **Consistency with the Comprehensive Plan:** A project justification statement should be provided that identifies any relevant and supporting Comprehensive Plan policies and explains how the project is consistent with the identified policies.
  2. **Coordinated Development:** Planning for development will occur in a coordinated, comprehensive, and integrated manner. The CRP will establish a general guide for connectivity and coordinated development.
  3. **Community Meetings/Public Participation:** A community meeting/public workshop shall be held for any proposed CRP prior to the submittal of the final PD/RP. The purpose of the community meeting is to provide

surrounding property owners a proposed project overview consistent with the CRP.

FLU4.1.12.2 **Transportation Road Network Agreement:** Prior to submittal of a PD/RP, an applicant shall meet with Transportation Planning Division staff regarding a required Transportation Road Network Agreement to address all road right-of-way, design, and construction obligations, including any related terms or conditions with respect to right-of-way contributions and/or transportation impact fee credits. The agreement shall be processed through the Road Agreement Committee (RAC) for concurrent approval consideration by the Board of County Commissioners with the final PD/RP.

FLU4.1.12.3 **Adequate Public Facilities Agreement:** A Town Center PD/RP shall be subject to the Adequate Public Facilities (APF) provisions outlined in Policy FLU4.2.2, including concurrent approval consideration by the Board of County Commissioners with the final PD/RP.

FLU4.1.12.4 **Town Center Final PD Regulating Plan (PD/RP):** Upon Orange County Planning Division staff review and acceptance of a CRP, in accordance with FLU4.8.1, and in lieu of a Planned Development/Unified Neighborhood Plan (PD/UNP), applicants shall submit a PD/RP rezoning application for the subject property.

A. Development within a PD/RP may be subject to the provisions of the Town Center Planned Development Code, but only to the extent that those certain regulations, standards, and procedures are not addressed within the PD/RP. The Village Planned Development Code shall not apply to the PD/RP unless specifically stated in the PD/RP. In the event of conflict or ambiguity between the provisions set forth in Orange County Code and those within the PD/RP, the PD/RP shall control. In the event Orange County Code and an approved PD/RP is silent as to a performance or development standard, the Development Review Committee (DRC) shall establish the standard or make the determination, which in turn can be appealed by an applicant to the Board of County Commissioners. Notwithstanding the foregoing, the Village Planned Development Code shall not apply to the Town Center unless specifically stated in the Town Center Planned Development Code, applicable PD/UNP, or applicable PD/RP.

B. At a minimum, the following components must be identified or addressed by a PD/RP:

- Final transect zone/district boundaries,
- Final gross and net developable acreage,
- Final land uses and development program,
- Final location and types of open space or preservation areas,
- Transferable Development Rights (TDR) calculations,
- Street types, and
- Intersection density analysis/diagram.

- C. In addition to the required components listed above, review of a PD/RP should ensure that the following elements are addressed or provided:
1. **Transect Zones/Districts and Development Program:** A PD/RP shall reflect a development program that is consistent with the CRP. The final configuration of the PD/RP transect zones/districts may vary from the CRP provided they are generally consistent with the intent of the CRP and with the written descriptions of the transect zones/districts on the CRP. Upon adoption by the Board of County Commissioners, the final PD/RP transect zones / districts shall be depicted and referenced on the staff-maintained Horizon West Special Planning Area Land Use Map.
  2. **Connectivity:** All development within a PD/RP shall provide for an interconnected transportation network (including pedestrian trails, multi-modal systems, trail systems, etc.) and achieve an overall intersection density between 100 and 140 intersections per square mile. Eligible intersection types shall include those along roads, streets, trails, and designated pedestrian passageways.
  3. **Green Infrastructure:** A PD/RP shall include a plan for a connected network of natural resources, open spaces, recreational areas, and constructed nature-based systems, including, but not limited to, Low Impact Development (LID) features and stormwater management areas.

FLU4.1.12.5 PD/RP Amendments and Expedited Development Review Process:

- A. Amendments to an approved PD/RP shall be subject to the Land Use Plan and Development Plan alterations process and criteria addressed in the Orange County Code.
- B. Following approval of a PD/RP, any subsequent Preliminary Subdivision Plan (PSP), Master Development Plan (MDP), or Development Plan (DP) may be submitted for concurrent review with related construction permits; however, final permits shall not be issued until an approved PSP, MDP, or DP has become effective.
- C. Any waiver approved by the BCC at the time of PSP approval shall deemed an approved waiver under the PD/UNP or PD/RP, as applicable, without additional application or review required of the PD/UNP or PD/RP.

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- FLU4.5.1 Village Greenbelts. In addition to requirements for formal parks and neighborhood greens, greenbelts surrounding each Village and the Town Center averaging 500 feet in width shall be required at the perimeter of each Village, except for those perimeters located adjacent to designated Water Conserv II lands that otherwise provide the permanent undeveloped edge contemplated by this policy. This greenbelt must be provided to discourage sprawl by creating a definable Village and provide a permanent undeveloped edge, except as set forth in FLU4.3.2, so that planning a Village within limited spaces takes on meaning. Topography and other physical features may allow this width to be reduced where visual separation can be accomplished with less distance. Where it may be beneficial to concentrate the



acreage to enhance wildlife corridors, wetland connections, or preserve valuable uplands and protect sites critical for Floridan Aquifer protection, the greenbelt may be concentrated in one section of the Village Perimeter. In no case shall the greenbelt separation between villages be less than 300 feet. Subject to subdivision regulations and conservation area protection requirements, access drives and bicycle/pedestrian paths may be allowed within the greenbelt/buffer to connect properties that would otherwise be denied reasonable access. Development standards for access drives and pedestrian/bicycle paths through a greenbelt/buffer shall be addressed in the Village and Town Center Development Codes.

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FLU4.5.3

**Transfer of Development Rights (TDRs).** In order to encourage the implementation of the greenbelt requirements in FLU4.5.1, preserve other important uplands, agricultural areas, water reuse areas, Floridan aquifer recharge, wetland connections and wildlife corridors, Orange County may allow the Transfer of Development Rights from these sending areas to receiving areas in Orange County. To provide rights-of-way for limited expressways or principal arterial roadways necessary to support the villages, Orange County will allow Transfer of Development Rights (TDR) from the rights-of-way to developable receiving areas. Transfer will be limited to the property on which the right-of-way is located or within ¼-mile of the right-of-way sending area, whichever is greater. Net density in Village Centers and the Town Center may be increased from 5.0 DU/net developable acre up to 16 DU/net developable acre where TDRs are used. Net density in the Town Center may be increased from 4 DU/net developable acre up to ~~2430~~ 16 DU/net developable acre where TDRs are used or through internal unit density transfers and use conversions permitted within a PD/UNP or PD/RP. However, the implementation of the greenbelt requirements in FLU4.5.1 and the preservation of other important uplands, agricultural areas, water reuse areas, critical Floridan Aquifer recharge sites, wetland connections and wildlife corridors will not be limited to Transfer of Development Rights. Orange County may allow for purchase of these areas through special taxing districts and special impact fees for a specific Village to be used in the establishment of that Village. Orange County has adopted an ordinance implementing Transfer of Development Rights. The TDR ordinance enhances the preservation of ecologically sensitive areas and reinforces the defined village edge by identifying TDR sending areas within the Village Greenbelt as identified in FLU4.5.1. The use of TDRs also provides for protection of private property rights within the sending areas. Additionally, limits are placed on the amount of development rights that can be transferred within any neighborhood to ensure a compact and integrated development form that has a population density to meet the requirements of a neighborhood school while providing for a diversity of housing types. The TDR limits established for each Village do not create entitlements for their use within any particular development. The use of TDR credits is subject to approval by the Board of County Commissioners on a case by case basis.

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OBJ FLU4.6

**VILLAGE DEVELOPMENT CODE.** The design principles of the Horizon West planning process shall be implemented through adoption of the Village Planned Development

Code, Town Center Planned Development Code, and ultimately a Planned Development/Land Use Plan (PD/LUP), Planned Development/Unified Neighborhood Plan (PD/UNP), or Planned Development/Regulating Plan (PD/RP).

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FLU4.7.1

**Town Center.** The purpose of the Town Center is to provide a place for residential, office, retail, and light industrial land uses with a more regional market base that serves as an employment center, the scale of which is not permitted in the villages.

The Town Center shall be oriented towards serving the residents of the Villages and surrounding area and not designed as a tourist destination. The Town Center shall be planned and established with limited access expressways within the greenbelt (as defined in FLU4.5.1) of the Town Center. In order for development to take place, the Town Center must be located so that it has immediate access to an interchange or interchanges of the Western Beltway, or similar facility with connections to the regional market base. The Town Center must be designed to encourage and accommodate future linkage with the regional transit system and must provide for connections to, and be integrated with the collector streets, and the pedestrian and bike path system provided in individual villages. One high school site and one activity-based community park site shall be provided to serve the Town Center and Horizon West.

The following is the proposed land use mix for the Town Center:

<b>Land Use Mix</b>	<b>Required</b>	<b>Permitted</b>
Residential*	15%	30%
Commercial and Retail*	40%	70%
Regional Office	0%	30%
Light Industrial	0%	20%
Overall Office, Commercial and Industrial (2-5)	0%	70%
Public and Civic	10%	No Maximum
Public Parks and Open Space	5%	No Maximum
*Residential dwellings are permitted above ground floor commercial.		

The Town Center will be integrated with the regional transit system. The design shall include designated locations for establishment of transit stations as a component of a mixed-use development.

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FLU4.7.2 **Town Center — Development Linkage and Timing.** Prior to approval by Orange County of any application for a Planned Development (PD) Land Use Plan (PD-/LUP)/ Unified Neighborhood Plan (UNP), or Regulating Plan (RP) within Corporate Neighborhoods 1, 2, 3 and 4, or within the Town Center Core Neighborhood (as depicted on the Horizon West Special Planning Area Land Use Map Recommended Land Use Plan for the Town Center), the following conditions intended to address the traffic needs as determined by the County shall be met:

A. A developer's agreement(s) shall be approved by the Board of County Commissioners addressing, at a minimum, those roadway facilities assigned by location within one or more of the Corporate Neighborhoods or the Town Center Core as identified below. The agreement shall, at a minimum, identify the responsibility for planning, funding, and scheduling of design, permitting, right-of-way acquisition, and construction of roadway segments based on the location of the property as prescribed below.

- Location — Corporate Neighborhood 3 and 4, and Town Center Core Neighborhood:

Responsibility — Avalon Road from Old YMCA Road to New Independence Parkway

- Location — Town Center Core Neighborhood:

Responsibility — Horizon Boulevard from Porter Road to Valencia Parkway; Valencia Parkway from Horizon Boulevard to Schofield Road/Karl Kahlert Parkway; and Schofield Road/Karl Kahlert Parkway from Valencia Parkway to Avalon Road

- Location — Corporate Neighborhood 1 and 2:

Responsibility — Hamlin Groves Trail from Horizon Boulevard to New Independence Parkway; Horizon Boulevard/Porter Road from CR 545 to Hamlin Groves Trail; and extension of New Independence Parkway to S.R. 429

In the event an alternate roadway segment provides a comparable service area and capacity, it may substitute for portions of one or more of the roadway segments identified above. The developer's agreement(s) shall be consistent with all required roadway improvements and conditions of approval specified in the Horizon West Global Road Term Sheet, originally approved on September 20, 2011, by the BCC and as amended.

- B. Right-of-way values shall not exceed \$22,500 per acre.
- C. Condition of approval on the PD stating, "Should the level of service on CR 545 fall below LOS 'E,' no construction plan approvals will take place until a developer's agreement(s) is approved among the owners of property in Neighborhoods 3, 4, and 5 (exclusive of any property owner whose responsibility has been met through a pre-existing developer's agreement), and the Board of County Commissioners. The agreement shall, at a minimum, address the responsibility for planning, funding, and scheduling of design,

permitting, right-of-way acquisition, and construction of necessary improvements to CR 545."

FLU4.7.3

**Town Center Planned Development Code.** Orange County shall ~~adopted~~ a Town Center Planned Development Code with innovative standards and guidelines based upon traditional city planning and design principles to ensure an urban development pattern that encourages a mix of compatible uses within the Town Center neighborhoods and a well-defined, mixed-use Traditional Town Center Core Area. ~~Town Center design criteria shall be incorporated into a Town Center Planned Development Code adopted as part of the Orange County Code. Until such time as the Town Center Code is adopted, no Unified Neighborhood Plan or Planned Development Land Use Plan (PD-LUP). Upon adoption of the Town Center Planned Development Code, All~~ development within the boundary of the Town Center shall comply with the provisions of the Town Center Planned Development Code, including the provisions for ~~submittal and approval of Unified Neighborhood Plans (UNP) or any alternative provisions outlined within an approved Town Center Planned Development/Regulating Plan (PD/RP). For each land use district, the Town Center Planned Development Code development code should contain provisions for:~~

- ~~Street, block and general development standards;~~
- ~~Permitted and prohibited uses;~~
- ~~Building and site design guidelines;~~
- ~~On street and off street parking standards;~~
- ~~Regulatory procedures for reviewing and approving Unified Neighborhood Plans, site plans and subdivision plans;~~
- ~~Transfers of development program allocations between Neighborhood Plans;~~
- ~~Density/intensity bonuses for unified plans and provision of additional connected open space; and a development review and approval process that encourages unified planning of properties that are individual or in aggregate, and large enough to be developed as an identifiable neighborhood.~~

FLU4.7.4

The Town Center Planned Development Code shall encourage development through planning as either Unified Neighborhood Plans (UNPs) or optional Regulating Plans (RPs). The Development program associated with a UNP or RP within Unified Neighborhood Planning areas shall generally reflect be subject to the approved a proportionate share sum of the allocated development programs for the subject property, District parcels within the approved Unified Neighborhood Planning Area as identified in Policy FLU4.7.9 - Table 1.1 and as depicted on the originally-adopted Town Center Recommended Land Use Plan Map. A development program may also be adjusted to account for internal Town Center unit (DU whether originally programmed in Table 1.1 as DU or converted from commercial square footage into DU) transfers and use conversions. Development of individual parcels not part of a

~~Unified Neighborhood Plan shall be subject to the minimum density/intensity allowed for the district.~~

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FLU4.7.7.1 **Land Use District Boundary Adjustments.** The Horizon West Special Planning Area Land Use Map depicts the approximate location and boundaries of all land use ~~D~~districts (~~D~~districts) or form-based transect zones (transects) within the Town Center. These ~~D~~districts and transects are required to be depicted as part of each Town Center Planned Development ~~-/ Unified Neighborhood Plan (PD/UNP) or optional Town Center Planned Development / Regulating Plan (PD/RP), as approved by the Board of County Commissioners.~~ Changes or adjustments to the land districts and/or transects may be considered and processed as a Planned Development (PD) rezoning (if the property does not yet have a PD zoning designation), or PD Land Use Plan Amendment, or Change Determination Review (CDR) to request an existing PD. Such changes and adjustments shall be evaluated for consistency with the criteria outlined in Policy FLU4.1.9, and shown on the Horizon West Special Planning Area Land Use Map when approved. ~~In order to realize Unified Neighborhood Plans with a workable size and form, it may be prudent to make minor adjustments to the boundaries of land use Districts as they are transferred from the RLUP to the PD/UNP. Therefore, minor adjustments to land use District boundaries, as described by this Policy, may be proposed for consideration on a case-by-case basis. The County may approve such requests as part of an initial PD/UNP or during a subsequent Change Determination Request (CDR) or amendment to a PD/UNP.~~

~~All requests for a District boundary adjustment must demonstrate at least one (1) of the following conditions:~~

- ~~A. A boundary adjustment is necessary in order to avoid unworkable remnant or 'sliver' land areas, on the perimeter of a District, which has resulted from:
  - ~~— final alignment (as determined by right of way dedication) of an adjacent Urban Collector road, or Framework Street; or~~
  - ~~— updated field data related to the perimeter edge location of surface water body levels, wetlands, conservation areas, or similar natural features as identified within an approved Conservation Area Determination (CAD).~~~~
- ~~B. A boundary adjustment is necessary to accommodate the establishment, expansion, or contraction, of a Greenbelt or Open Space land use District.~~
- ~~C. A boundary adjustment will facilitate an optimal and compatible use of lands immediately adjoining existing lakes or similar natural features.~~
- ~~D. A boundary adjustment is necessary in order to achieve reasonable utilization of the development program assigned to the subject District, provided: the adjustment does not undermine the planning principles described in Policy FLU4.7.7; and, it will not cause the gross land area of an affected land use District to increase, or decrease, by more than fifteen (15) percent.~~

Such changes and adjustments shall be evaluated for consistency with the criteria outlined in Policy FLU4.1.9, and shown on the Horizon West Special Planning Area Land Use Map when approved.

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FLU4.7.9 **Development Program.** Each Neighborhood Parcel listed in Table 1.1 below and shown on the Horizon West Special Planning Area Land Use Map ~~Town Center Recommended Land Use Plan~~ shall be allowed to develop, ~~development,~~ when approved pursuant to ~~an adopted~~ the Town Center Planned Development Code, ~~and applicable PD/UNP, or PD/RP agency permits and approvals that achieves the development program.~~

Development programs approved as part of the initial ~~Planned Development/ Unified Neighborhood Plan PD/UNP or PD/RP~~ may be permitted to vary from those identified in Table 1.1, consistent with provisions of the Town Center Planned Development Code. Proposed variations in development programs may reflect bonus assignments associated with transfers of development rights, ~~or land use District/Corporate Neighborhood based entitlement transfers,~~ ~~or~~ land use conversions, or bonus assignments.

Table 1.1 identifies residential, non-residential and hotel development entitlements assigned to individual Neighborhood Parcels. In addition, the table provides for a bonus residential entitlement of 1,540 dwelling units intended as an incentive for the submittal of a Unified Neighborhood Plans (PD/UNPs), or a PD/RP. ~~In addition, Table 1.1 allocates hotel unit entitlement available entitlements to Corporate Campus Mixed Use (CCMU) and, Retail/Wholesale (RW), land use and Traditional Town Center Districts.~~ The assignment of the bonus residential and hotel entitlements shall be accomplished in the following manner:

- A. The submittal of a complete ~~Planned Development — Unified Neighborhood Plan PD/UNP or PD/RP,~~ consistent with the any applicable requirements of the ~~Town Center Planned Development,~~ shall entitle the applicant to request an assignment of dwelling units from the bonus residential entitlement provided in Table 1.1. The assignment shall be limited to the pro rata share of the number of dwelling units available under the bonus category of entitlements. The share shall be determined by the ratio of the percentage of net developable land area included in the applicable PD/UNP or PD/RP, to the total net developable area included in the Town Center.
- B. Assignment of a share of the hotel unit entitlement available to CCMU, R/W, and ~~RW land use Traditional Town Center Districts or Transect Zones~~ may be requested by Town Center property owners through the ~~PD-/UNP, PD/RP, PSP~~ and/or DP approval process. The conditions of an assignment include:
  - 1. Limited to Neighborhood Parcels ~~with a~~ that contain CCMU, R/W, or RW Traditional Town Center Land Use District/Transect Zone designations;
  - 2. Any single assignment is limited to no more than twenty-five (25) percent of the total number (700) available; ~~and~~
  - 3. The assignment shall expire within two years if a building permit for the applicable hotel units has not been approved by Orange County; and

4. Any unused entitlements in a PD/UNP or PD/RP may be transferred to another PD/UNP or PD/RP within the Town Center through the PD Change Determination Review (CDR) request process.

**TABLE 1.1**

<b>CORPORATE NEIGHBORHOOD 1 DEVELOPMENT PROGRAM</b>					
6	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM – 1 *	Corp. Campus Mixed	7.0%	234,450	310	0
CCM – 2 *	Corp. Campus Mixed	7.0%	251,250	80	0
CCM – 3	Corp. Campus Mixed	7.0%	92,700	50	0
RW – 1 *	Retail/Wholesale	7.0%	155,100	0	0
RW-1b	Retail/Wholesale	7.0%	430,000	0	0
RW – 2 *	Retail/Wholesale	7.0%	105,400	0	0
UR -1	Urban Residential	7.0%	0	150	
	Subtotals	7.0%	1,268,900	590	
<b>CORPORATE NEIGHBORHOOD 2 DEVELOPMENT PROGRAM</b>					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-2	Urban Residential	7.0%	0	205	0
CCM – 4 *	Corp. Campus Mixed	7.0%	510,400	275	0
CCM – 5 *	Corp. Campus Mixed	7.0%	211,500	116	0
CCM – 6	Corp. Campus Mixed	7.0%	225,300	122	0
CCM – 7	Corp. Campus Mixed	7.0%	205,700	112	0
CCM – 8	Corp. Campus Mixed	7.0%	133,800	75	0
CCM – 9	Corp. Campus Mixed	7.0%	131,500	70	0
CNC -1 *	Corp. Neigh. Center	7.0%	63,600	0	0
	Subtotals	7.0%	1,481,800	975	0

<b>CORPORATE NEIGHBORHOOD 3 DEVELOPMENT PROGRAM</b>					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-3	Urban Residential	7.0%	0	490	0
UR-4	Urban Residential	7.0%	0	220	0
UR-5	Urban Residential	7.0%	0	260	0
RW - 3	Retail/Wholesale	7.0%	111,600	0	0
RW - 4	Retail/Wholesale	7.0%	196,400	0	0
RW-4a	Retail/Wholesale	7.0%	317,690	157	0
RW-4b	Retail/Wholesale	7.0%	40,000	68	
CCM - 10	Corp. Campus Mixed	7.0%	97,710	68	0
	Subtotals	7.0%	763,400	1,195	0
<b>CORPORATE NEIGHBORHOOD 4 DEVELOPMENT PROGRAM</b>					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 11	Corp. Campus Mixed	7.0%	719,600	370	0
CCM - 12	Corp. Campus Mixed	7.0%	342,100	170	0
CCM - 13	Corp. Campus Mixed	7.0%	441,200	215	0
CNC -2	Corp. Neigh. Center	7.0%	82,200	0	0
	Subtotals	7.0%	1,585,100	755	0
<b>TOWN CENTER NEIGHBORHOOD DEVELOPMENT PROGRAM</b>					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 14	Corp. Campus Mixed	7.0%	65,500	35	0
CCM - 15	Corp. Campus Mixed	7.0%	143,700	80	0
CCM - 16	Corp. Campus Mixed	7.0%	646,600	0	0
CCM - 17	Corp. Campus Mixed	7.0%	325,000	155	0
RW - 5	Retail/Wholesale	7.0%	154,600	0	0
RW - 6	Retail/Wholesale	7.0%	178,400	0	0



RW - 7	Retail/Wholesale	7.0%	186,400	0	0
TTC	Traditional Town Center	7.0%	1,352,000	1,085	250
	Subtotals	7.0%	3,052,200	1,355	250
<b>TOWN CENTER TOTALS</b>		7.0%	8,151,400	4,870	250
<b>RESIDENTIAL BONUS, ORANGE COUNTY NATIONAL GOLF COURSE AND HOTEL DEVELOPMENT PROGRAMS</b>					
Applicable Area	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
All CCM and UR Parcels	Unified Neighborhood Plan Residential Dwelling Unit Bonus	NA	NA	1,540	NA
Orange County National Golf Course	Hotel	NA	NA	NA	250
All CCM and RW Parcels	Hotel	NA	NA	NA	700

**Clean Version**

(assumes all proposed changes are adopted)

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- FLU4.1.12 **Town Center Conceptual Regulating Plan and Final Regulating Plan.**  
Owner(s) of property within the Horizon West Town Center shall have the right, as an alternative to processing a Planned Development/Unified Neighborhood Plan (PD/UNP) under the Town Center Code, to process a Conceptual Regulating Plan (CRP) and a Planned Development / Regulating Plan (PD/RP). A Regulating Plan is an illustrative representation of a proposed development and the location of form-based transect zones/districts.
- FLU4.1.12.1 **Town Center Conceptual Regulating Plan:** A Conceptual Regulating Plan (CRP) is a general illustrative representation of a proposed development and the location of form-based transect zones/districts. A CRP shall be submitted for review to the Planning Division prior to formal submittal of a Planned Development/Regulating Plan (PD/RP).
- A. A CRP shall be submitted prior to the submission of a Planned Development/Regulating Plan (PD/RP). The purpose of the CRP is to allow Orange County Planning Division staff the opportunity to review the proposal. The applicant and Planning staff shall work together to collectively refine the CRP in order to meet the intent of this section.
- B. The CRP shall not be adopted as part of the Future Land Use Map or Map Series or included as an attachment, but rather the CRP will be used as a general guide for a final PD/RP.
- C. Should a Comprehensive Plan Text Amendment be requested by the applicant, the CRP shall be transmitted along with the requested text amendment to the State for review.
- D. The following components shall be depicted on, or attached to, a CRP at the time of the Comprehensive Plan Amendment Application submittal:
- General location of form-base transect zones/districts,
  - Gross and net developable land area,
  - Initially proposed development program,
  - General description of proposed transect zones/districts  
(*character, mix of land uses, product types, block/street patterns, etc.*),
  - General location and types of open space or preservation areas,
  - General location of neighborhoods based on a quarter-mile radius,
  - General location of existing planned road system, trails, and other transportation modes, and
  - General location of existing and planned public facilities, including, but not limited to, schools (as coordinated with Orange County Public Schools), parks, fire stations, etc.

- E. In addition to the specific components listed above, review of a CRP should ensure that the following elements are addressed or followed:
1. **Consistency with the Comprehensive Plan:** A project justification statement should be provided that identifies any relevant and supporting Comprehensive Plan policies and explains how the project is consistent with the identified policies.
  2. **Coordinated Development:** Planning for development will occur in a coordinated, comprehensive, and integrated manner. The CRP will establish a general guide for connectivity and coordinated development.
  3. **Community Meetings/Public Participation:** A community meeting/public workshop shall be held for any proposed CRP prior to the submittal of the final PD/RP. The purpose of the community meeting is to provide surrounding property owners a proposed project overview consistent with the CRP.

FLU4.1.12.2 **Transportation Road Network Agreement:** Prior to submittal of a PD/RP, an applicant shall meet with Transportation Planning Division staff regarding a required Transportation Road Network Agreement to address all road right-of-way, design, and construction obligations, including any related terms or conditions with respect to right-of-way contributions and/or transportation impact fee credits. The agreement shall be processed through the Road Agreement Committee (RAC) for concurrent approval consideration by the Board of County Commissioners with the final PD/RP.

FLU4.1.12.3 **Adequate Public Facilities Agreement:** A Town Center PD/RP shall be subject to the Adequate Public Facilities (APF) provisions outlined in Policy FLU4.2.2, including concurrent approval consideration by the Board of County Commissioners with the final PD/RP.

FLU4.1.12.4 **Town Center Final PD Regulating Plan (PD/RP):** Upon Orange County Planning Division staff review and acceptance of a CRP, in accordance with FLU4.8.1, and in lieu of a Planned Development/Unified Neighborhood Plan (PD/UNP), applicants shall submit a PD/RP rezoning application for the subject property.

- A. Development within a PD/RP may be subject to the provisions of the Town Center Planned Development Code, but only to the extent that those certain regulations, standards, and procedures are not addressed within the PD/RP. The Village Planned Development Code shall not apply to the PD/RP unless specifically stated in the PD/RP. In the event of conflict or ambiguity between the provisions set forth in Orange County Code and those within the PD/RP, the PD/RP shall control. In the event Orange County Code and an approved PD/RP is silent as to a performance or development standard, the Development Review Committee (DRC) shall establish the standard or make the determination, which in turn can be appealed by an applicant to the Board of County Commissioners. Notwithstanding the foregoing, the Village Planned Development Code shall not apply to the Town Center unless specifically stated in the Town Center Planned Development Code, applicable PD/UNP, or applicable PD/RP.

- B. At a minimum, the following components must be identified or addressed by a PD/RP:
- Final transect zone/district boundaries,
  - Final gross and net developable acreage,
  - Final land uses and development program,
  - Final location and types of open space or preservation areas,
  - Transferable Development Rights (TDR) calculations,
  - Street types, and
  - Intersection density analysis/diagram.
- C. In addition to the required components listed above, review of a PD/RP should ensure that the following elements are addressed or provided:
1. **Transect Zones/Districts and Development Program:** A PD/RP shall reflect a development program that is consistent with the CRP. The final configuration of the PD/RP transect zones/districts may vary from the CRP provided they are generally consistent with the intent of the CRP and with the written descriptions of the transect zones/districts on the CRP. Upon adoption by the Board of County Commissioners, the final PD/RP transect zones / districts shall be depicted and referenced on the staff-maintained Horizon West Special Planning Area Land Use Map.
  2. **Connectivity:** All development within a PD/RP shall provide for an interconnected transportation network (including pedestrian trails, multi-modal systems, trail systems, etc.) and achieve an overall intersection density between 100 and 140 intersections per square mile. Eligible intersection types shall include those along roads, streets, trails, and designated pedestrian passageways.
  3. **Green Infrastructure:** A PD/RP shall include a plan for a connected network of natural resources, open spaces, recreational areas, and constructed nature-based systems, including, but not limited to, Low Impact Development (LID) features and stormwater management areas.

FLU4.1.12.5 **PD/RP Amendments and Expedited Development Review Process:**

- A. Amendments to an approved PD/RP shall be subject to the Land Use Plan and Development Plan alterations process and criteria addressed in the Orange County Code.
- B. Following approval of a PD/RP, any subsequent Preliminary Subdivision Plan (PSP), Master Development Plan (MDP), or Development Plan (DP) may be submitted for concurrent review with related construction permits; however, final permits shall not be issued until an approved PSP, MDP, or DP has become effective.

- C. Any waiver approved by the BCC at the time of PSP approval shall be deemed an approved waiver under the PD/UNP or PD/RP, as applicable, without additional application or review required of the PD/UNP or PD/RP.

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FLU4.5.1 Village Greenbelts. In addition to requirements for formal parks and neighborhood greens, greenbelts surrounding each Village and the Town Center averaging 500 feet in width shall be required at the perimeter of each Village, except for those perimeters located adjacent to designated Water Conserv II lands that otherwise provide the permanent undeveloped edge contemplated by this policy. This greenbelt must be provided to discourage sprawl by creating a definable Village and provide a permanent undeveloped edge, except as set forth in FLU4.3.2, so that planning a Village within limited spaces takes on meaning. Topography and other physical features may allow this width to be reduced where visual separation can be accomplished with less distance. Where it may be beneficial to concentrate the acreage to enhance wildlife corridors, wetland connections, or preserve valuable uplands and protect sites critical for Floridan Aquifer protection, the greenbelt may be concentrated in one section of the Village Perimeter. In no case shall the greenbelt separation between villages be less than 300 feet. Subject to subdivision regulations and conservation area protection requirements, access drives and bicycle/pedestrian paths may be allowed within the greenbelt/buffer to connect properties that would otherwise be denied reasonable access. Development standards for access drives and pedestrian/bicycle paths through a greenbelt/buffer shall be addressed in the Village and Town Center Development Codes.

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FLU4.5.3 **Transfer of Development Rights (TDRs).** In order to encourage the implementation of the greenbelt requirements in FLU4.5.1, preserve other important uplands, agricultural areas, water reuse areas, Floridan aquifer recharge, wetland connections and wildlife corridors, Orange County may allow the Transfer of Development Rights from these sending areas to receiving areas in Orange County. To provide rights-of-way for limited expressways or principal arterial roadways necessary to support the villages, Orange County will allow Transfer of Development Rights (TDR) from the rights-of-way to developable receiving areas. Transfer will be limited to the property on which the right-of-way is located or within ¼-mile of the right-of-way sending area, whichever is greater. Net density in Village Centers and the Town Center may be increased from 5.0 DU/net developable acre up to 16 DU/net developable acre where TDRs are used. Net density in the Town Center may be increased from 4 DU/net developable acre up to 30 DU/net developable acre where TDRs are used or through internal density transfers and use conversions permitted within a PD/UNP or PD/RP. However, the implementation of the greenbelt requirements in FLU4.5.1 and the preservation of other important uplands, agricultural areas, water reuse areas, critical Floridan Aquifer recharge sites, wetland connections and wildlife corridors will not be limited to Transfer of Development Rights. Orange County may allow for purchase of these areas through special taxing districts and special impact fees for a specific Village to be used in the establishment of that Village. Orange County has adopted an ordinance implementing Transfer of Development Rights. The TDR ordinance enhances the

preservation of ecologically sensitive areas and reinforces the defined village edge by identifying TDR sending areas within the Village Greenbelt as identified in FLU4.5.1. The use of TDRs also provides for protection of private property rights within the sending areas. Additionally, limits are placed on the amount of development rights that can be transferred within any neighborhood to ensure a compact and integrated development form that has a population density to meet the requirements of a neighborhood school while providing for a diversity of housing types. The TDR limits established for each Village do not create entitlements for their use within any particular development. The use of TDR credits is subject to approval by the Board of County Commissioners on a case by case basis.

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OBJ FLU4.6 **VILLAGE DEVELOPMENT CODE.** The design principles of the Horizon West planning process shall be implemented through adoption of the Village Planned Development Code, Town Center Planned Development Code, and ultimately a Planned Development/Land Use Plan (PD/LUP), Planned Development/Unified Neighborhood Plan (PD/UNP), or Planned Development/Regulating Plan (PD/RP).

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FLU4.7.1 **Town Center.** The purpose of the Town Center is to provide a place for residential, office, retail, and light industrial land uses with a more regional market base that serves as an employment center, the scale of which is not permitted in the villages.

The Town Center shall be oriented towards serving the residents of the Villages and surrounding area and not designed as a tourist destination. The Town Center shall be planned and established with limited access expressways within the greenbelt (as defined in FLU4.5.1) of the Town Center. In order for development to take place, the Town Center must be located so that it has immediate access to an interchange or interchanges of the Western Beltway, or similar facility with connections to the regional market base. The Town Center must be designed to encourage and accommodate future linkage with the regional transit system and must provide for connections to, and be integrated with the collector streets, and the pedestrian and bike path system provided in individual villages. One high school site and one activity-based community park site shall be provided to serve the Town Center and Horizon West.

The Town Center will be integrated with the regional transit system. The design shall include designated locations for establishment of transit stations as a component of a mixed-use development.

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- Location — Corporate Neighborhood 3 and 4, and Town Center Core Neighborhood:  
Responsibility — Avalon Road from Old YMCA Road to New Independence Parkway
  - Location — Town Center Core Neighborhood:  
Responsibility — Horizon Boulevard from Porter Road to Valencia Parkway; Valencia Parkway from Horizon Boulevard to Schofield Road/Karl Kahlert Parkway; and Schofield Road/Karl Kahlert Parkway from Valencia Parkway to Avalon Road
  - Location — Corporate Neighborhood 1 and 2:  
Responsibility — Hamlin Groves Trail from Horizon Boulevard to New Independence Parkway; Horizon Boulevard/Porter Road from CR 545 to Hamlin Groves Trail; and extension of New Independence Parkway to S.R. 429
- In the event an alternate roadway segment provides a comparable service area and capacity, it may substitute for portions of one or more of the roadway segments identified above. The developer's agreement(s) shall be consistent with all required roadway improvements and conditions of approval specified in the Horizon West Global Road Term Sheet, originally approved on September 20, 2011, by the BCC and as amended.
- B. Right-of-way values shall not exceed \$22,500 per acre.
- C. Condition of approval on the PD stating, "Should the level of service on CR 545 fall below LOS 'E,' no construction plan approvals will take place until a developer's agreement(s) is approved among the owners of property in Neighborhoods 3, 4, and 5 (exclusive of any property owner whose responsibility has been met through a pre-existing developer's agreement), and the Board of County Commissioners. The agreement shall, at a minimum, address the responsibility for planning, funding, and scheduling of design, permitting, right-of-way acquisition, and construction of necessary improvements to CR 545."

FLU4.7.3

**Town Center Planned Development Code.** Orange County adopted a Town Center Planned Development Code with innovative standards and guidelines based upon traditional city planning and design principles to ensure an urban development pattern that encourages a mix of compatible uses within the Town Center neighborhoods and a well-defined, mixed-use Traditional Town Center Core Area. All development within the boundary of the Town Center shall comply with the

provisions of the Town Center Planned Development Code or any alternative provisions outlined within an approved Town Center Planned Development/Regulating Plan (PD/RP).

FLU4.7.4 The Town Center Planned Development Code shall encourage development through either Unified Neighborhood Plans (UNPs) or optional Regulating Plans (RPs). The development program associated with a UNP or RP shall generally reflect a proportionate share of the allocated development programs for the subject property, as identified in Policy FLU4.7.9 - Table 1.1 and as depicted on the originally-adopted Town Center Recommended Land Use Plan Map. A development program may also be adjusted to account for internal Town Center unit (DU whether originally programmed in Table 1.1 as DU or converted from commercial square footage into DU) transfers and use conversions.

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FLU4.7.7.1 **Land Use District Boundary Adjustments.** The Horizon West Special Planning Area Land Use Map depicts the approximate location and boundaries of all land use districts (districts) or form-based transect zones (transects) within the Town Center. These districts and transects are required to be depicted as part of each Town Center Planned Development/Unified Neighborhood Plan (PD/UNP) or optional Town Center Planned Development/Regulating Plan (PD/RP), as approved by the Board of County Commissioners. Changes or adjustments to the land districts and/or transects may be considered and processed as a Planned Development (PD) rezoning (if the property does not yet have a PD zoning designation), or PD Land Use Plan Amendment, or Change Determination Review (CDR) to request an existing PD. Such changes and adjustments shall be evaluated for consistency with the criteria outlined in Policy FLU4.1.9, and shown on the Horizon West Special Planning Area Land Use Map when approved.

Such changes and adjustments shall be evaluated for consistency with the criteria outlined in Policy FLU4.1.9, and shown on the Horizon West Special Planning Area Land Use Map when approved.

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FLU4.7.9 **Development Program.** Each Neighborhood Parcel listed in Table 1.1 below and shown on the Horizon West Special Planning Area Land Use Map shall be allowed to develop, when approved pursuant to the Town Center Planned Development Code, applicable PD/UNP, or PD/RP.

Development programs approved as part of the initial PD/UNP or PD/RP may be permitted to vary from those identified in Table 1.1, consistent with provisions of the Town Center Planned Development Code. Proposed variations in development programs may reflect bonus assignments associated with transfers of development rights, land use entitlement transfers, land use conversions, or bonus assignments.

Table 1.1 identifies residential, non-residential and hotel development entitlements assigned to individual Neighborhood Parcels. In addition, the table provides for a bonus residential entitlement of 1,540 dwelling units intended as an incentive for the submittal of a PD/UNP or a PD/RP. In addition, Table 1.1 allocates hotel unit entitlements to Corporate Campus Mixed Use (CCMU, Retail/Wholesale (RW), and



Traditional Town Center Districts. The assignment of the bonus residential and hotel entitlements shall be accomplished in the following manner:

- A. The submittal of a complete PD/UNP or PD/RP, consistent with any applicable requirements of the, shall entitle the applicant to request an assignment of dwelling units from the bonus residential entitlement provided in Table 1.1. The assignment shall be limited to the pro rata share of the number of dwelling units available under the bonus category of entitlements. The share shall be determined by the ratio of the percentage of net developable land area included in the applicable PD/UNP or PD/RP, to the total net developable area included in the Town Center.
- B. Assignment of a share of the hotel unit entitlement available to CCMU, R/W, and Traditional Town Center Districts or Transect Zones may be requested by Town Center property owners through the PD-/UNP, PD/RP, PSP and/or DP approval process. The conditions of an assignment include:
  - 1. Limited to Neighborhood Parcels that contain CCMU, R/W, or Traditional Town Center Land Use District / Transect Zone designations;
  - 2. Any single assignment is limited to no more than twenty-five (25) percent of the total number (700) available;
  - 3. The assignment shall expire within two years if a building permit for the applicable hotel units has not been approved by Orange County; and
  - 4. Any unused entitlements in a PD/UNP or PD/RP may be transferred to another PD/UNP or PD/RP within the Town Center through the PD Change Determination Review (CDR) request process.

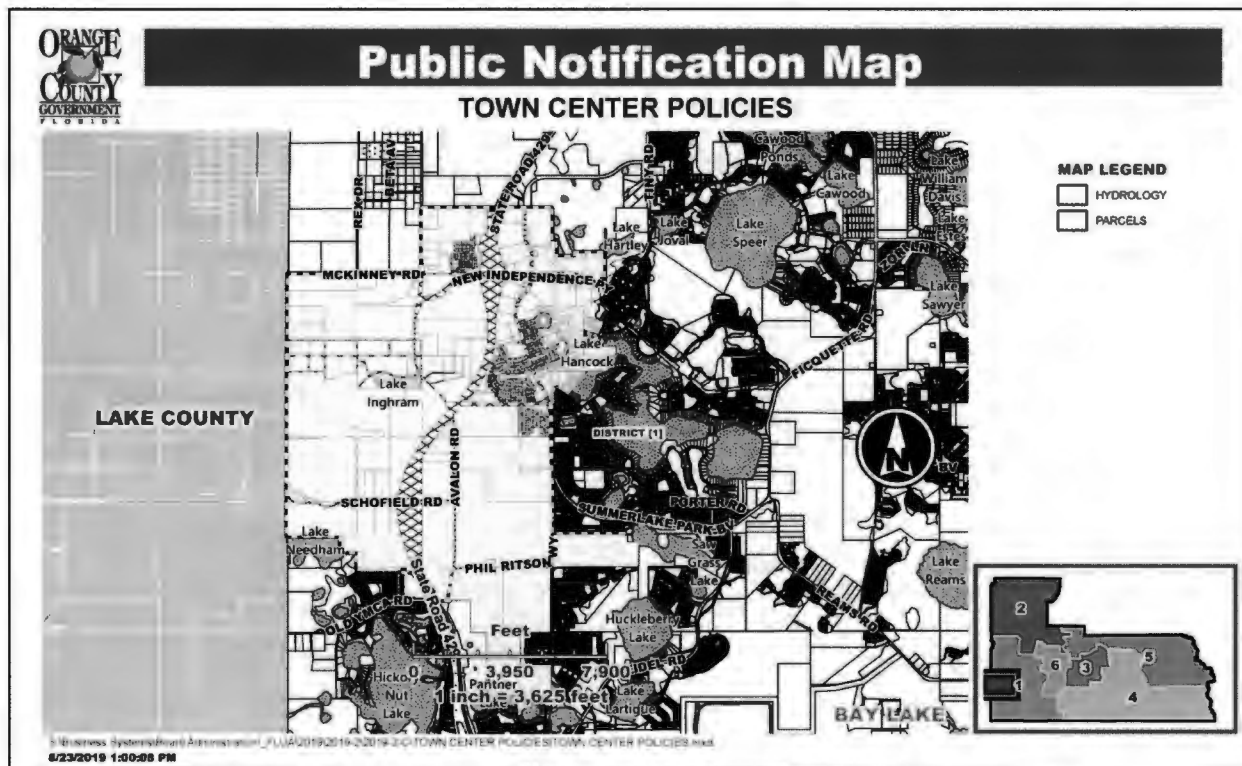
**TABLE 1.1**

<b>CORPORATE NEIGHBORHOOD 1 DEVELOPMENT PROGRAM</b>					
6	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM – 1*	Corp. Campus Mixed	7.0%	234,450	310	0
CCM – 2 *	Corp. Campus Mixed	7.0%	251,250	80	0
CCM – 3	Corp. Campus Mixed	7.0%	92,700	50	0
RW – 1 *	Retail/Wholesale	7.0%	155,100	0	0
RW-1b	Retail/Wholesale	7.0%	430,000	0	0
RW – 2 *	Retail/Wholesale	7.0%	105,400	0	0
UR -1	Urban Residential	7.0%	0	150	
	Subtotals	7.0%	1,268,900	590	

<b>CORPORATE NEIGHBORHOOD 2 DEVELOPMENT PROGRAM</b>					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-2	Urban Residential	7.0%	0	205	0
CCM – 4 *	Corp. Campus Mixed	7.0%	510,400	275	0
CCM – 5 *	Corp. Campus Mixed	7.0%	211,500	116	0
CCM – 6	Corp. Campus Mixed	7.0%	225,300	122	0
CCM – 7	Corp. Campus Mixed	7.0%	205,700	112	0
CCM – 8	Corp. Campus Mixed	7.0%	133,800	75	0
CCM – 9	Corp. Campus Mixed	7.0%	131,500	70	0
CNC -1 *	Corp. Neigh. Center	7.0%	63,600	0	0
	Subtotals	7.0%	1,481,800	975	0
<b>CORPORATE NEIGHBORHOOD 3 DEVELOPMENT PROGRAM</b>					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-3	Urban Residential	7.0%	0	490	0
UR-4	Urban Residential	7.0%	0	220	0
UR-5	Urban Residential	7.0%	0	260	0
RW – 3	Retail/Wholesale	7.0%	111,600	0	0
RW – 4	Retail/Wholesale	7.0%	196,400	0	0
RW-4a	Retail/Wholesale	7.0%	317,690	157	0
RW-4b	Retail/Wholesale	7.0%	40,000	68	
CCM – 10	Corp. Campus Mixed	7.0%	97,710	68	0
	Subtotals	7.0%	763,400	1,195	0
<b>CORPORATE NEIGHBORHOOD 4 DEVELOPMENT PROGRAM</b>					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 11	Corp. Campus Mixed	7.0%	719,600	370	0
CCM - 12	Corp. Campus	7.0%	342,100	170	0

	Mixed				
CCM - 13	Corp. Campus Mixed	7.0%	441,200	215	0
CNC - 2	Corp. Neigh. Center	7.0%	82,200	0	0
	Subtotals	7.0%	1,585,100	755	0
<b>TOWN CENTER NEIGHBORHOOD DEVELOPMENT PROGRAM</b>					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 14	Corp. Campus Mixed	7.0%	65,500	35	0
CCM - 15	Corp. Campus Mixed	7.0%	143,700	80	0
CCM - 16	Corp. Campus Mixed	7.0%	646,600	0	0
CCM - 17	Corp. Campus Mixed	7.0%	325,000	155	0
RW - 5	Retail/Wholesale	7.0%	154,600	0	0
RW - 6	Retail/Wholesale	7.0%	178,400	0	0
RW - 7	Retail/Wholesale	7.0%	186,400	0	0
TTC	Traditional Town Center	7.0%	1,352,000	1,085	250
	Subtotals	7.0%	3,052,200	1,355	250
<b>TOWN CENTER TOTALS</b>		7.0%	8,151,400	4,870	250
<b>RESIDENTIAL BONUS, ORANGE COUNTY NATIONAL GOLF COURSE AND HOTEL DEVELOPMENT PROGRAMS</b>					
Applicable Area	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
All CCM and UR Parcels	Unified Neighborhood Plan Residential Dwelling Unit Bonus	NA	NA	1,540	NA
Orange County National Golf Course	Hotel	NA	NA	NA	250
All CCM and RW Parcels	Hotel	NA	NA	NA	700

**PUBLIC NOTIFICATION MAP**



**Notification Area**

Notice was sent to property owners within Horizon West Town Center.

815 notices sent