

*Board of County Commissioners*

# Public Hearings

**March 20, 2018**

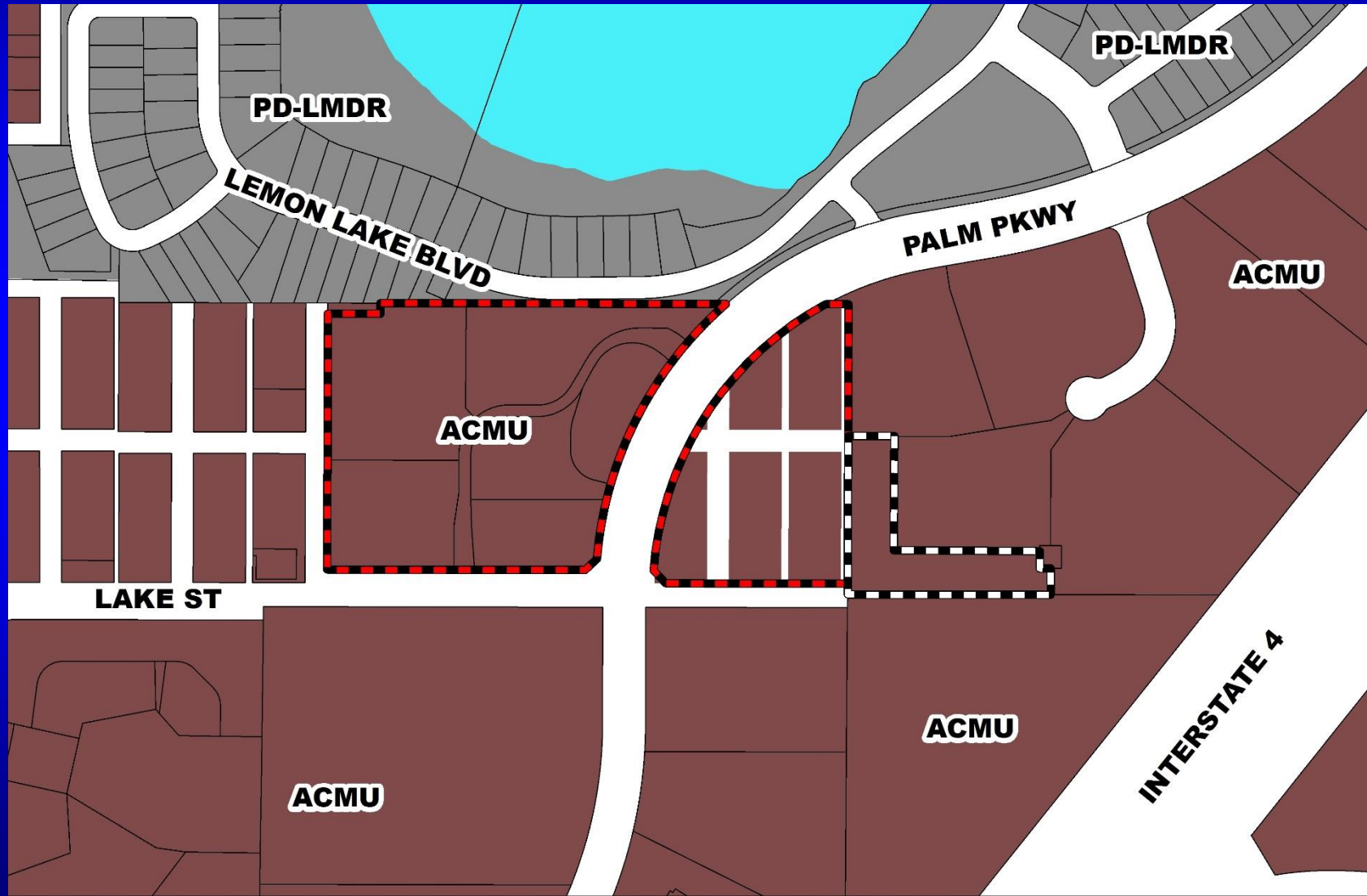


# **Buena Vista Park Planned Development / Land Use Plan (PD/LUP)**

- Case:** LUPA-17-10-296
- Project Name:** Buena Vista Park PD / LUP
- Applicant:** Raymond Stangle, Jordan & Associates Consulting, Inc.
- District:** 1
- Acreage:** 16.80 gross acres (*resulting PD*)
- Location:** Generally located north of Lake Street and east of Palm Parkway
- Request:** To add 1.64 gross acres from the Ruby Lake PD into the Buena Vista Park PD, in order to construct an off-site parking lot.

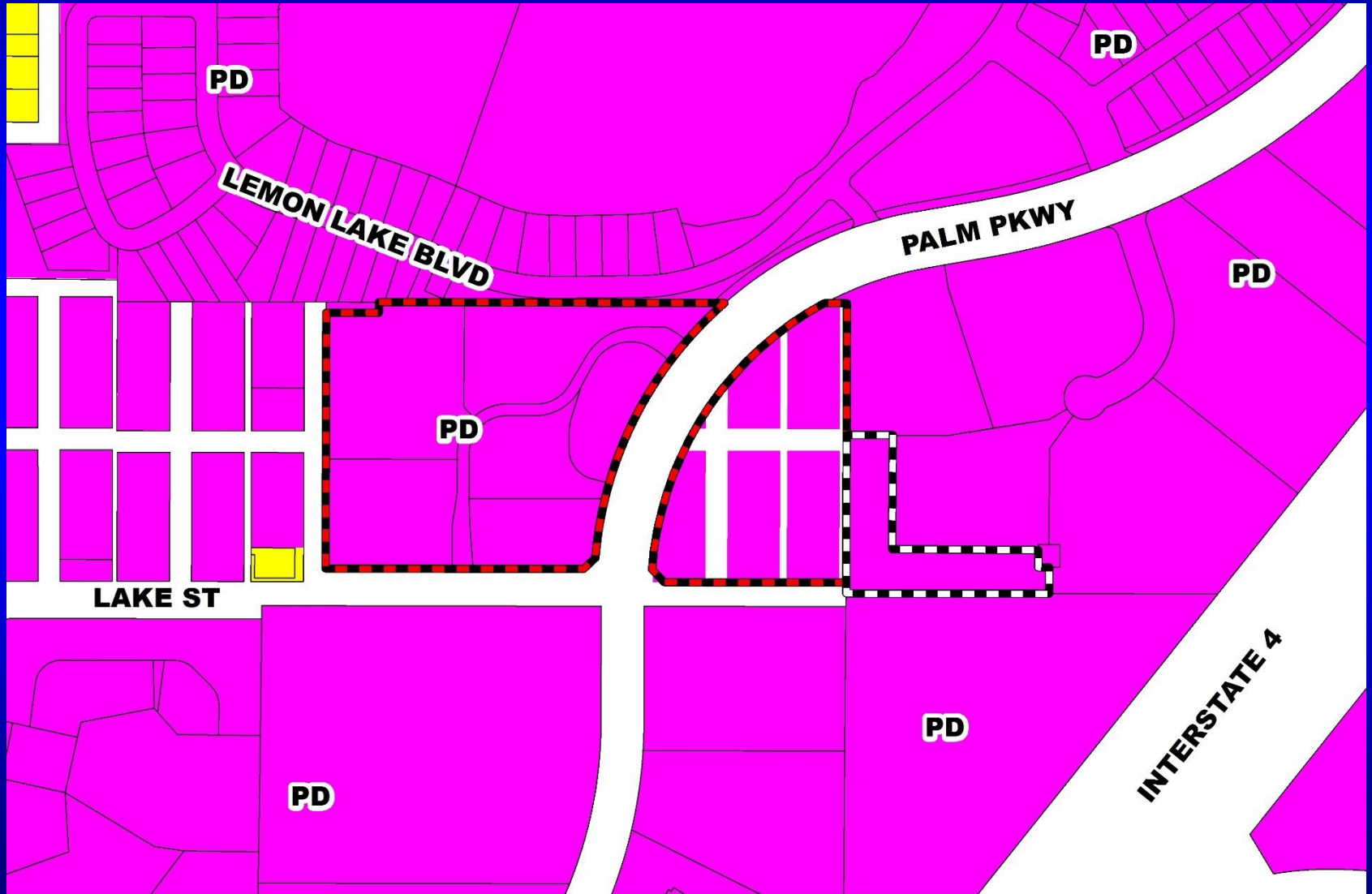


# Buena Vista Park Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





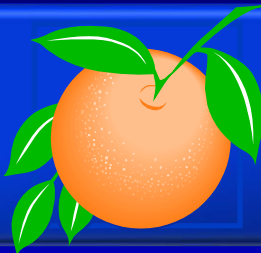
# Buena Vista Park Planned Development / Land Use Plan (PD/LUP) Zoning Map



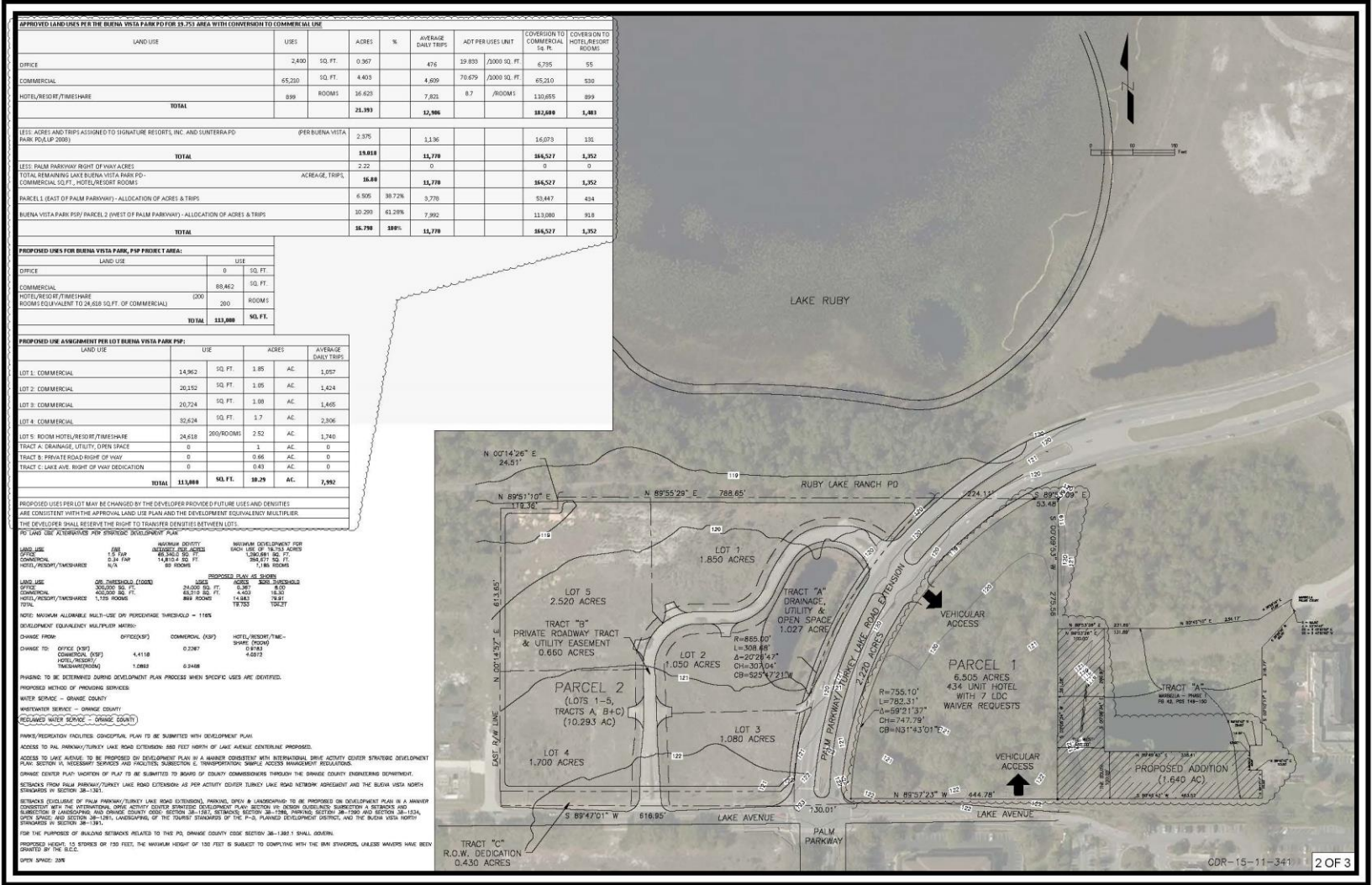


# Buena Vista Park Planned Development / Land Use Plan (PD/LUP) Aerial Map





# Buena Vista Park Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Buena Vista Park Planned Development / Land Use Plan (PD/LUP) dated “Received December 19, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# **Wekiva Springs Preliminary Subdivision Plan (PSP)**

**Case:** PSP-17-08-236

**Project Name:** Wekiva Springs PSP

**Applicant:** Frank Russo, 457 N Wekiva, LLC

**District:** 2

**Acreage:** 4.27 gross acres

**Location:** North of Votaw Road / East of N. Wekiwa Springs Road

**Request:** To subdivide 4.27 acres in order to construct 13 single-family residential dwelling units.

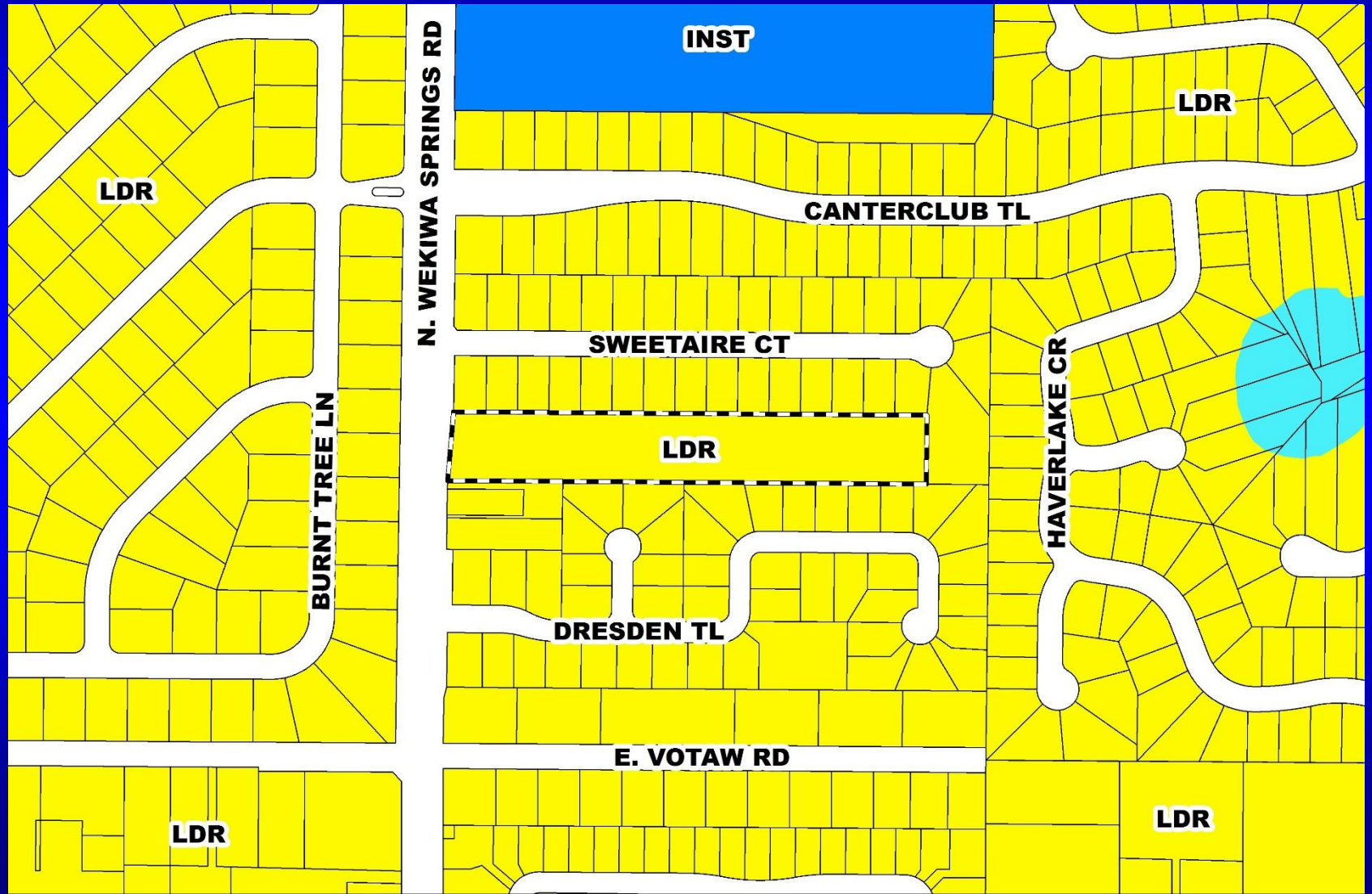
The request also includes the following waiver from Orange County Code:

1. A waiver from Orange County Code Section 34-152(c) is requested to allow for access to Tract D-1 (Stormwater Management Tract) from existing Wekiwa Springs Road right-of-way in lieu of access from an internal subdivision street.



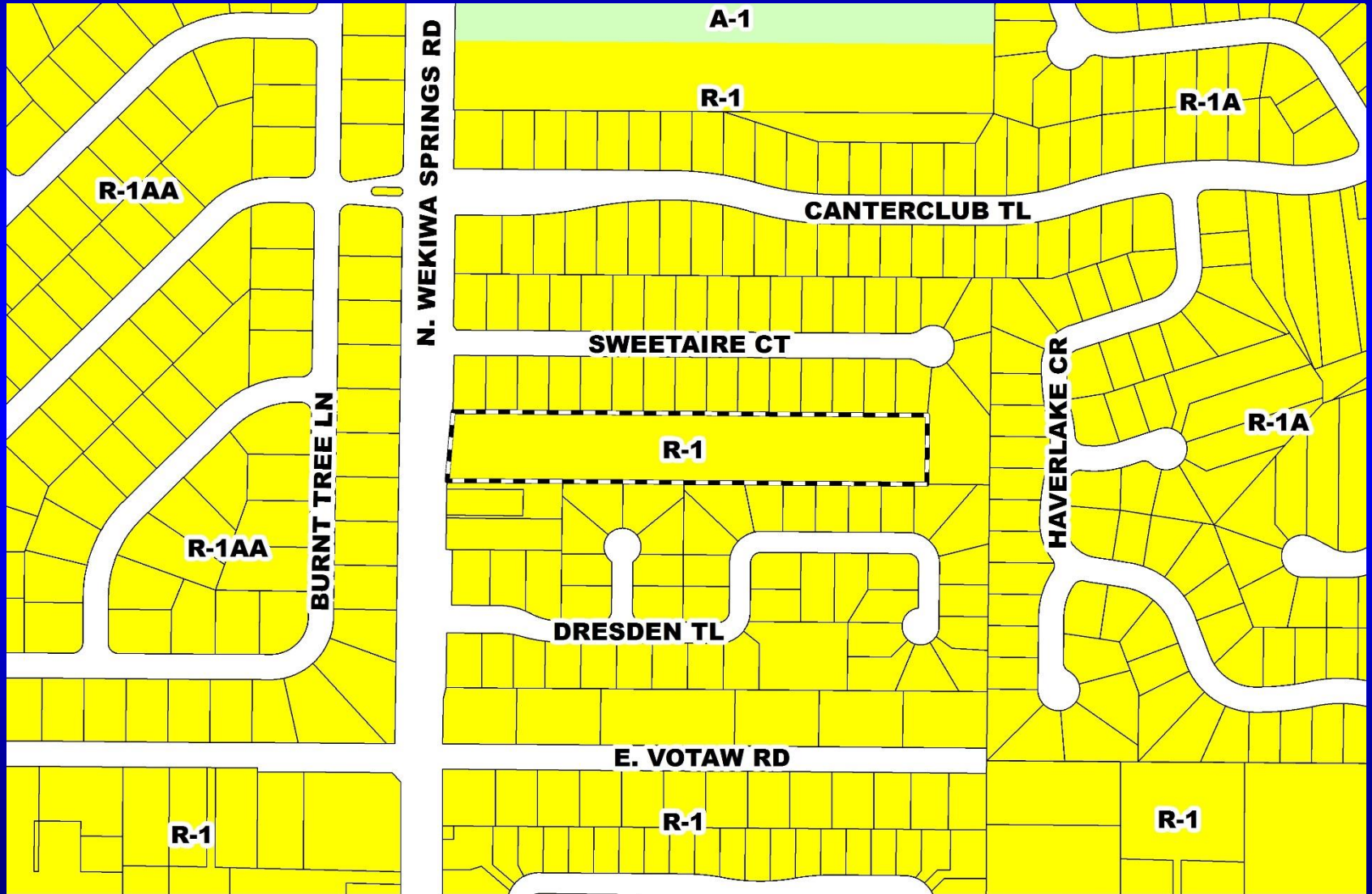


# Wekiva Springs Preliminary Subdivision Plan (PSP) Future Land Use Map



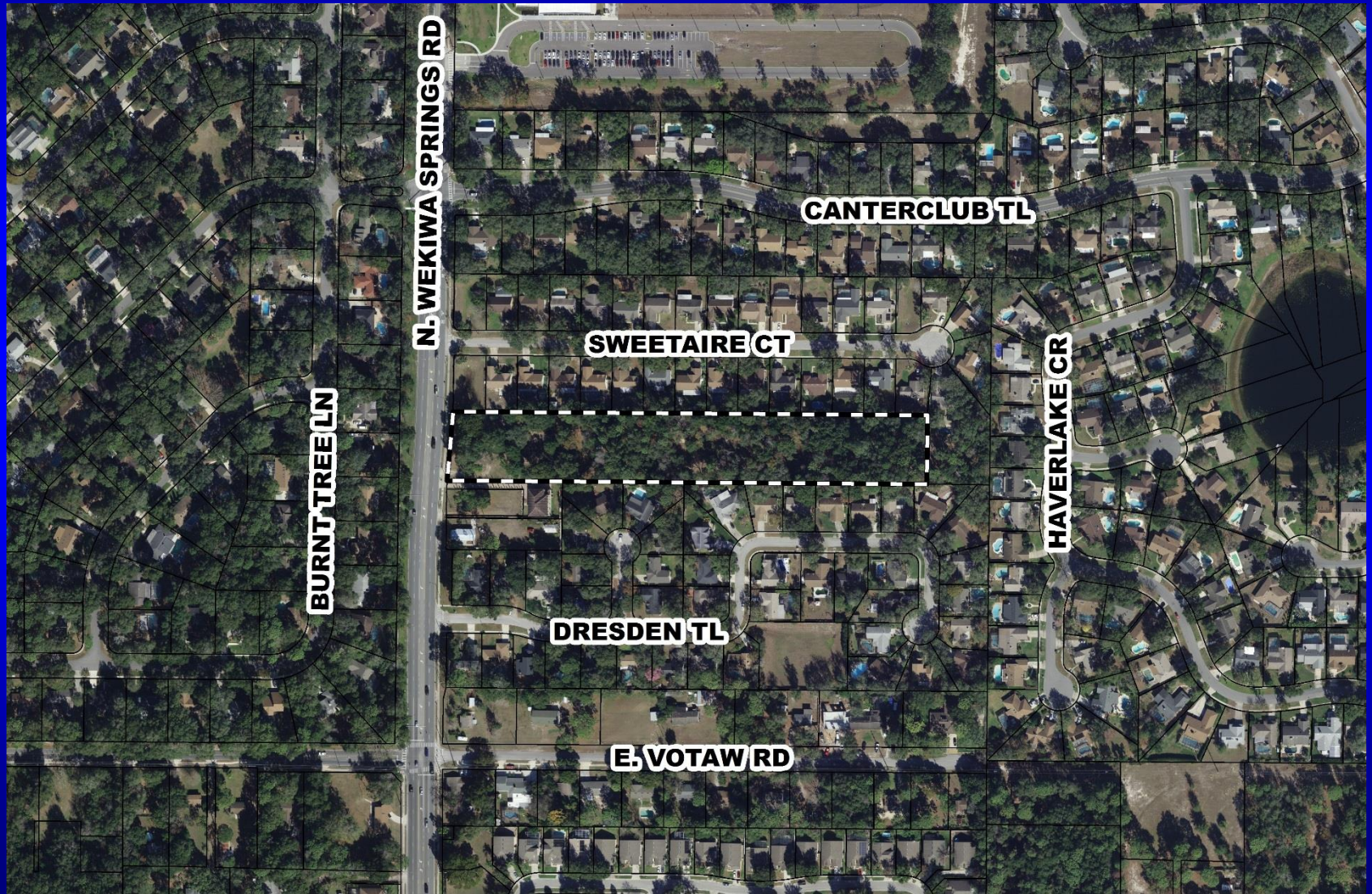


# Wekiva Springs Preliminary Subdivision Plan (PSP) Zoning Map



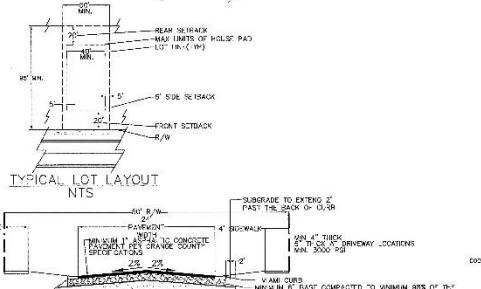
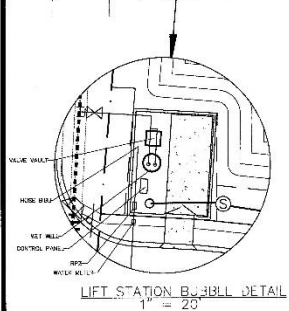
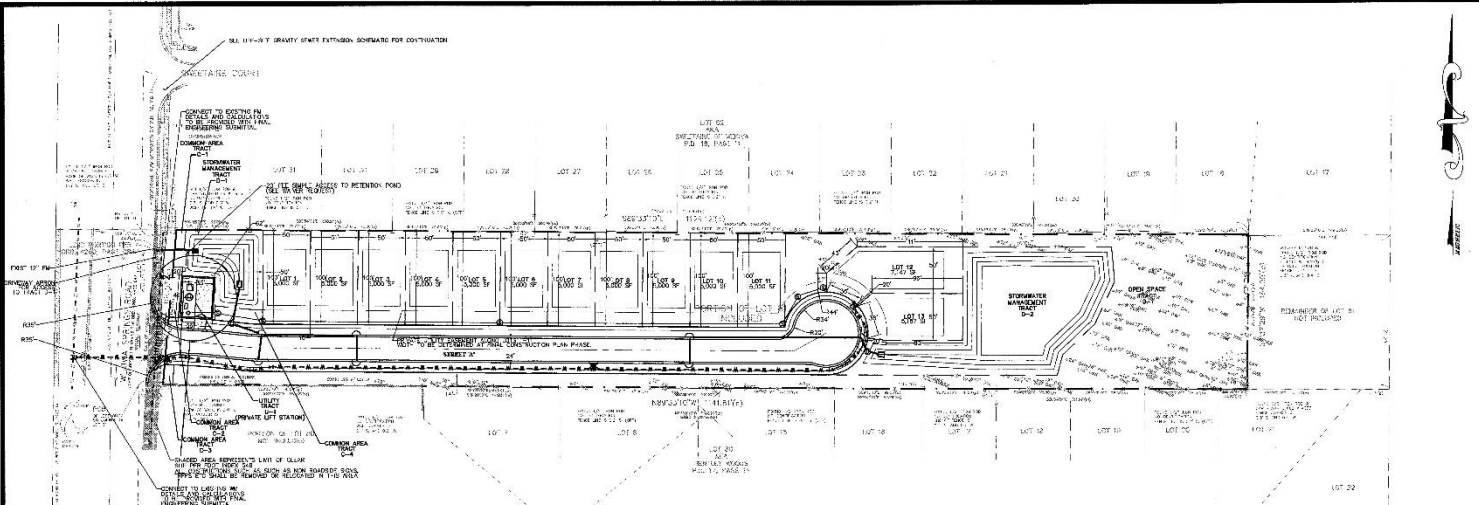


# Wekiva Springs Preliminary Subdivision Plan (PSP) Aerial Map





# Wekiva Springs Preliminary Subdivision Plan (PSP) Overall Land Use Plan



TYPE	TRACT NO.	AREA (SQ FT)	PERCENTAGE OF TOTAL
MANAGEMENT	B-1	2,000	0.00
	B-2	2,000	0.00
TOTAL		2,000	0.00
OPEN SPACE	B-1	1,000	0.00
	B-2	1,000	0.00
TOTAL		2,000	0.00
COMMON AREA	B-1	1,000	0.00
	B-2	1,000	0.00
TOTAL		2,000	0.00
ROADWAY	B-1	1,000	0.00
	B-2	1,000	0.00
TOTAL		2,000	0.00

**NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENGINEERING PLANES.
2. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEERING PLANES.
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22. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEERING PLANES.

SYMBOL LEGEND	
[Symbol]	MITERED END SECTION
[Symbol]	CURB ALLEY
[Symbol]	STORM PIP
[Symbol]	DITCH BOTTOM 50 FT
[Symbol]	DRAINAGE ARROW
[Symbol]	SEWER MAIN 2"
[Symbol]	FIRE HYDRANT
[Symbol]	BLOWOFF VALVE
[Symbol]	WATER MAIN
[Symbol]	GATE VALVE
[Symbol]	FORSEAMAN
[Symbol]	FLUSH VALVE

**SITE DATA**

1. AREA OF SECTION: 427 ACRES

2. TOTAL AREA: 427 ACRES

3. TOTAL AREA: 427 ACRES

4. TOTAL AREA: 427 ACRES

5. TOTAL AREA: 427 ACRES

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20. TOTAL AREA: 427 ACRES

21. TOTAL AREA: 427 ACRES

22. TOTAL AREA: 427 ACRES

**CENTRAL  
FLORIDA  
ENGINEERING**

CIVIL ENGINEERING CONSULTANT

**WEKIVA SPRINGS SINGLE  
FAMILY DETACHED DEVELOPMENT  
ORANGE COUNTY, FLORIDA**

**PRELIMINARY SUBDIVISION PLAN**

**REVISIONS**

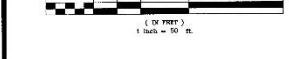
NO.	DATE	DESCRIPTION
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DESIGNED BY: JAF  
DRAWN BY: JAF  
CHECKED BY: JAF

DATE: 01/17/18  
PROJECT NO.: 061 001  
SCALE: 1" = 50'

SHEET NO.

**C-2**



\* STORMWATER MANAGEMENT - TO BE OBTAINED AND MAINTAINED BY ORANGE COUNTY WITH THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Wekiva Springs Road Preliminary Subdivision Plan (PSP) dated “Received January 18, 2018”, subject to conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



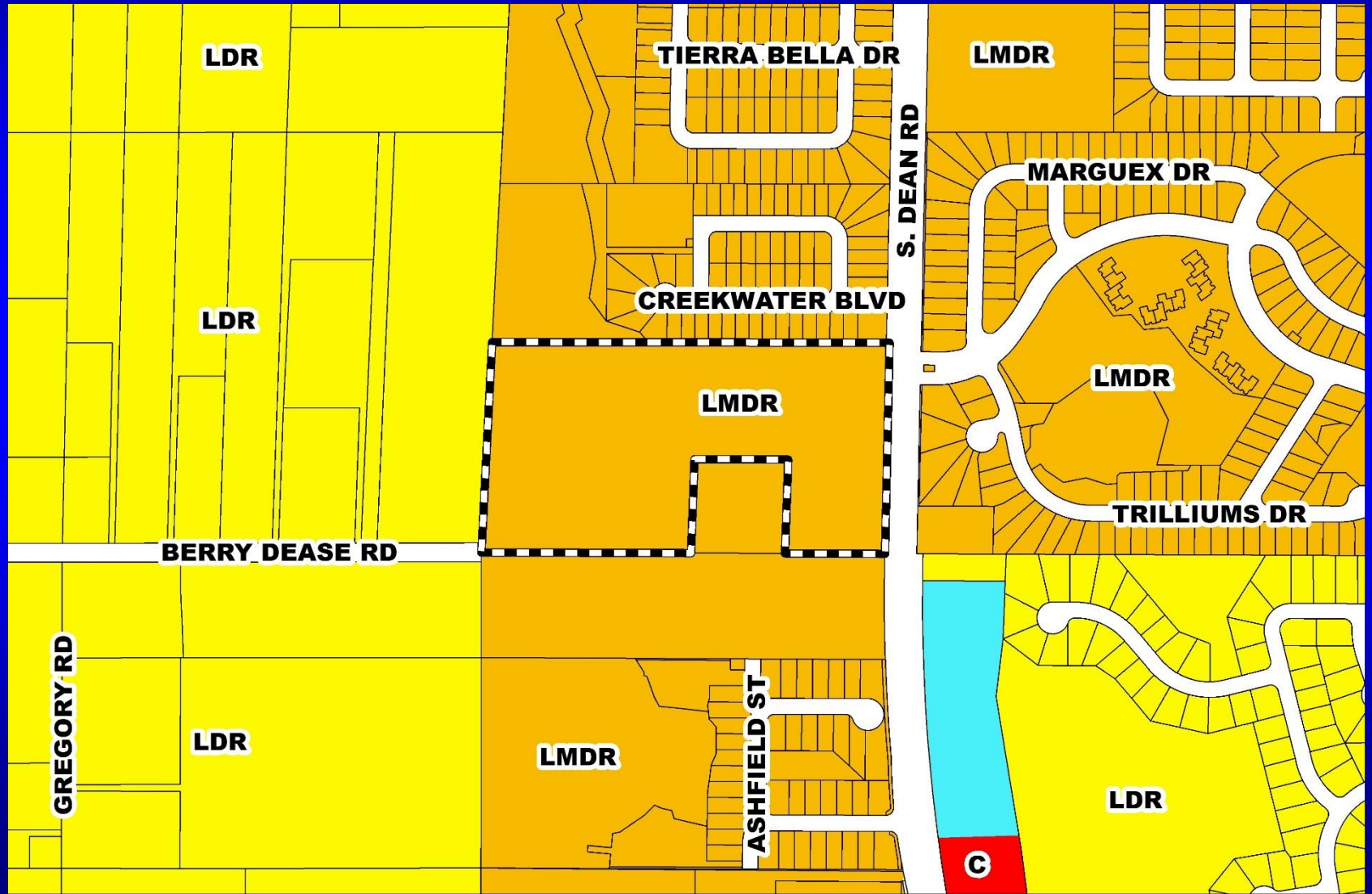
# Plunk

## Planned Development / Land Use Plan (PD/LUP)

- Case:** LUP-17-07-230
- Project Name:** Plunk PD / LUP
- Applicant:** Tom Daly, Daly Design Group
- District:** 3
- Acreage:** 17.16 gross acres (*overall PD*)
- Location:** 1466 S. Dean Road; or generally located north of Berry Dease Road and west of S. Dean Road
- Request:** To rezone one (1) 17.16 gross acre parcel from A-2 (Farmland Rural District) to PD (Planned Development District), in order to allow for up to 52 single-family detached dwelling units.
- This request also includes two (2) waivers from Orange County Code relating to minimum lot with and lot size, as well as setbacks from future Dean Road right-of-way.

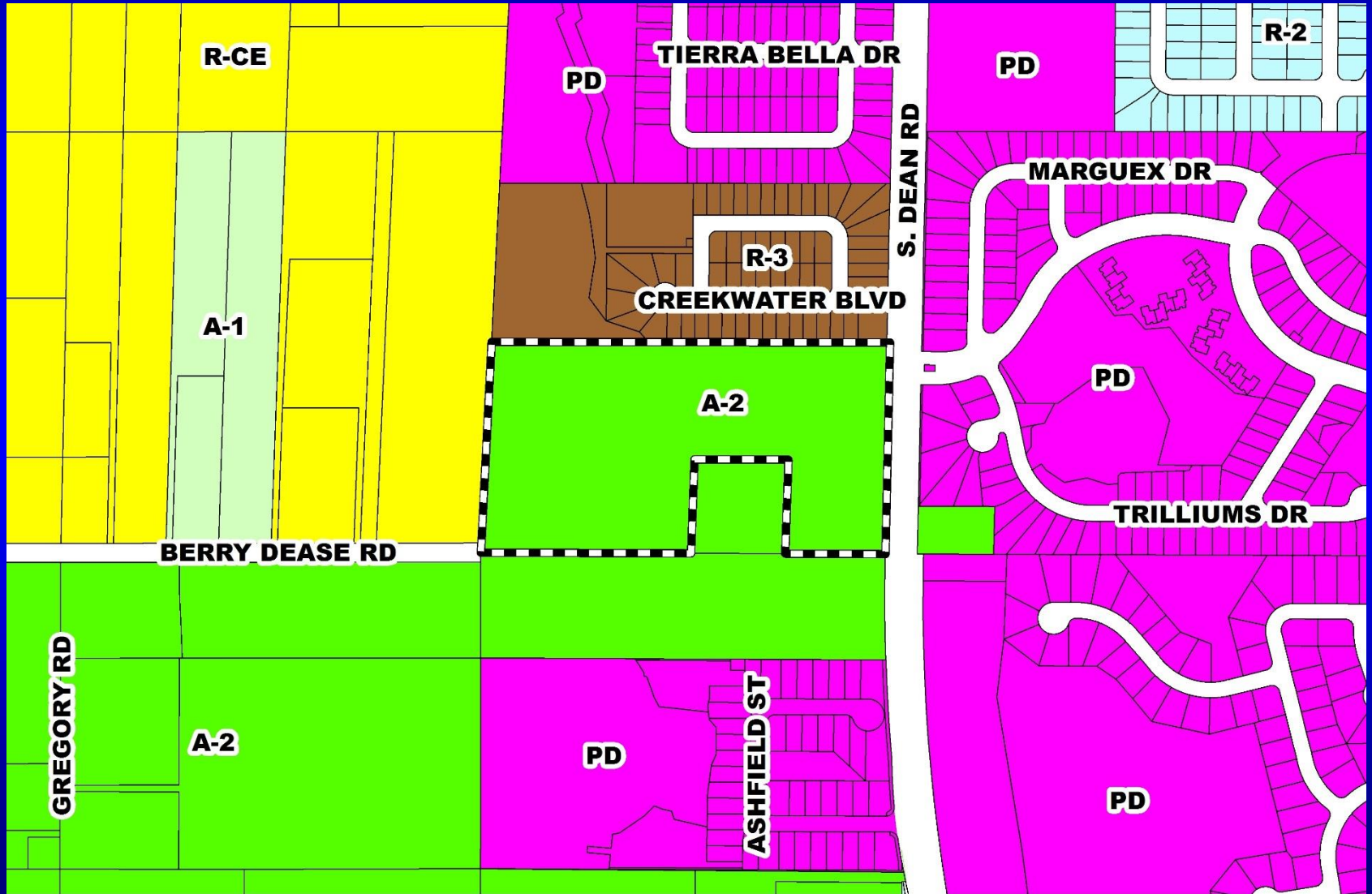


# Plunk Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





# Plunk Planned Development / Land Use Plan (PD/LUP) Zoning Map







# Plunk Planned Development / Land Use Plan (PD/LUP) Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Plunk Planned Development / Land Use Plan (PD/LUP) dated “Received November 2, 2017”, subject to the conditions listed under the PZC Recommendation in the Staff Report with a change to condition 19(i) as listed below.**

## **District 3**

**19. (i) : No home development shall be permitted ~~to the~~ directly west of the Caruso Parcel.**

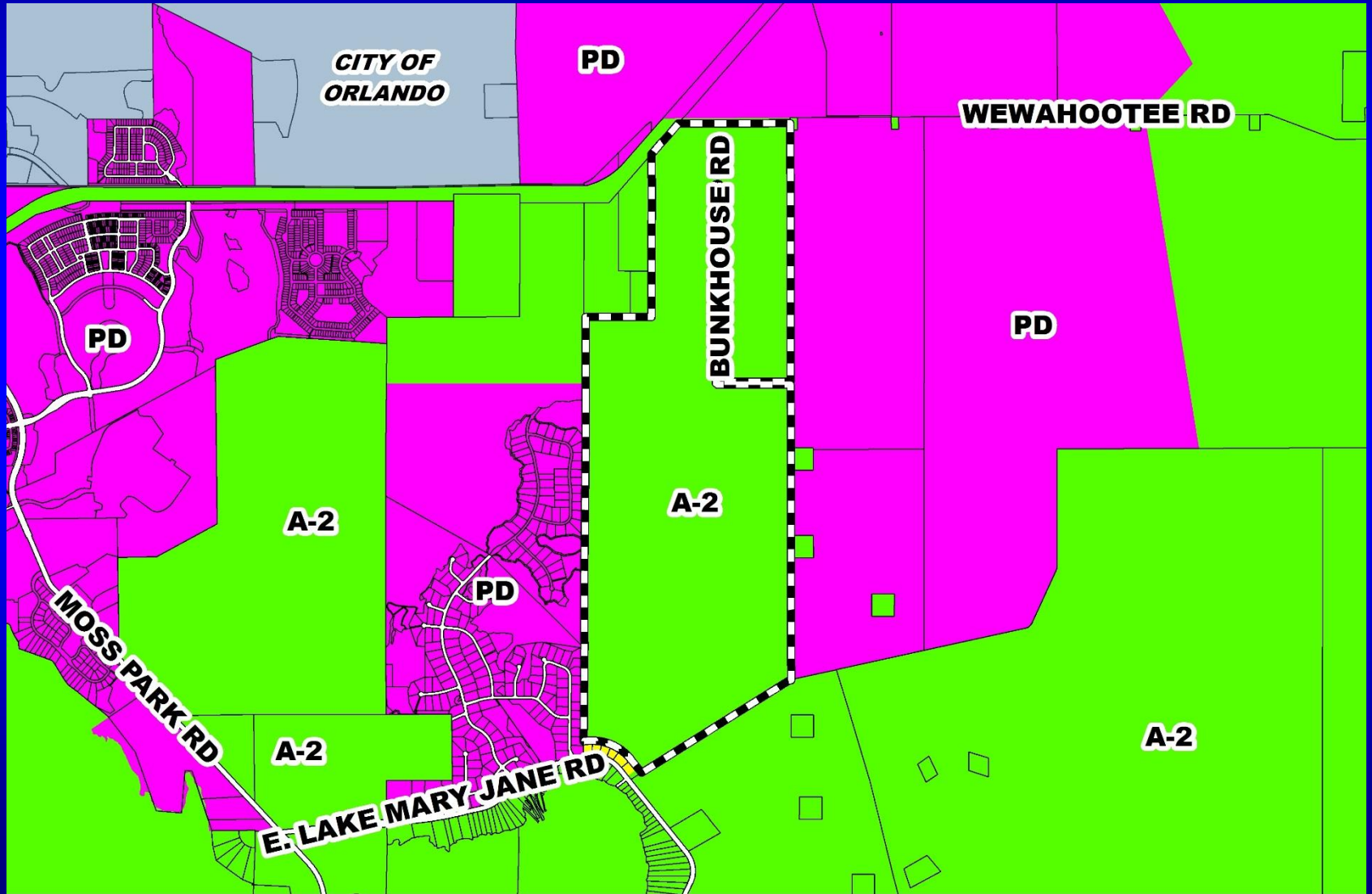


# Camino Reale Planned Development / Regulating Plan (PD/RP)

- Case:** LUP-16-08-260
- Project Name:** Camino Reale PD / RP
- Applicant:** Tom Daly, Daly Design Group
- District:** 4
- Acreage:** 1,032.9 gross acres (*overall PD*)
- Location:** General located 2 miles south of State Road 528 from 3.5 miles east of State Road 417
- 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 also includes a public elementary school site and a 20-acre APF park. This request is associated with the following:
- Adequate Public Facilities (APF) Agreement; and
  - Transportation Term Sheet

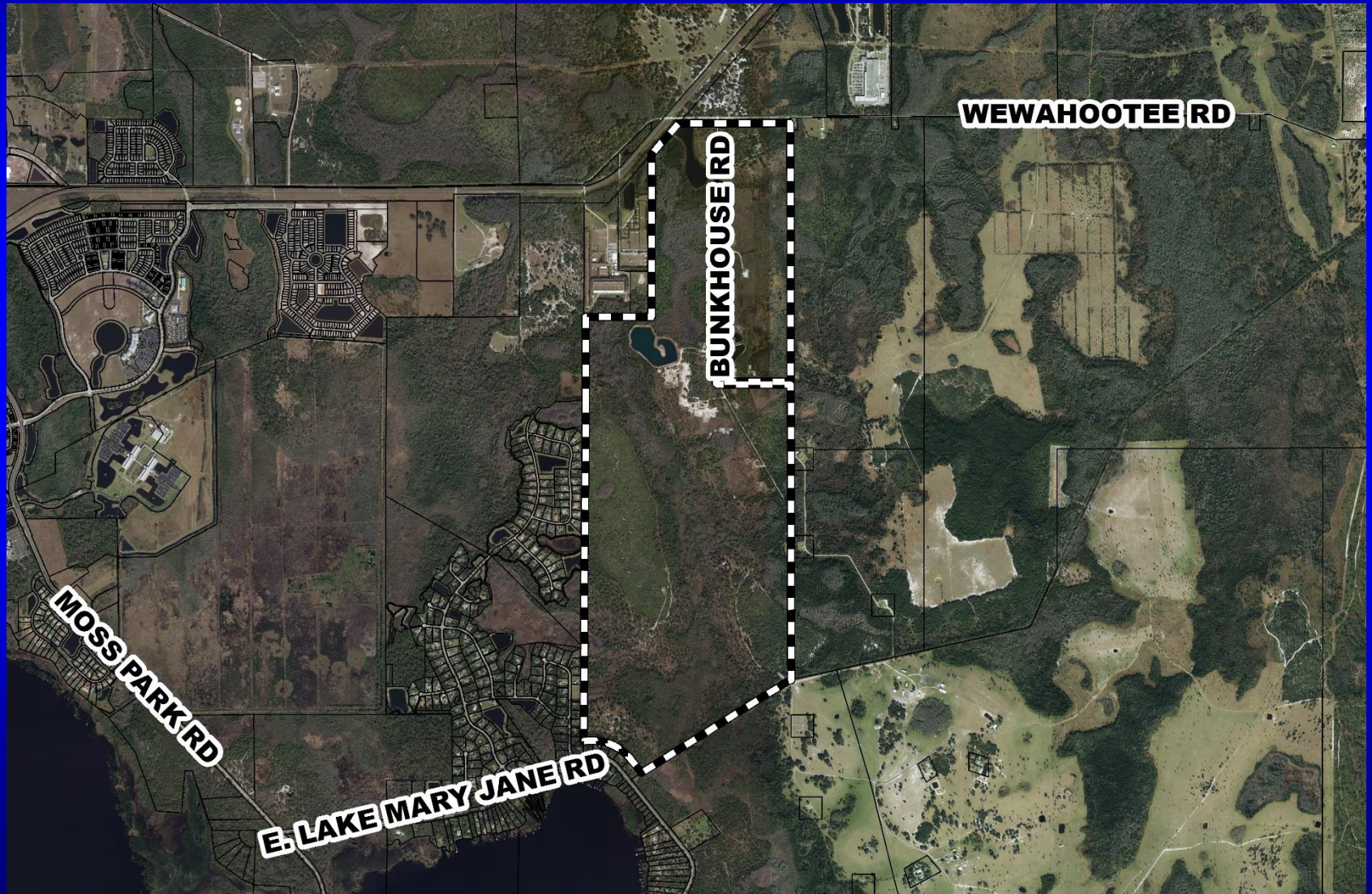


# Camino Reale Planned Development / Regulating Plan (PD/RP) Zoning Map





# Camino Reale Planned Development / Regulating Plan (PD/RP) Aerial Map





# **Camino Reale Planned Development / Regulating Plan (PD/RP)**

- Case:** LUP-16-08-260
- Project Name:** Camino Reale PD / RP
- Applicant:** Tom Daly, Daly Design Group
- District:** 4
- Acreage:** 1,032.9 gross acres (*overall PD*)
- Location:** General located 2 miles south of State Road 528 from 3.5 miles east of State Road 417
- 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 also includes a public elementary school site and a 20-acre APF park. This request is associated with the following:
- **Adequate Public Facilities (APF) Agreement; and**
  - **Transportation Term Sheet**



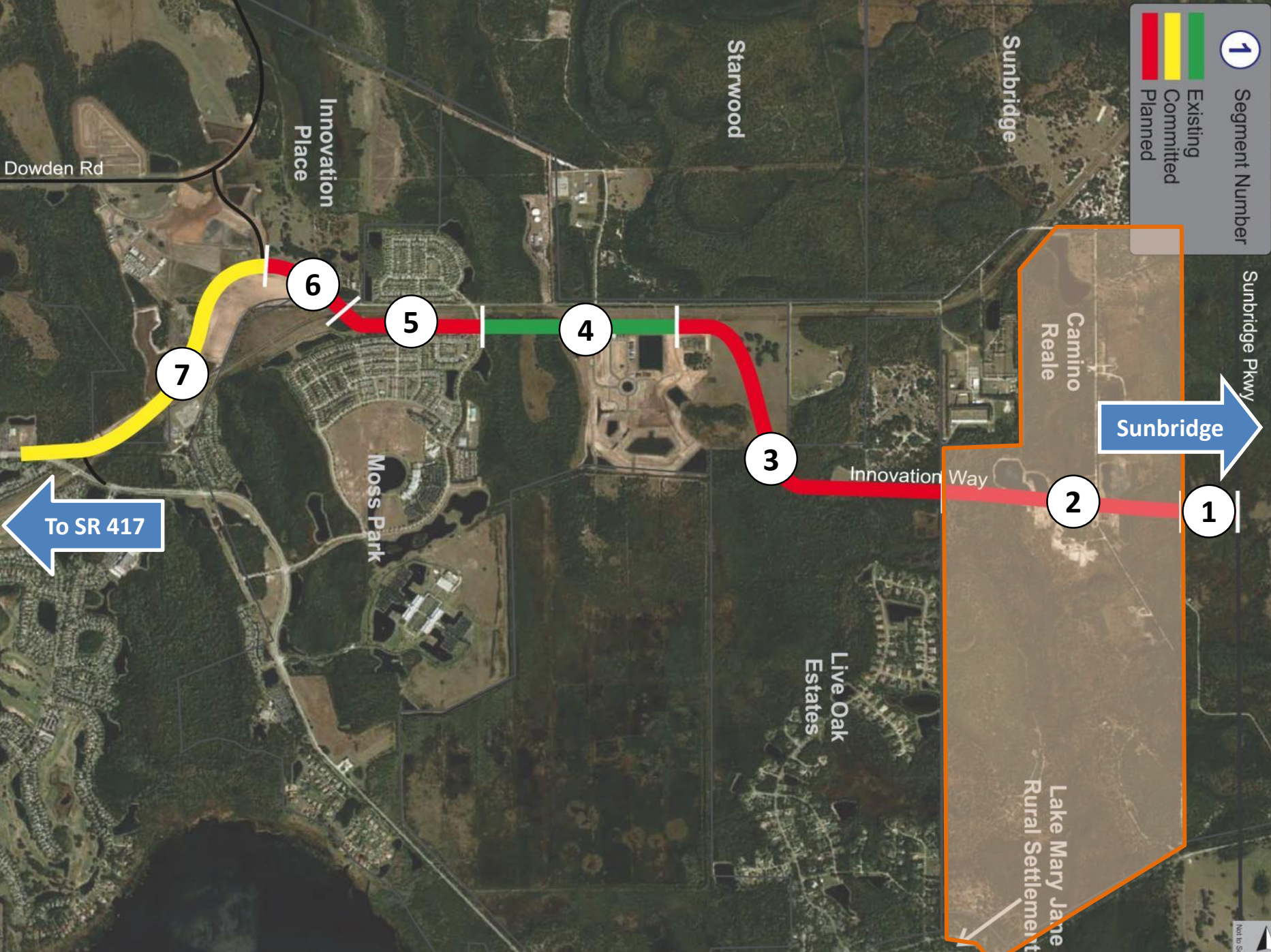
# Transportation Term Sheet

- **Consent Agenda item I.D.4**
- **Prior to Road Agreement review by Roadway Agreement Committee (RAC)**
- **Required by Innovation Way policy FLU 5.2.2**
- **Traffic Study dated *October 2017***
- **Addresses process for private sector delivery of Innovation Way South (IWS) as a public-private partnership**



**1** Segment Number

Existing  
Committed  
Planned



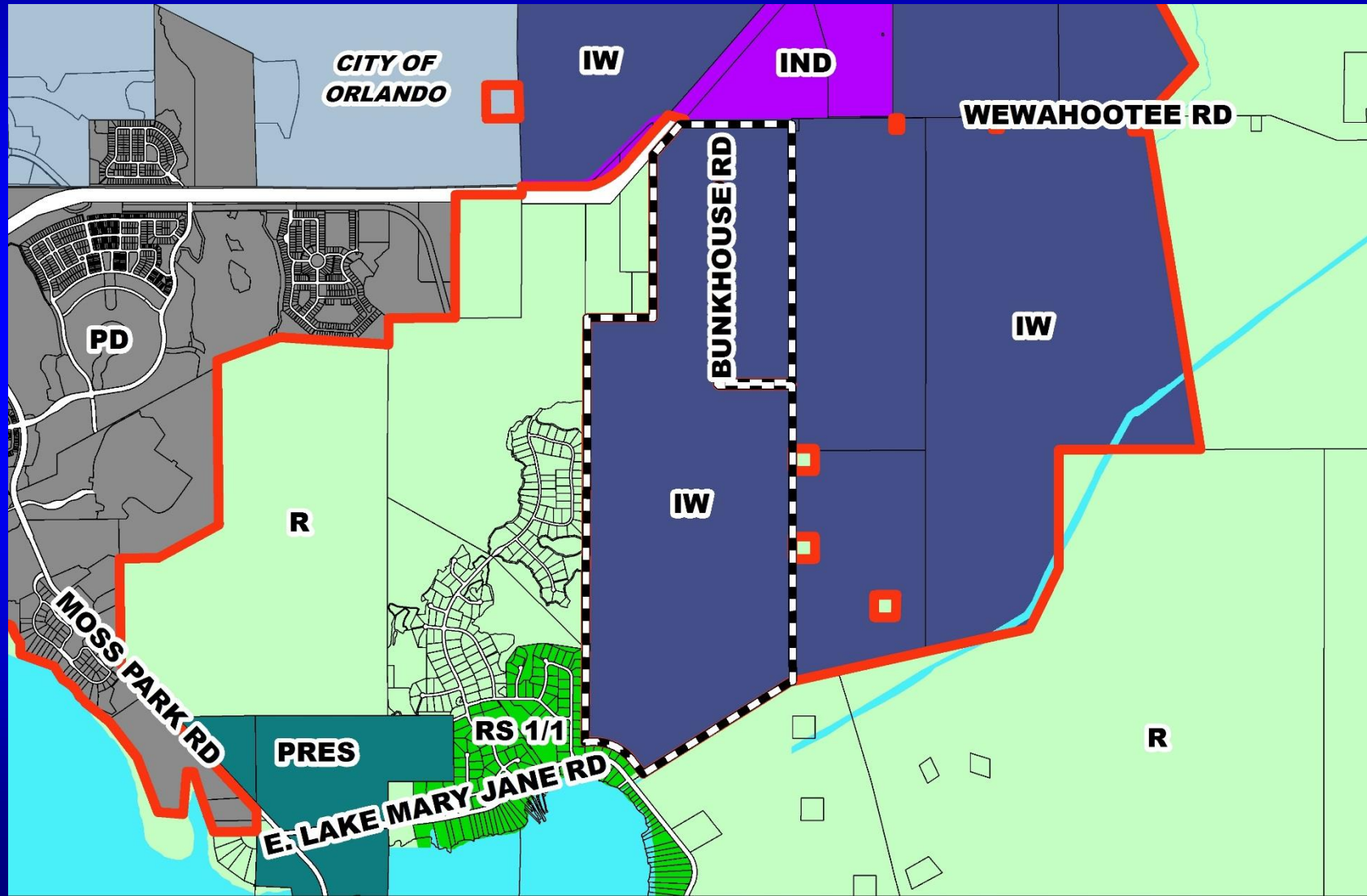


# Transportation Term Sheet

- Establishes development thresholds for infrastructure completion
- Role of County in right-of-way acquisition and permitting process
- Transportation impact fee credits and concurrency satisfaction
- Connections to adjacent properties
  - Future connection to Sunbridge and completion of IWS to Sunbridge Parkway
  - No connection to any road within Lake Mary Jane Rural Settlement
- Agreement reviewed by RAC, brought back to BCC

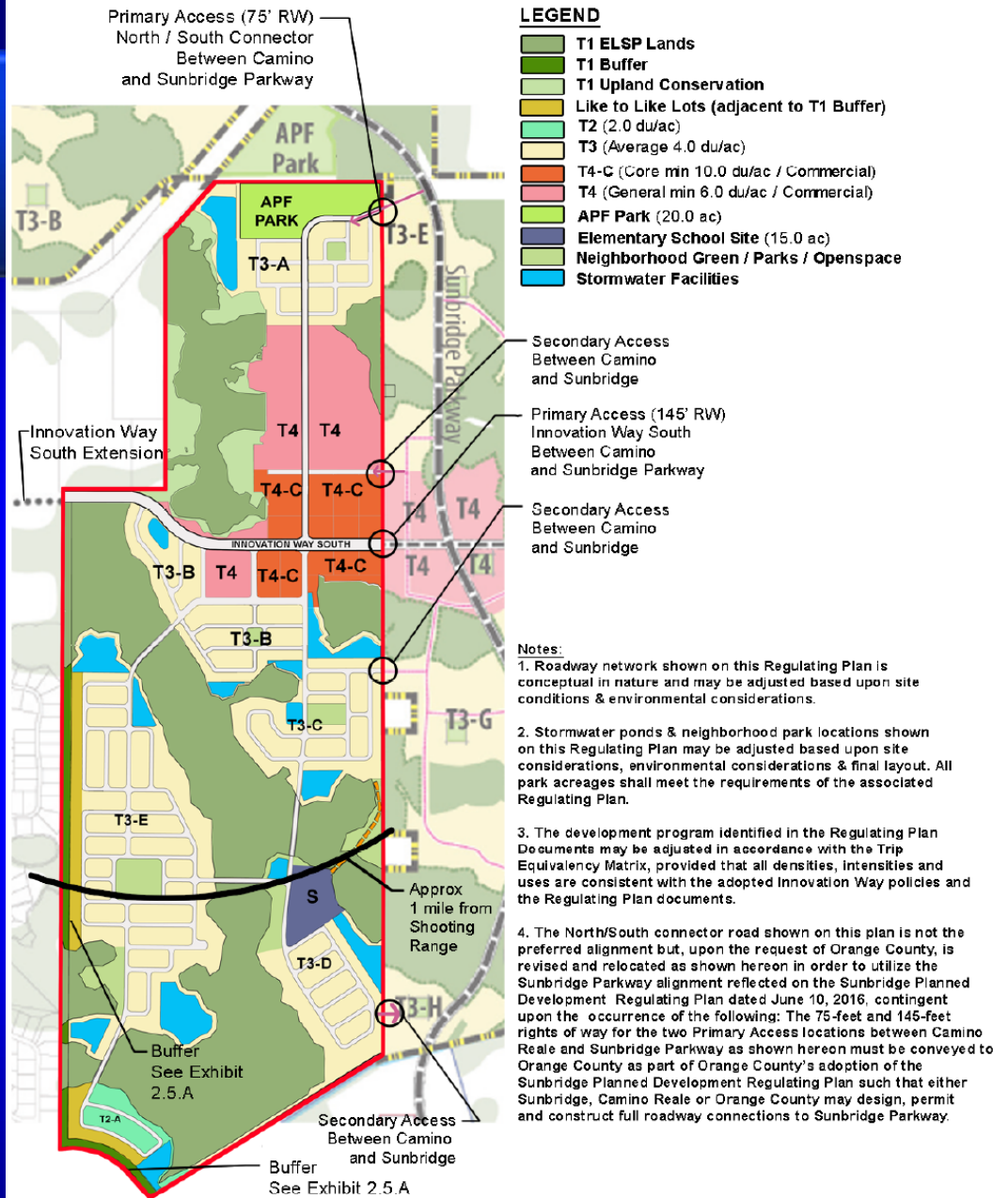


# Camino Reale Planned Development / Regulating Plan (PD/RP) Future Land Use Map





# Camino Reale Planned Development / Regulating Plan (PD/RP)





# PZC Recommendation

## Condition #28 (Added by the PZC):

The applicant shall provide a 150-foot natural landscape buffer adjacent to the Lake Mary Jane Rural Settlement that is to be owned and maintained by the newly established Homeowner's Association. The buffer shall contain a parallel row of new trees planted every thirty feet (30') in upland areas where no existing trees are currently present. New plantings shall occur in conjunction with the development of home sites along the opposite side of the buffer from the Lake Mary Jane Rural Settlement boundary, and shall consist only of non-invasive shade and understory trees.



# Revised Condition

## Revised 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.



# Added Condition

## Proposed 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.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the Camino Reale Planned Development / Regulating Plan (PD/RP) dated “Received February 12, 2018”, subject to the conditions listed under the PZC Recommendation in the Staff Report, revised Condition #27 and new Condition #29 as presented;**

*And*

**Related APF Agreement (Consent Agenda Item D.3);**

*And*

**Related Transportation Term Sheet (Consent Agenda Item D.4)**





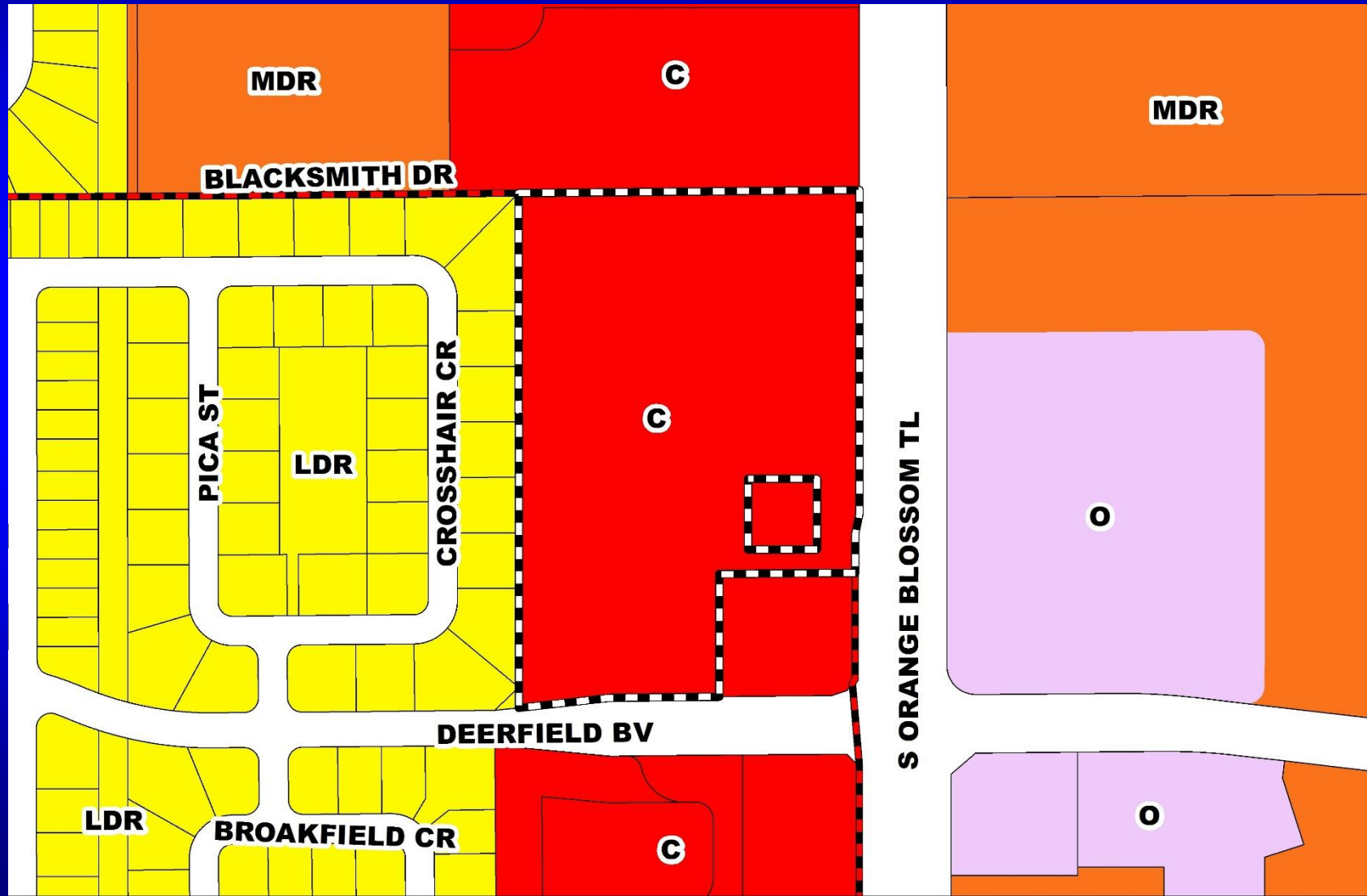
# Deerfield

## Planned Development / Land Use Plan (PD/LUP)

- Case:** CDR-17-04-114
- Project Name:** Deerfield PD / LUP
- Applicant:** Tom Delahanty
- District:** 4
- Acreage:** 470.10 gross acres (*overall PD*)  
10.12 gross acres (*affected parcel only*)
- Location:** West of S. Orange Blossom Trail and north of Deerfield Boulevard
- Request:** To add certain C-2 (General Commercial District) and C-3 (Wholesale Commercial District) uses to PD Tract 1, Parcel 22-24-29-2011-00-005.

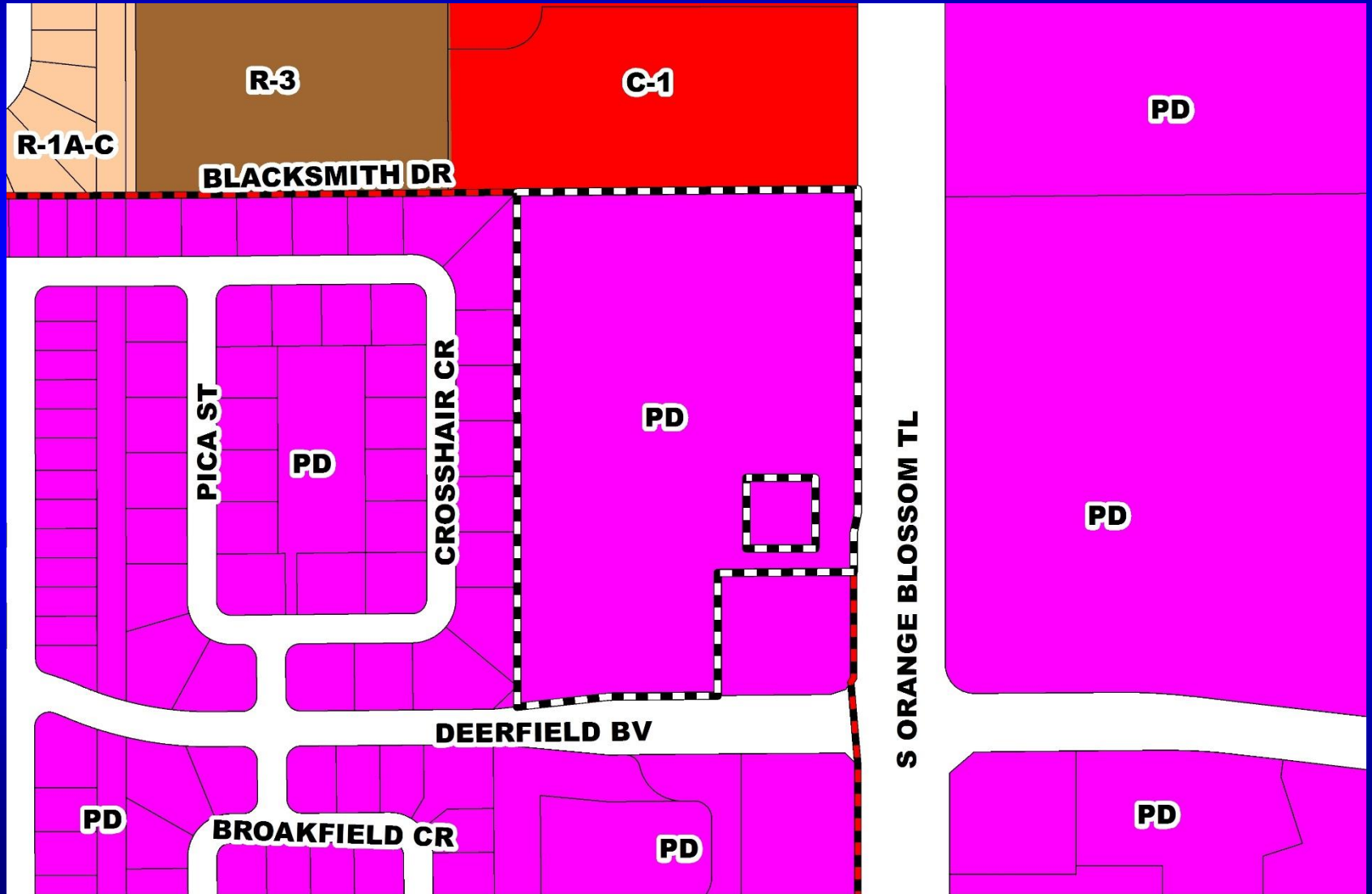


# Deerfield Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





# Deerfield Planned Development / Land Use Plan (PD/LUP) Zoning Map





# Deerfield Planned Development / Land Use Plan (PD/LUP) Aerial Map



**BLACKSMITH DR**

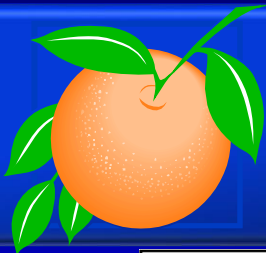
**PICA ST**

**CROSSHAIR CR**

**DEERFIELD BV**

**BROAKFIELD CR**

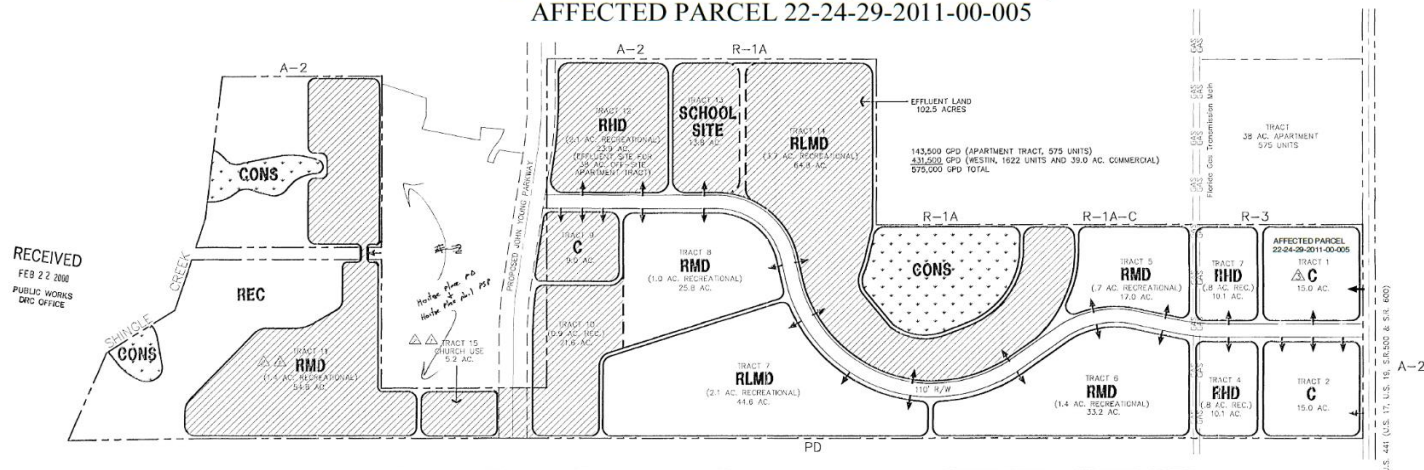
**SORANGE BLOSSOM TR**



# Deerfield Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

## DEERFIELD / WESTIN LAND USE PLAN [REVISED] (CDR-17-04-114) AFFECTED PARCEL 22-24-29-2011-00-005

NOTES:  
1. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.  
2. SEE COVER SHEET (CDR-17-04-114) FOR ADDITIONAL PERMITTED USES AND CONDITIONS FOR THOSE USES APPLICABLE TO TRACT 1.



KEY	LAND USE	DENSITY	PHASE 1 (1985 - 1987)		PHASE 2 (1988 - 1991)		TOTAL	
			ACRES	UNITS	ACRES	UNITS	ACRES	UNITS
C	Commercial	10,000 SF/AC	30.0	300,000 SF	9.0	90,000 SF	39.0	390,000 SF
RLMD	Residential Low Medium Density*	8 DU/AC	44.6	268 DU	78.6 (EFF.)	472 DU	123.2	740 DU
RMD	Residential Medium Density***	8 DU/AC	76.0	608 DU	81.6	422 DU	157.6	1030 DU
RHD	Residential High Density	16 DU/AC	20.2	324 DU	23.9 (EFF.)	396 DU	44.1	720 DU
REC**	Recreation/Open Space						52.8	
CONS	Conservation						30.6	
R/W	Right of Way						22.8	
	Wastewater Effluent Disposal Area		102.4					
Total Commercial			30.0	300,000 SF	9.0	90,000 SF	39.0	390,000 SF
Total Residential			140.8	1200 DU	184.1	1290 DU	324.9	2490 DU
Total Acres							470.1	

\* 15 ACRES IN PHASE 2 HAVE BEEN RESERVED FOR AN ELEMENTARY SCHOOL SITE. SHOULD THE SCHOOL BOARD CHOOSE TO USE THE SITE, THE DEVELOPER RESERVES THE RIGHT TO TRANSFER THE UNITS ELIMINATED BY THE SITE TO OTHER RESIDENTIAL PARCELS WITHIN THE DEVELOPMENT. \*\* IN ADDITION TO THE AREA ADJACENT TO SHILOH CREEK, RECREATION SPACES AREAS WILL BE PROVIDED AS SHOWN WITHIN EACH PARCEL IN ACCORDANCE WITH ORANGE COUNTY PSD DISTRICT REQUIREMENTS. \*\*\* GROSS DENSITY: RECREATION - 0.2 DU/AC, CONSERVATION - 0.2 DU/AC. MIN. LOT SIZE - 1/4 AC. ANTICIPATED MAX. BLDG. HEIGHT - 50'. WATER SERVICE - DUG. AND ORANGE COUNTY SEWAGE DISPOSAL PHASE 5 WASTEWATER TREATED AT PERIPHERAL SUBREGIONAL WASTEWATER TREATMENT PLANT WITH ON-SITE EFFLUENT DISPOSAL. PHASE 2 PROPOSED SOUTH ORANGE COUNTY REGIONAL WASTEWATER TREATMENT FACILITY. STORMWATER MANAGEMENT - ON-SITE RETENTION/DETENTION FACILITIES PER ORANGE COUNTY AND SWFD REGULATIONS. SCHOOL - ANTICIPATED NO. OF SCHOOL CHILDREN 1369 (PHASE 1&2).

▲ \*\* 0.2 ACRE IN PHASE 2 HAVE BEEN RESERVED FOR CHURCH USE.

FEB 21 2008

### LAND USE PLAN (REVISED)



A PLANNED RESIDENTIAL COMMUNITY

PREPARED FOR:  
DAVID L. EVANS, TRUSTEE  
BLUE SPHERE DEERFIELD PLAZA LTD

RON HOWSE, P.A.  
ENGINEERING / LAND PLANNING DEVELOPMENT SPECIALIST  
P.O. BOX 70323, ST. CLOUD, FLORIDA 34710-1823  
PHONE: 407-957-3309 / FAX: 407-957-1019

MILLER & MILLER, INC.  
ENGINEERING AND PLANNING/PROJECT MANAGER

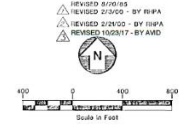
TIPTON & ASSOCIATES, INC.  
TRANSPORTATION PLANNING

FIDL PLANNING & DESIGN  
LAND PLANNING

MATEER, HADBERT, FREY, BECHTEL & PHALIN, P.A.  
LEGAL CONSULTANT

JAMMAL & ASSOCIATES, INC.  
GEOLOGICAL ENGINEERING

PROFESSIONAL ENGINEERING CONSULTANTS, INC.  
LAND SURVEYING



MAP E



# Post-DRC Change

The applicant has deleted the request for Motorcycle Dealers (indoor display only) due to community feedback at the January 24, 2018 Community Meeting.

- A. Animal Shelters, boarding kennels, animal pounds, training of animals, with no outdoor runs or outdoor compounds.
- B. Warehousing and storage (indoor only)
- C. Wholesale bakeries
- D. Wholesale distribution of frozen food
- E. Wholesale distribution of meat
- F. Wholesale distribution of bakery products, bottled water, canned goods, soft drinks, and fruits, beverage distributors.
- G. Golf cart sales and service (indoor display only)
- H. Boat dealerships, boat supplies (indoor display only)
- I. Recreational vehicle dealers (indoor display only and no on-site service)
- ~~J. Motorcycle dealers (indoor display only) \*~~
- K. Caterers
- L. Dying, dry cleaning plant
- M. Furniture stripping and repair, furniture refinishing
- N. Locksmiths, lawnmowers repair, bicycle repair, camera repair, gunsmith, taxidermists, sharpening services



# Action Requested

**Make a finding of inconsistency with the Comprehensive Plan (CP) and deny the substantial change to the Deerfield Planned Development / Land Use Plan (PD/LUP).**

**If the Board chooses to overturn staff's recommendation, the approval should be based on the plan dated "Received February 22, 2018", subject to the conditions listed in the Staff Report.**

**District 4**



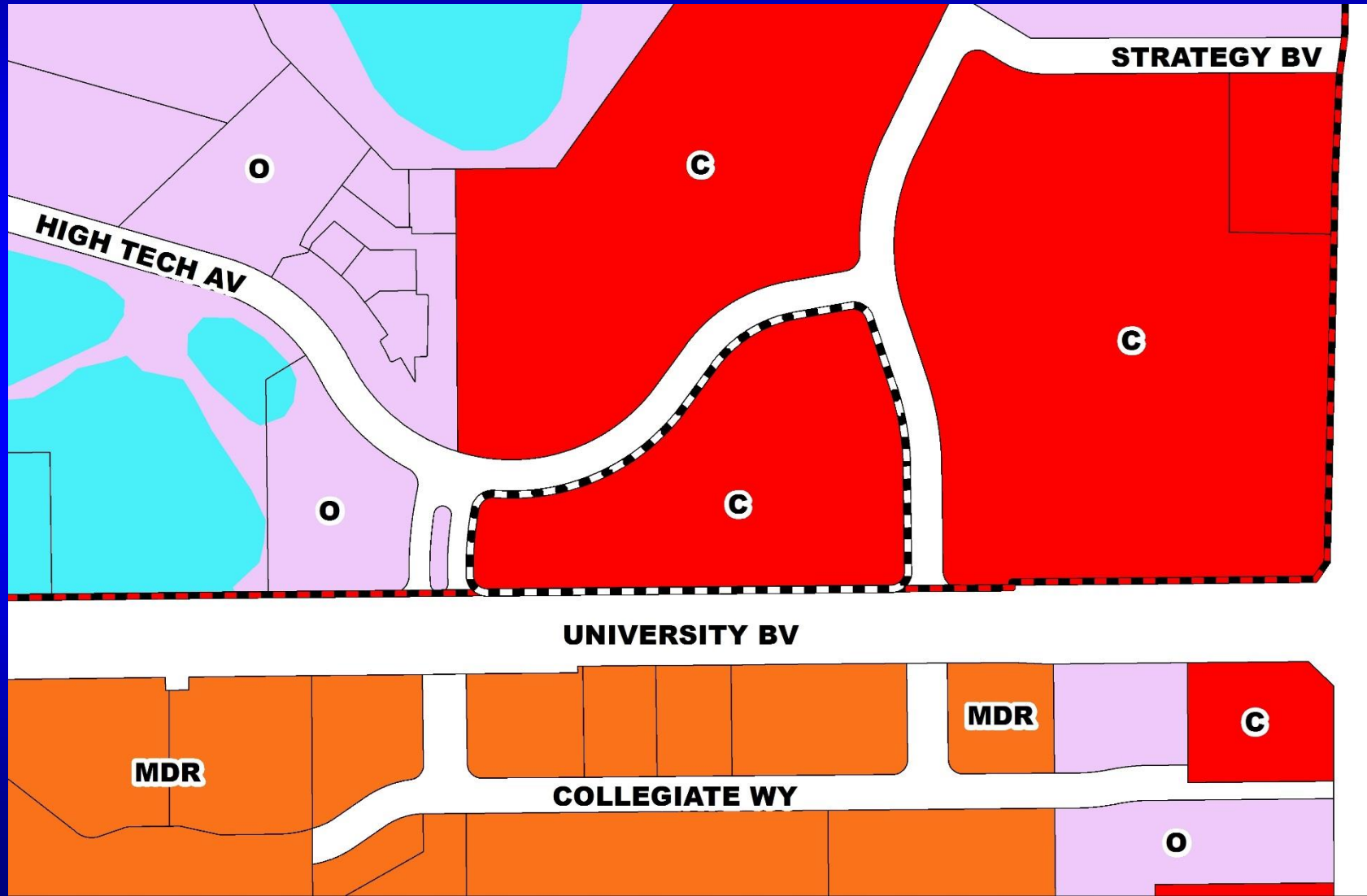
# Quadrangle Planned Development / Land Use Plan (PD/LUP)

- Case:** CDR-17-03-084
- Project Name:** Quadrangle PD / LUP
- Applicant:** Bryan Potts, Tannath Design, Inc.
- District:** 5
- Acreage:** 473.15 gross acres (*overall PD*)  
5.47 gross acres (*affected parcel only*)
- Location:** North of University Boulevard, approximately 1,200 feet west of Alafaya Trail.
- Request:** To allocate 2,304 square feet of retail uses to Tract 23.  
The request also includes the following waiver from Orange County Code:
1. A waiver from Section 38-1476 for Tract 23 only to allow 3.5 parking spaces per 1,000 square feet, in lieu of 40 spaces per 1,000 square feet of net office space.



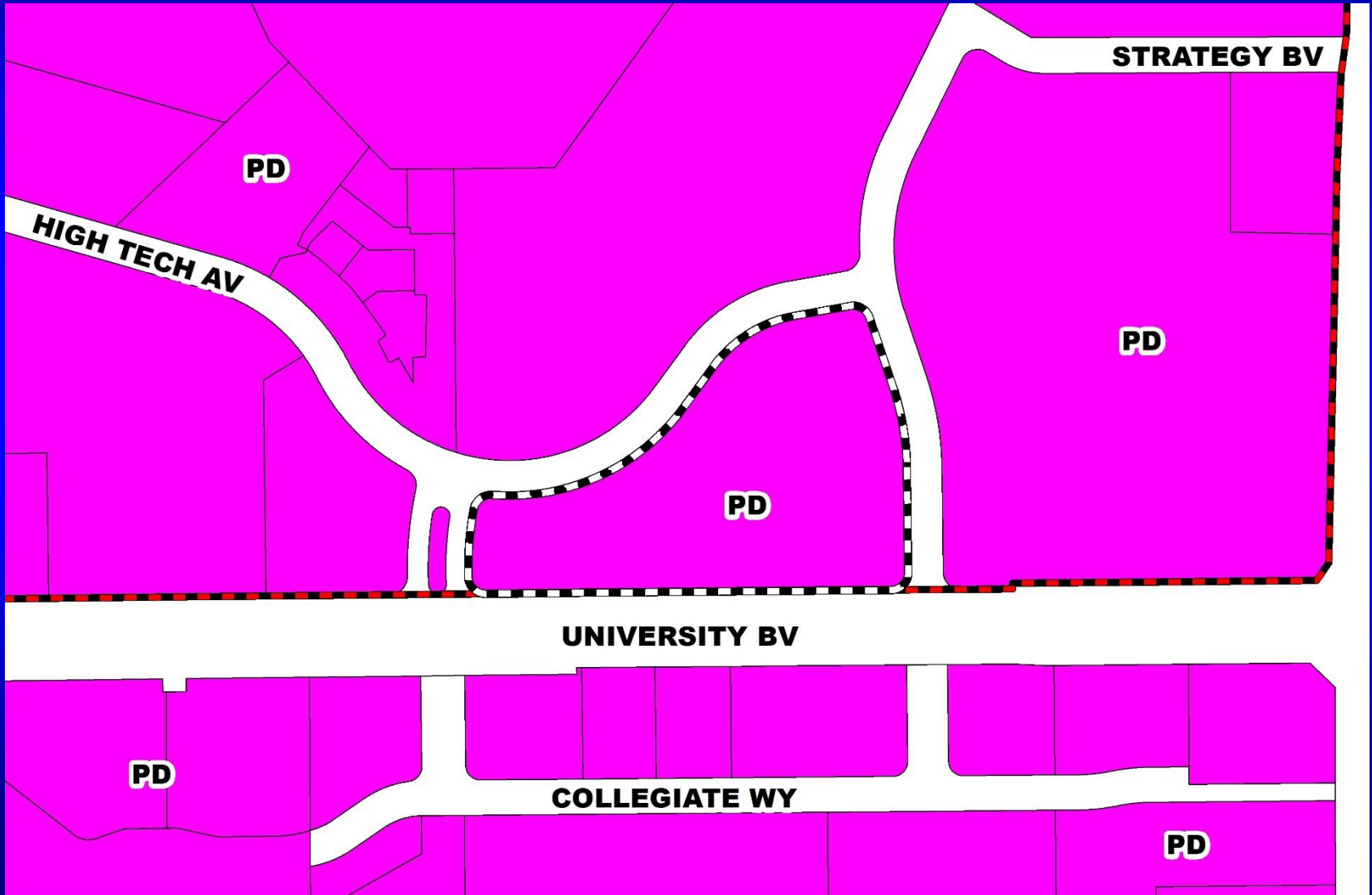


# Quadrangle Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





# Quadrangle Planned Development / Land Use Plan (PD/LUP) Zoning Map





# Quadrangle Planned Development / Land Use Plan (PD/LUP) Aerial Map



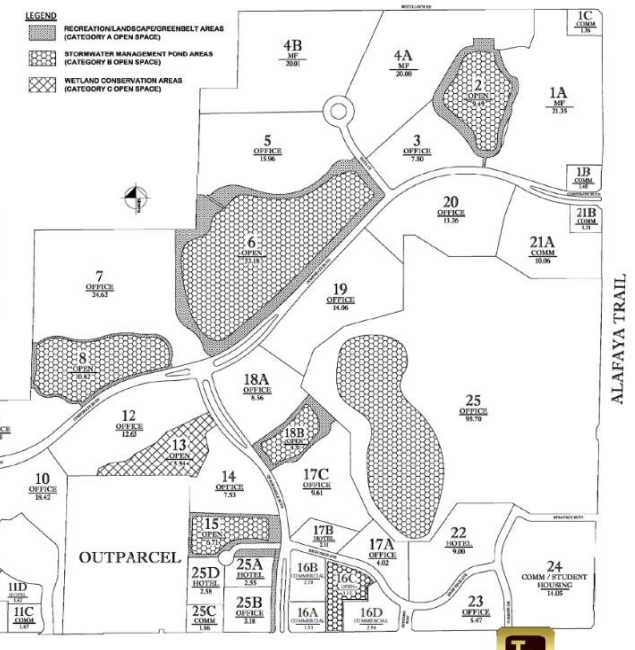
# Quadrangle Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

## QUADRANGLE STANDARDS

TRACTS	PARCEL ID NUMBER	LAND USE	SITE AREA (AC)	DEVELOPABLE INTENSITY (TPD)	IMPROVISED AREA (ACRS/PTS)	NOTES
1A	04-22-21-7299-00-010	MULTI-FAMILY	21.26	784.9475	11.26	
1B	04-22-21-7299-00-020	COMMERCIAL	1.40	32.0000	1.12	
1C	04-22-21-7299-00-030	COMMERCIAL	1.36	11.0000	1.11	
2	03-22-31-7270-00-000	OFFICE	7.80	61.7500	5.00	
3	03-22-31-7270-00-010	OFFICE	7.80	61.7500	5.00	
4A	04-22-21-7299-00-010	OFFICE	16.18	113.2250	16.80	
4B	04-22-21-7299-00-020	OFFICE	16.18	113.2250	16.80	
5	04-22-21-7299-00-030	OFFICE	16.18	113.2250	16.80	
6	04-22-21-7299-00-040	OFFICE	16.18	113.2250	16.80	
7	04-22-21-7299-00-050	OFFICE	16.18	113.2250	16.80	
8	04-22-21-7299-00-060	OFFICE	16.18	113.2250	16.80	
9	04-22-21-7299-00-070	OFFICE	16.18	113.2250	16.80	
10	04-22-21-7299-00-080	OFFICE	16.18	113.2250	16.80	
11A	04-22-21-7299-00-090	OFFICE	16.18	113.2250	16.80	
11B	04-22-21-7299-00-100	OFFICE	16.18	113.2250	16.80	
12	04-22-21-7299-00-110	OFFICE	16.18	113.2250	16.80	
13	04-22-21-7299-00-120	OFFICE	16.18	113.2250	16.80	
14	04-22-21-7299-00-130	OFFICE	16.18	113.2250	16.80	
15	04-22-21-7299-00-140	OFFICE	16.18	113.2250	16.80	
16	04-22-21-7299-00-150	OFFICE	16.18	113.2250	16.80	
17A	04-22-21-7299-00-160	OFFICE	16.18	113.2250	16.80	
17B	04-22-21-7299-00-170	OFFICE	16.18	113.2250	16.80	
18	04-22-21-7299-00-180	OFFICE	16.18	113.2250	16.80	
19	04-22-21-7299-00-190	OFFICE	16.18	113.2250	16.80	
20	04-22-21-7299-00-200	OFFICE	16.18	113.2250	16.80	
21A	04-22-21-7299-00-210	OFFICE	16.18	113.2250	16.80	
21B	04-22-21-7299-00-220	OFFICE	16.18	113.2250	16.80	
22	04-22-21-7299-00-230	OFFICE	16.18	113.2250	16.80	
23	04-22-21-7299-00-240	OFFICE	16.18	113.2250	16.80	
24	04-22-21-7299-00-250	OFFICE	16.18	113.2250	16.80	
25	04-22-21-7299-00-260	OFFICE	16.18	113.2250	16.80	
26	04-22-21-7299-00-270	OFFICE	16.18	113.2250	16.80	
27	04-22-21-7299-00-280	OFFICE	16.18	113.2250	16.80	
28	04-22-21-7299-00-290	OFFICE	16.18	113.2250	16.80	
29	04-22-21-7299-00-300	OFFICE	16.18	113.2250	16.80	
30	04-22-21-7299-00-310	OFFICE	16.18	113.2250	16.80	

3. PROPOSED LAND USE	TOTAL	IMPROVISED DEVELOPMENT	BUILT	REMAINING
1. DEVELOPMENT INTENTIONS	47.27 AC	24,877 SF	21,000 SF	3,877 SF
a. COMMERCIAL	11.27 AC	669,000 SF	151,000 SF	518,000 SF
b. OFFICE/SHOWROOM PARCELS	17.77 AC	1,200,000 SF	1,000,000 SF	200,000 SF
c. HOTEL PARCELS	17.77 AC	1,200,000 SF	1,000,000 SF	200,000 SF
d. MULTI-FAMILY PARCELS	14.00 AC	600,000 SF	150,000 SF	450,000 SF
e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING	14.00 AC	600,000 SF	150,000 SF	450,000 SF
f. STORMWATER MGMT./CONSERVATION/OPEN SPACE	29.00 AC	0 SF	0 SF	29.00 AC
g. ROADWAY RIGHTS-OF-WAY	29.00 AC	0 SF	0 SF	29.00 AC

TRACTS	PARCEL ID NUMBER	PLAT BOOK	TRACTS	PARCEL ID NUMBER	PLAT BOOK
1A	04-22-21-7299-00-010	PLAT BK 38, PAGE 150	15A	04-22-21-7299-00-210	PLAT BK 75, PAGE 28
1B	04-22-21-7299-00-020	PLAT BK 38, PAGE 150	16A	04-22-21-7299-00-220	PLAT BK 75, PAGE 28
1C	04-22-21-7299-00-030	PLAT BK 38, PAGE 150	16B	04-22-21-7299-00-230	PLAT BK 75, PAGE 28
2	03-22-31-7270-00-000	PLAT BK 16, PAGE 38-40	16C	04-22-21-7299-00-240	PLAT BK 75, PAGE 28
3	03-22-31-7270-00-010	PLAT BK 16, PAGE 38-40	17A	04-22-21-7299-00-250	PLAT BK 75, PAGE 28
4A	04-22-21-7299-00-010	PLAT BK 35, PAGE 18	17B	04-22-21-7299-00-260	ONDO PLAT BK 23, PAGE 67
4B	04-22-21-7299-00-020	PLAT BK 35, PAGE 18	18A	04-22-21-7299-00-270	PLAT BK 23, PAGE 76
5	04-22-21-7299-00-030	PLAT BK 47, PAGE 132	18B	04-22-21-7299-00-280	PLAT BK 23, PAGE 76
6	04-22-21-7299-00-040	PLAT BK 17, PAGE 143-144	18C	04-22-21-7299-00-290	PLAT BK 23, PAGE 76
7	04-22-21-7299-00-050	PLAT BK 35, PAGE 18	19	04-22-21-7299-00-300	PLAT BK 23, PAGE 76
8	04-22-21-7299-00-060	PLAT BK 18, PAGE 10-11	20	03-22-31-7270-00-010	PLAT BK 47, PAGE 62
9	04-22-21-7299-00-070	PLAT BK 18, PAGE 10-11	21A	03-22-31-7270-00-020	PLAT BK 71, PAGE 39-40
10	04-22-21-7299-00-080	PLAT BK 18, PAGE 10-11	21B	03-22-31-7270-00-030	PLAT BK 44, PAGE 77
11A	04-22-21-7299-00-090	PLAT BK 67, PAGE 115-116	22	03-22-31-7270-00-040	PLAT BK 16, PAGE 38-40
11B	04-22-21-7299-00-100	PLAT BK 67, PAGE 115-116	23	03-22-31-7270-00-050	PLAT BK 16, PAGE 38-40
11C	04-22-21-7299-00-110	PLAT BK 67, PAGE 115-116	24	03-22-31-7270-00-060	PLAT BK 16, PAGE 38-40
11D	04-22-21-7299-00-120	PLAT BK 67, PAGE 115-116	25	03-22-31-7270-00-070	PLAT BK 16, PAGE 38-40
12	04-22-21-7299-00-130	PLAT BK 18, PAGE 10-11	26	03-22-31-7270-00-080	OR BOOK 3006, PAGE 2947
13	04-22-21-7299-00-140	PLAT BK 17, PAGE 143-144	27A	04-22-21-7299-00-010	PLAT BK 23, PAGE 68
14	04-22-21-7299-00-150	PLAT BK 17, PAGE 143-144	27B	04-22-21-7299-00-020	PLAT BK 23, PAGE 68
15	04-22-21-7299-00-160	PLAT BK 23, PAGE 68	28	04-22-21-7299-00-030	PLAT BK 23, PAGE 68



8. MAXIMUM PERMITTED IMPROVISED AREA FOR THE 2.0% OF THIS AMENDMENT THE TOTAL EXISTING IMPROVISED AREA IS 22,200 ACRES OR 61.5% SHALL BE CALCULATED OVER THE ENTIRE PD. WATER SERVICE AND FEE FLOW WILL BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES. 4. WATER SERVICE TO BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES. 5. THE STORM WATER MANAGEMENT FUND AREA TRACTS 2, 4, 8, 14, 16, 18 AND 19 ARE DESIGNATED TO PROVIDE WATER QUALITY TREATMENT AND DETENTION STORAGE FOR THE DEVELOPMENT PARCELS AND INTERNAL ROAD RIGHT-OF-WAY. THE STORM WATER MANAGEMENT FUND AREAS ARE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

NOTES:  
 1. THE MINIMUM NET LIVING FLOOR AREA FOR MULTI-FAMILY PARCELS IS 30 SF, EXCEPT ON TRACT 24 ON WHICH THE NET LIVING FLOOR AREA WILL BE 250 SF OF EQUIV. MP UNITS.  
 2. BUILDING STRUCTURES IN EXCESS OF TWO (2) STORIES MAY REQUIRE INCREASED BUILDING SETBACKS BASED ON THE BUILDING HEIGHT PER ORANGE COUNTY LAND DEVELOPMENT CODE.  
 3. WATER SERVICE AND FEE FLOW WILL BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.  
 4. WATER SERVICE TO BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.  
 5. THE STORM WATER MANAGEMENT FUND AREA TRACTS 2, 4, 8, 14, 16, 18 AND 19 ARE DESIGNATED TO PROVIDE WATER QUALITY TREATMENT AND DETENTION STORAGE FOR THE DEVELOPMENT PARCELS AND INTERNAL ROAD RIGHT-OF-WAY. THE STORM WATER MANAGEMENT FUND AREAS ARE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.  
 6. THE MINIMUM NET LIVING FLOOR AREA FOR MULTI-FAMILY PARCELS IS 30 SF, EXCEPT ON TRACT 24 ON WHICH THE NET LIVING FLOOR AREA WILL BE 250 SF OF EQUIV. MP UNITS.  
 7. BUILDING STRUCTURES IN EXCESS OF TWO (2) STORIES MAY REQUIRE INCREASED BUILDING SETBACKS BASED ON THE BUILDING HEIGHT PER ORANGE COUNTY LAND DEVELOPMENT CODE.  
 8. WATER SERVICE AND FEE FLOW WILL BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES.  
 9. THE STORM WATER MANAGEMENT FUND AREA TRACTS 2, 4, 8, 14, 16, 18 AND 19 ARE DESIGNATED TO PROVIDE WATER QUALITY TREATMENT AND DETENTION STORAGE FOR THE DEVELOPMENT PARCELS AND INTERNAL ROAD RIGHT-OF-WAY. THE STORM WATER MANAGEMENT FUND AREAS ARE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.  
 10. THE MINIMUM NET LIVING FLOOR AREA FOR MULTI-FAMILY PARCELS IS 30 SF, EXCEPT ON TRACT 24 ON WHICH THE NET LIVING FLOOR AREA WILL BE 250 SF OF EQUIV. MP UNITS.  
 11. IN ACCORDANCE WITH SECTION 162.012, ANY VARIATIONS FROM PLANNING CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

TO GET	HOTEL	MULTI-FAMILY UNIT	OFFICE	RETAIL	STUDENT HOUSING BEDS
1 HOTEL ROOM	N/A	1,539	489	174	4,663
1 MULTI-FAMILY UNIT	6,747	N/A	305	130	3,427
1,000 SF OF OFFICE	2,047	2,341	N/A	268	5,148
1,000 SF OF RETAIL	5,745	7,944	2,807	N/A	25,728
1 STUDENT HOUSING BED	0.174	0.282	0.158	0.033	N/A

LAND USE	THE CODE	QUANTITY	UNITS	DAILY TRIPS	PM PEAK TRIPS
OFFICE	710	2,700,000	30	30,510	4,097
RETAIL	820	320,720	57	4,455	588
MULTI-FAMILY	200	1,108	80	6,795	817
HOTEL	310	588	80	4,692	380
TOTAL				56,952	6,482

NOTE: THIS TABLE IS BASED ON THE ORIGINAL DEVELOPMENT PROGRAM TO DETERMINE THE MAXIMUM NUMBER OF TRIPS AVAILABLE.  
 A WAIVER FROM SPEC. 38-1476 FOR TRACT 23 ONLY TO ALLOW 3.50 PARKING SPACES PER 1,000 SQUARE FEET, IN LIEU OF 4.00 SPACES PER 1,000 SQUARE FEET OF NET OFFICE SPACE, CONSISTENT THE PROVIDED PARKING STUDY PERFORMED BY TMC ON 06/30/17.

**LAND USE PLAN SUMMARY NOTES**  
 \*A. PARCEL TRACTS WITH UNDESIGNED DEVELOPED INTENSITIES HAVE NOT RECEIVED DEVELOPMENT PLAN APPROVAL AS OF 10/18/18.  
 \*B. DEVELOPED INTENSITIES HAVE BEEN CALCULATED USING DATA FROM THE CURRENT APPROVED LAND USE PLAN. DEVELOPMENT PLANS ON FILE WITH ORANGE COUNTY AND ORANGE COUNTY PROPERTY APPRAISER RECORDS.  
 SUMMARY OF LAND USE INTENSITY FOR DEVELOPED PARCELS BY LAND USE:  
 1. COMMERCIAL  
 a. OFFICE: 1,048,448 SF  
 b. HOTEL: 119,818 SF  
 c. MULTI-FAMILY: 767 UNITS  
 d. STUDENT HOUSING: 15,800 BEDS  
 2. DEVELOPED INTENSITIES AND IMPROVED AREAS ARE ONLY SHOWN FOR PURPOSES OF INDICATING THE CURRENT LEVEL OF DEVELOPMENT IN THE QUADRANGLE AND SHOULD NOT BE INTERPRETED AS A LIMITATION OF THE MAXIMUM DEVELOPMENT OF AN TRACT.  
 \*D. FOR THE DEVELOPED INTENSITIES AND IMPROVED AREAS DESIGNATED AS OFFICE THIS SHALL BE CONSISTENT WITH 1.5A ZONING. THE FOLLOWING LAND USES ARE PROHIBITED IN THE QUADRANGLE FOR THE DEVELOPMENT ORDER, AS AMENDED BATTERY MANUFACTURING AND STORAGE, MANUFACTURING OF PAPER, BUILDING PRODUCTS, GARMENTS OR TEXTILES AND SHIRTS, LEATHER GOODS, MANUFACTURING OF PLASTIC PRODUCTS, METAL PRODUCTS, METAL FABRICATING AND MILLING, AND WAREHOUSING (STORAGE OF MATERIALS) MAY BE ALLOWED UPON APPROVAL OF PLANNING AND ZONING DEPARTMENT.

RECRATED FROM PREVIOUSLY APPROVED LAND USE PLAN BY KELLY, COLLINS & GENTRY, INC. DATED NOVEMBER 22, 2011, VANASSE HANGEN BRUSTLIN, INC. DATED JUNE 23, 2009 AND KIMLEY-HORN AND ASSOCIATES, INC. DATED OCTOBER 20, 2008.



# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Quadrangle Planned Development / Land Use Plan (PD/LUP) dated “Received January 2, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**

*Board of County Commissioners*

# Public Hearings

**March 20, 2018**