

*Board of County Commissioners*

# Public Hearings

**March 20, 2018**

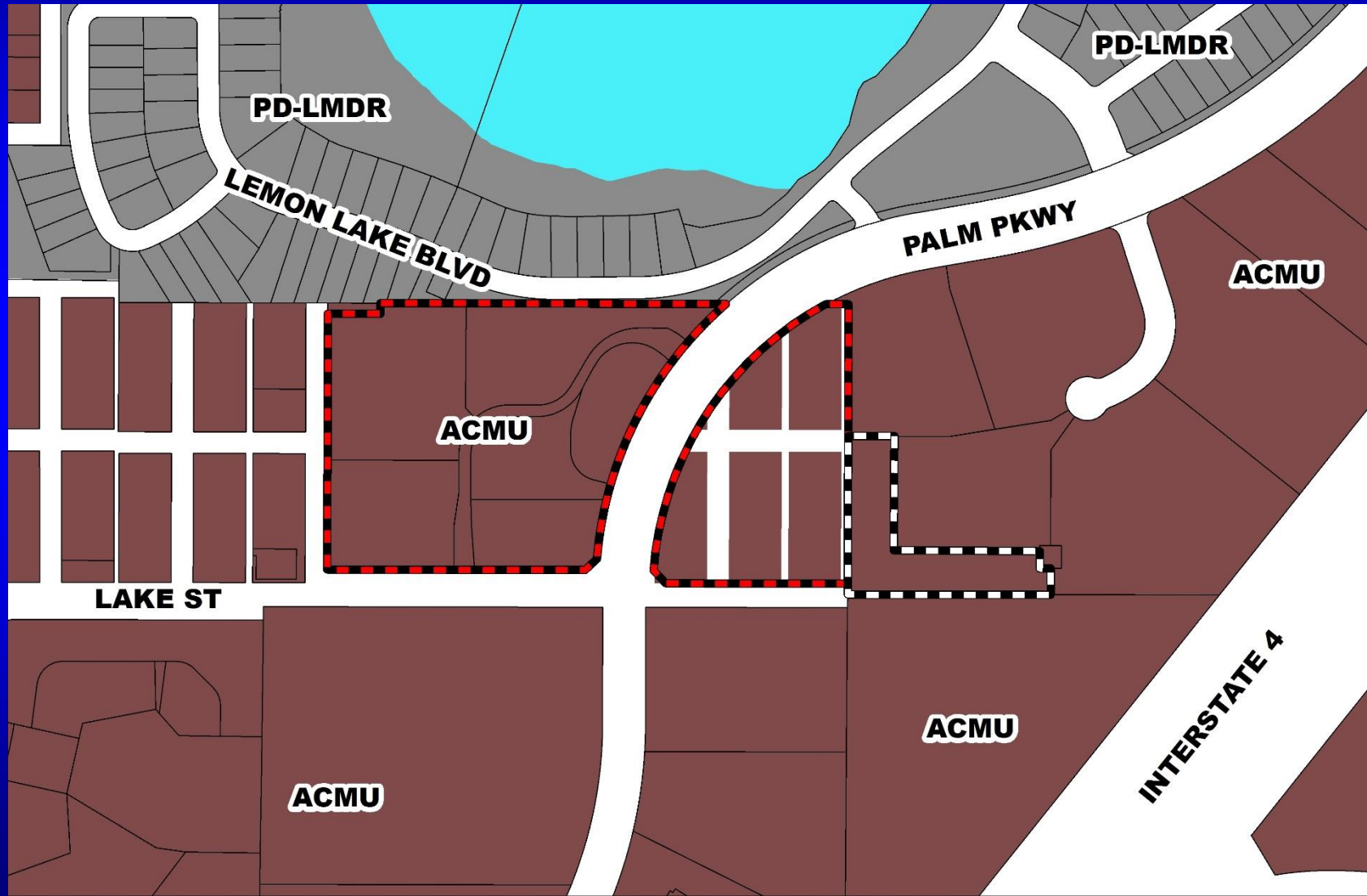


# **Buena Vista Park Planned Development / Land Use Plan (PD/LUP)**

- 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.

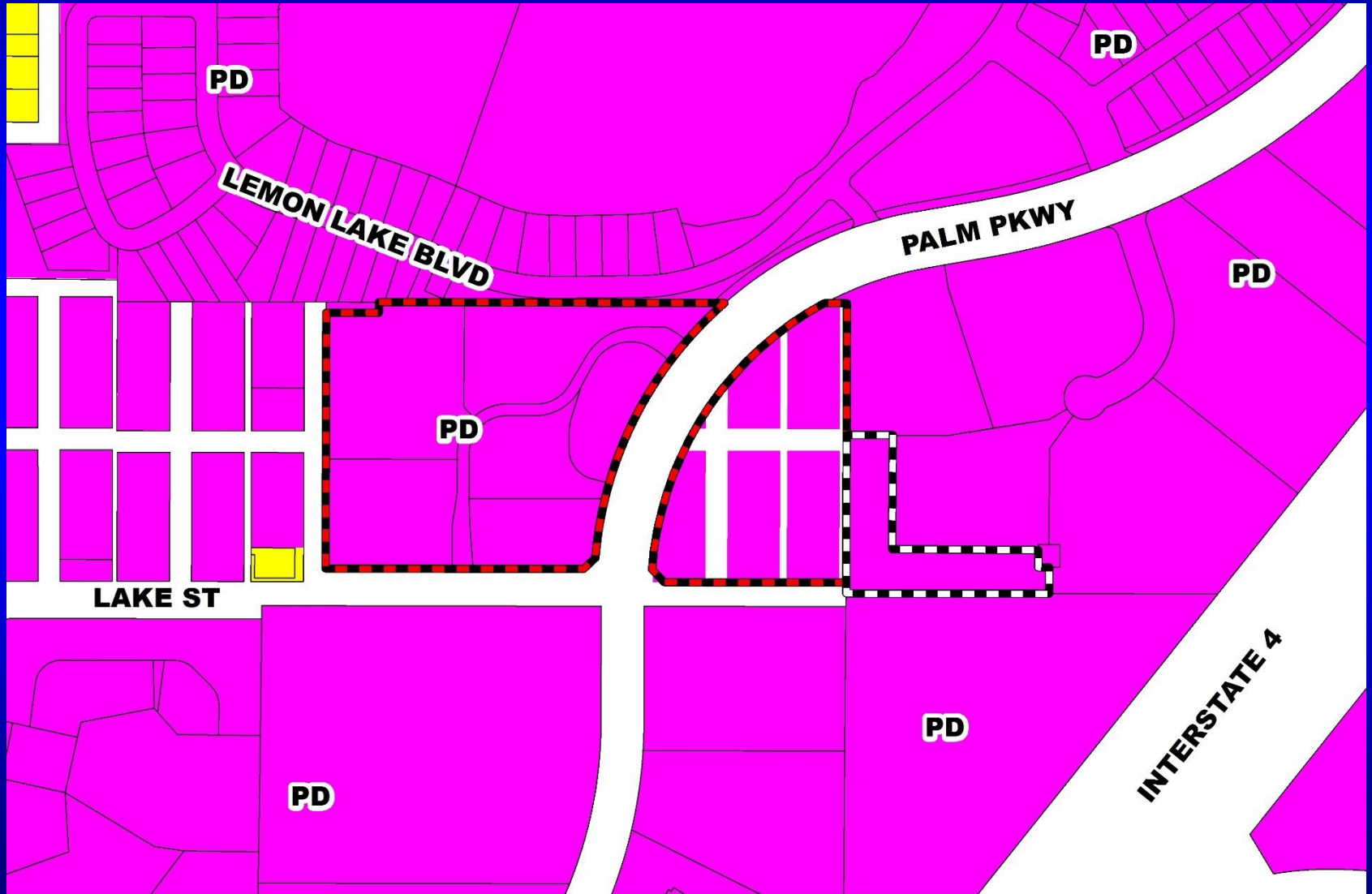


# Buena Vista Park Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





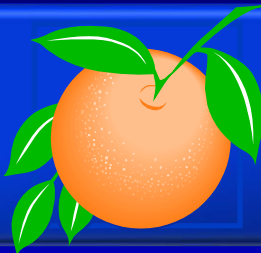
# Buena Vista Park Planned Development / Land Use Plan (PD/LUP) Zoning Map



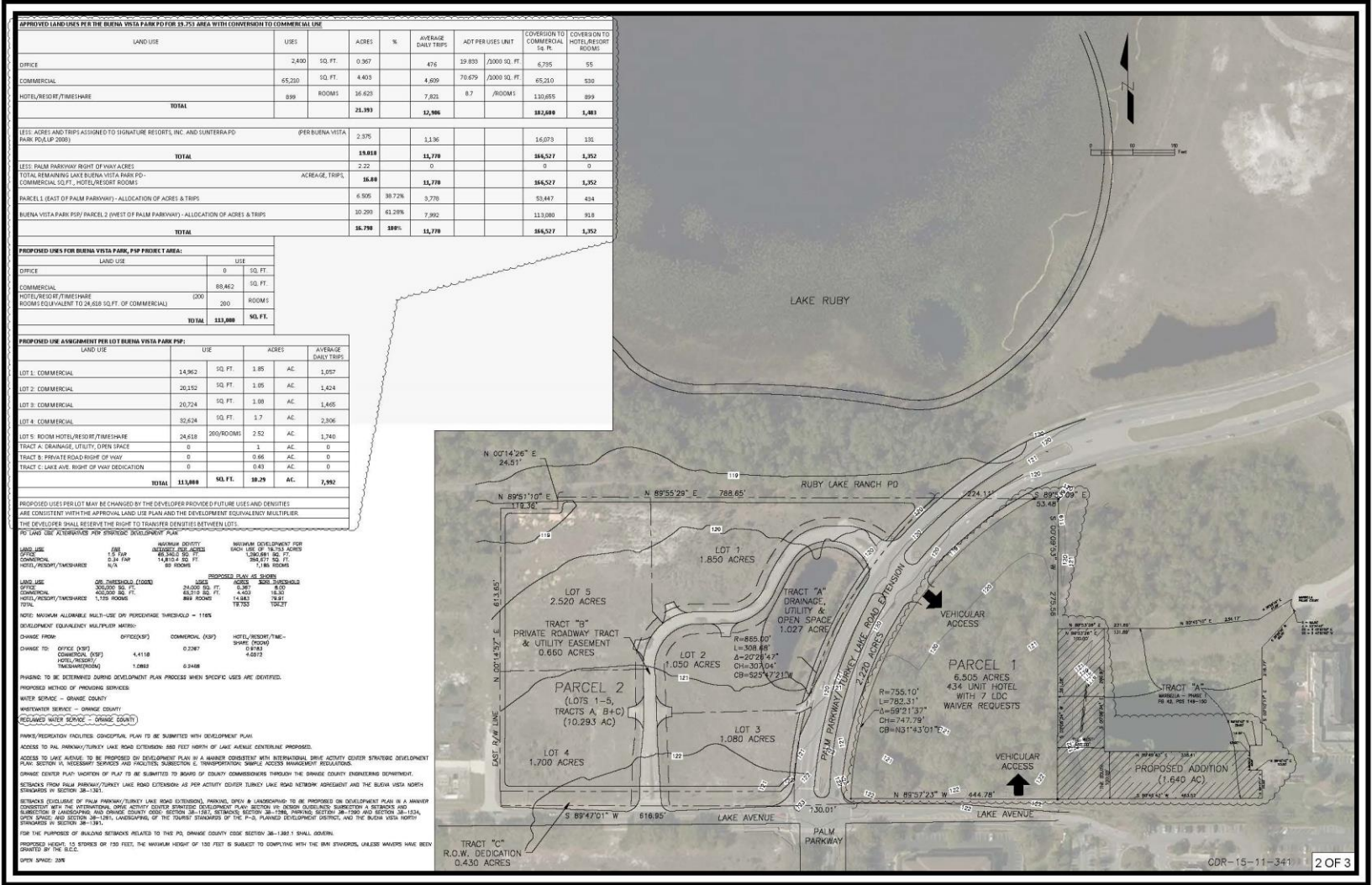


# Buena Vista Park Planned Development / Land Use Plan (PD/LUP) Aerial Map





# 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.

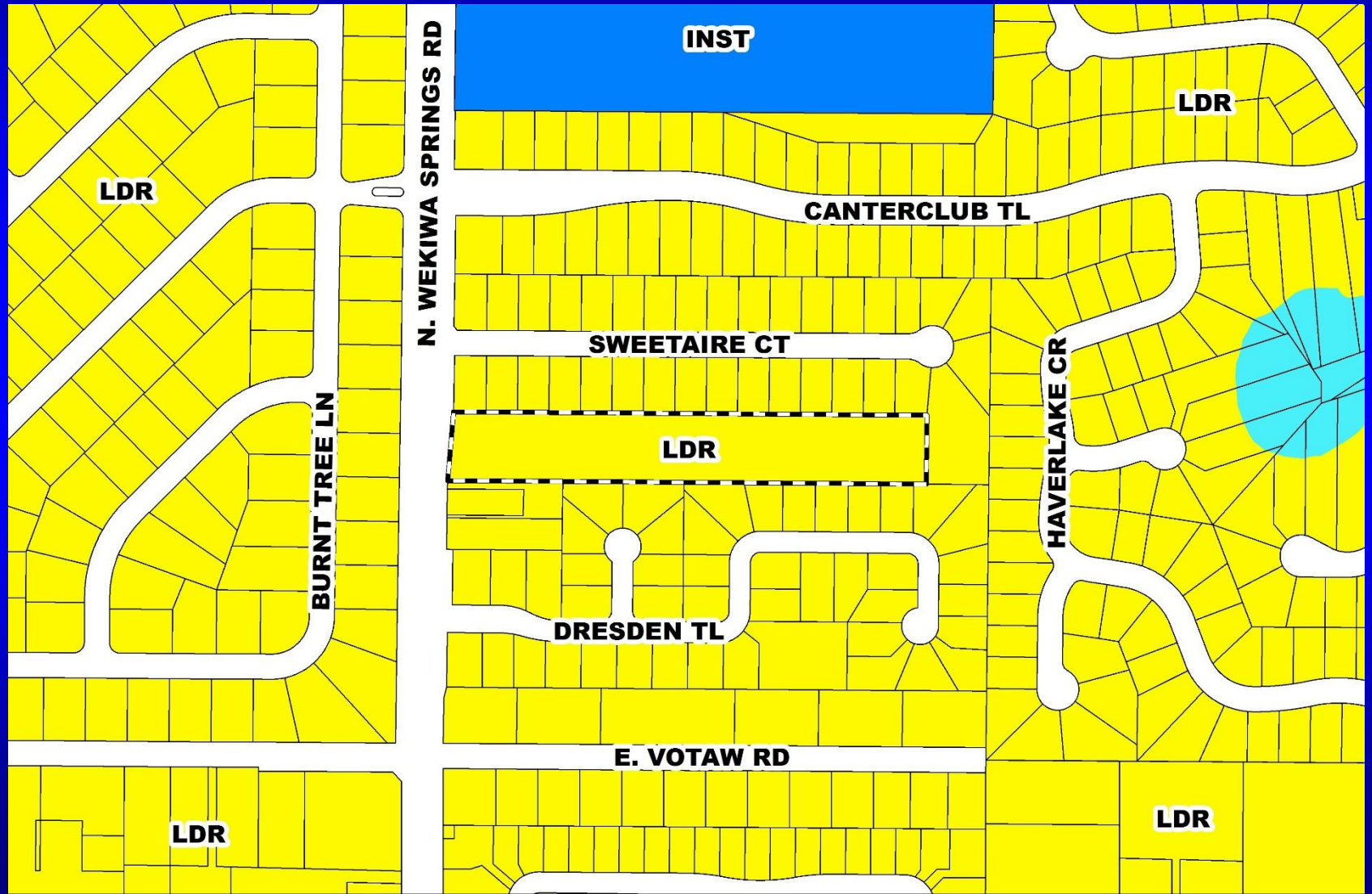
The request also includes the following waiver from Orange County Code:

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.



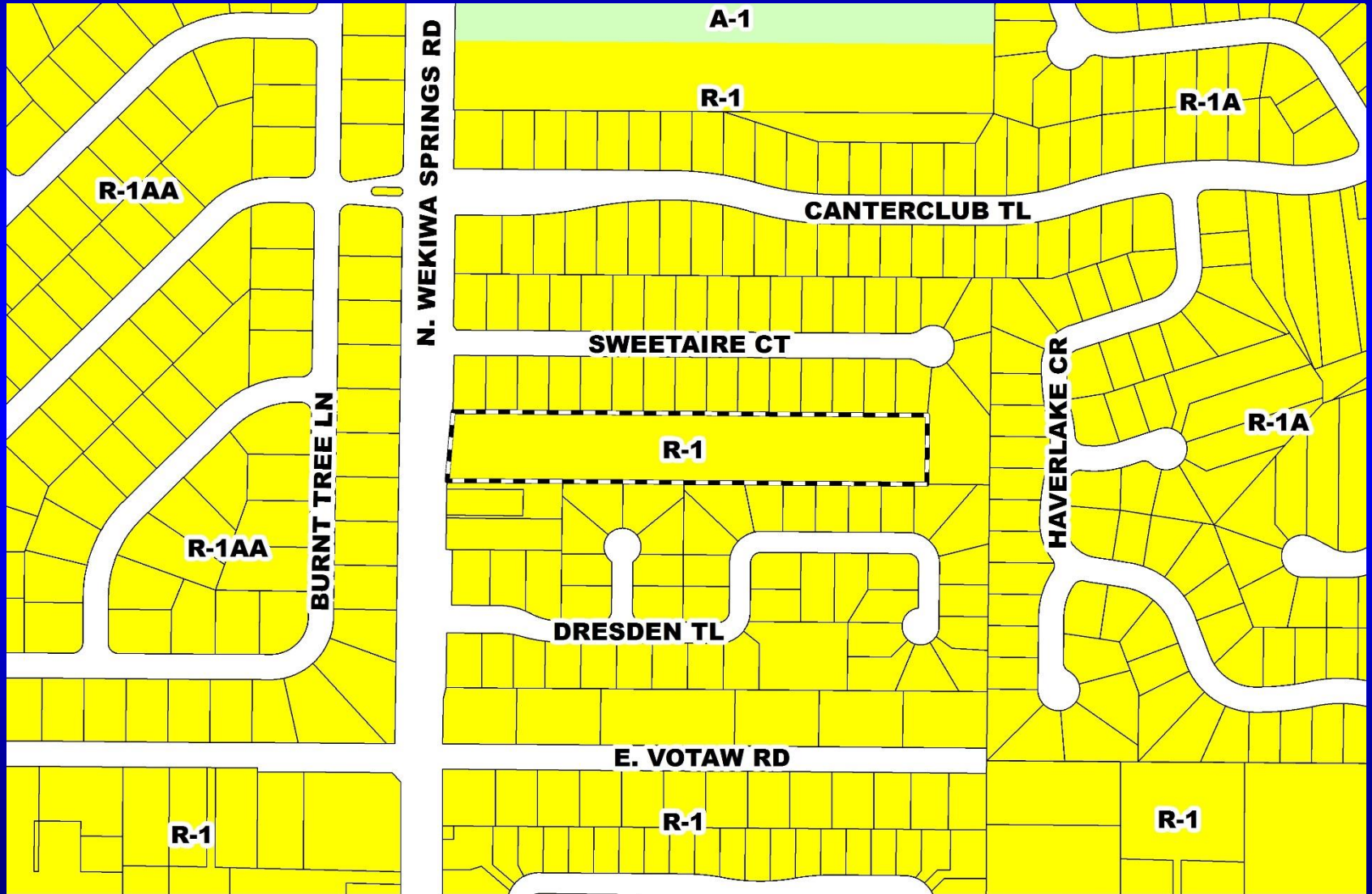


# Wekiva Springs Preliminary Subdivision Plan (PSP) Future Land Use Map



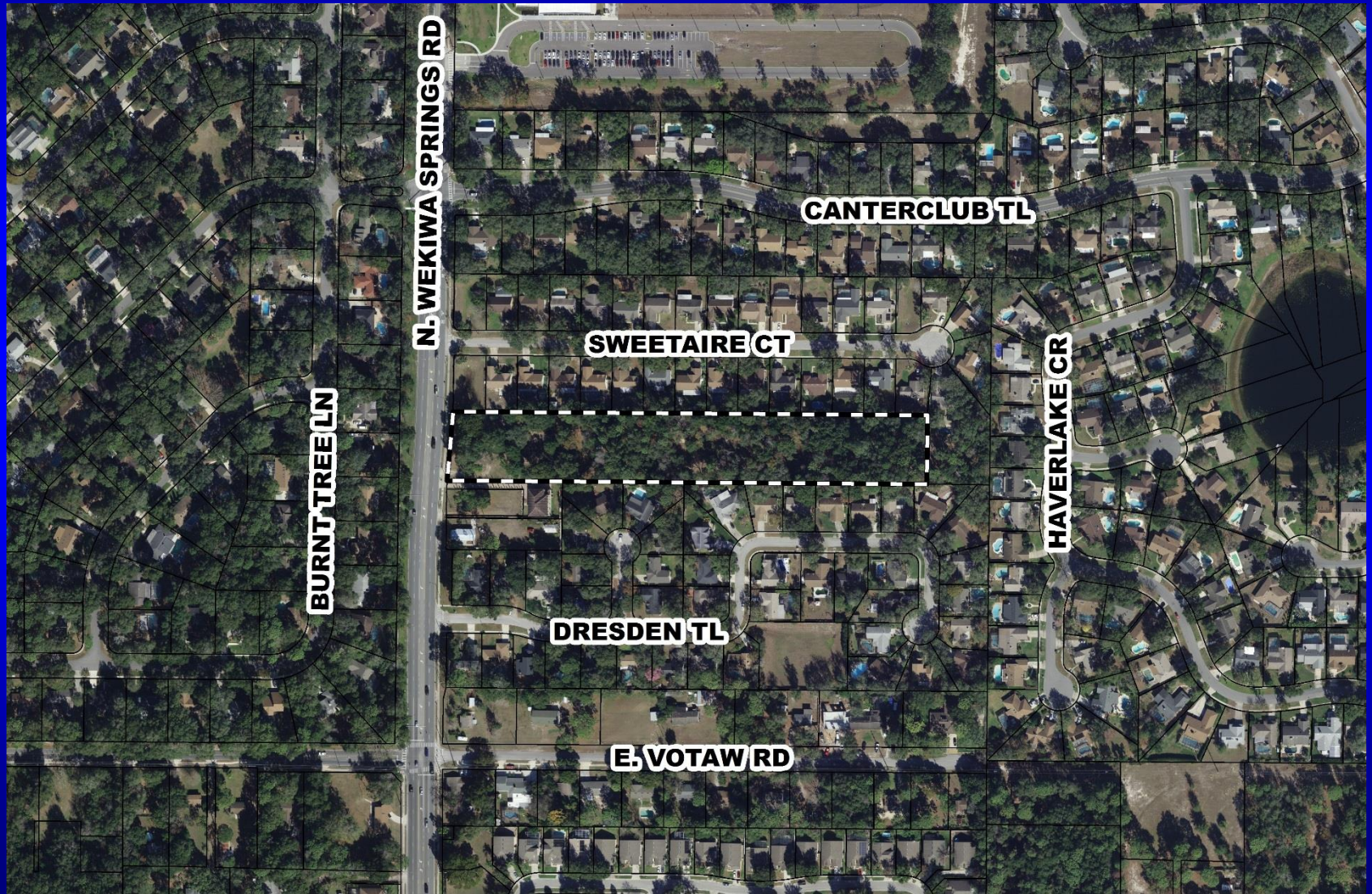


# Wekiva Springs Preliminary Subdivision Plan (PSP) Zoning Map



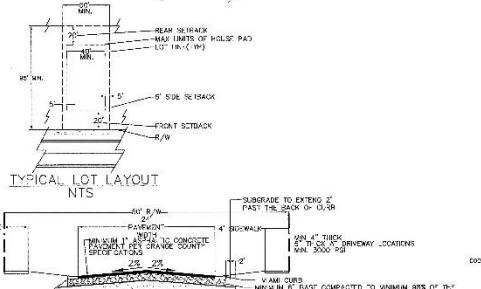
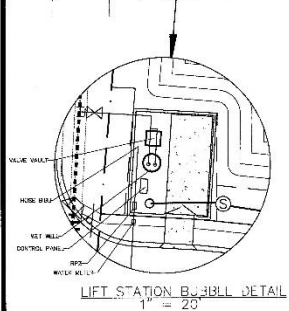
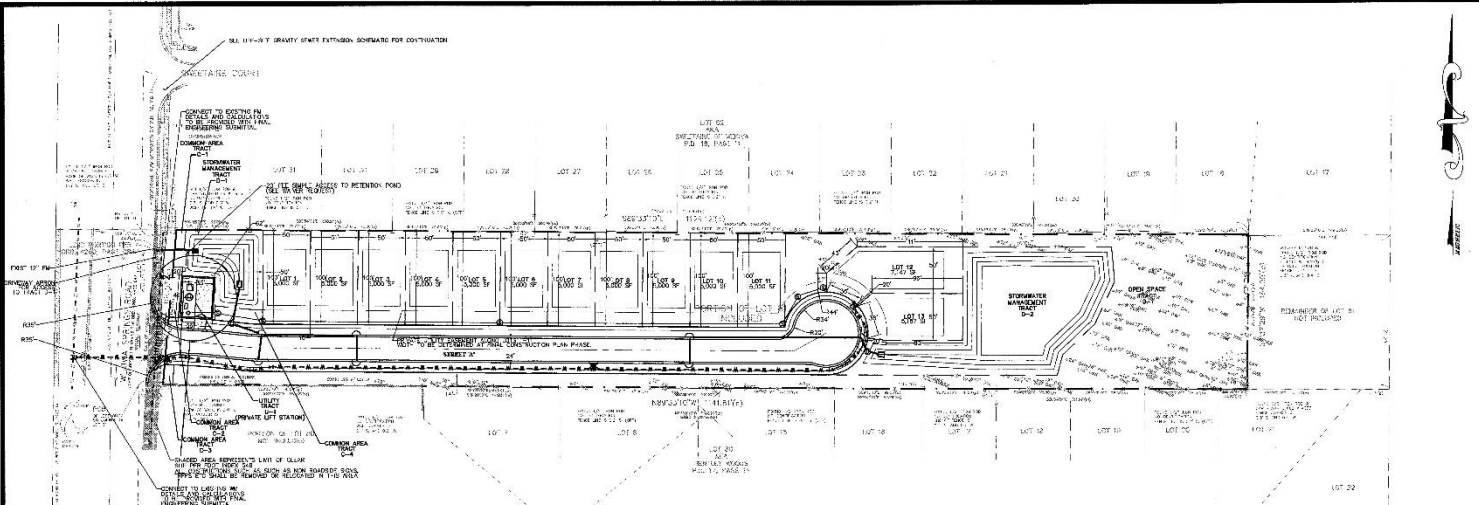


# Wekiva Springs Preliminary Subdivision Plan (PSP) Aerial Map





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



TRACT	TYPE	TRACT NO.	AREA (SQ FT)	PERCENTAGE OF TOTAL
MANAGEMENT	B-2	23004	80	0.0024
	TOTL	23004	80	0.0024
OPEN SPACE	B-1	14200	20	0.0006
	TOTL	14200	20	0.0006
COMMON AREA	C-1	100	100	0.0030
	TOTL	100	100	0.0030
ROADWAY	R-1	10000	100	0.0030
	TOTL	10000	100	0.0030

**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.
3. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEERING PLANES.
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19. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEERING PLANES.
20. 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]	PLUG 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

6. TOTAL AREA: 427 ACRES

7. TOTAL AREA: 427 ACRES

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15. TOTAL AREA: 427 ACRES

16. TOTAL AREA: 427 ACRES

17. TOTAL AREA: 427 ACRES

18. TOTAL AREA: 427 ACRES

19. TOTAL AREA: 427 ACRES

20. 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
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY: JAF  
DRAWN BY: JAF  
CHECKED BY: JAF

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

SHEET NO.

C-2



# 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**



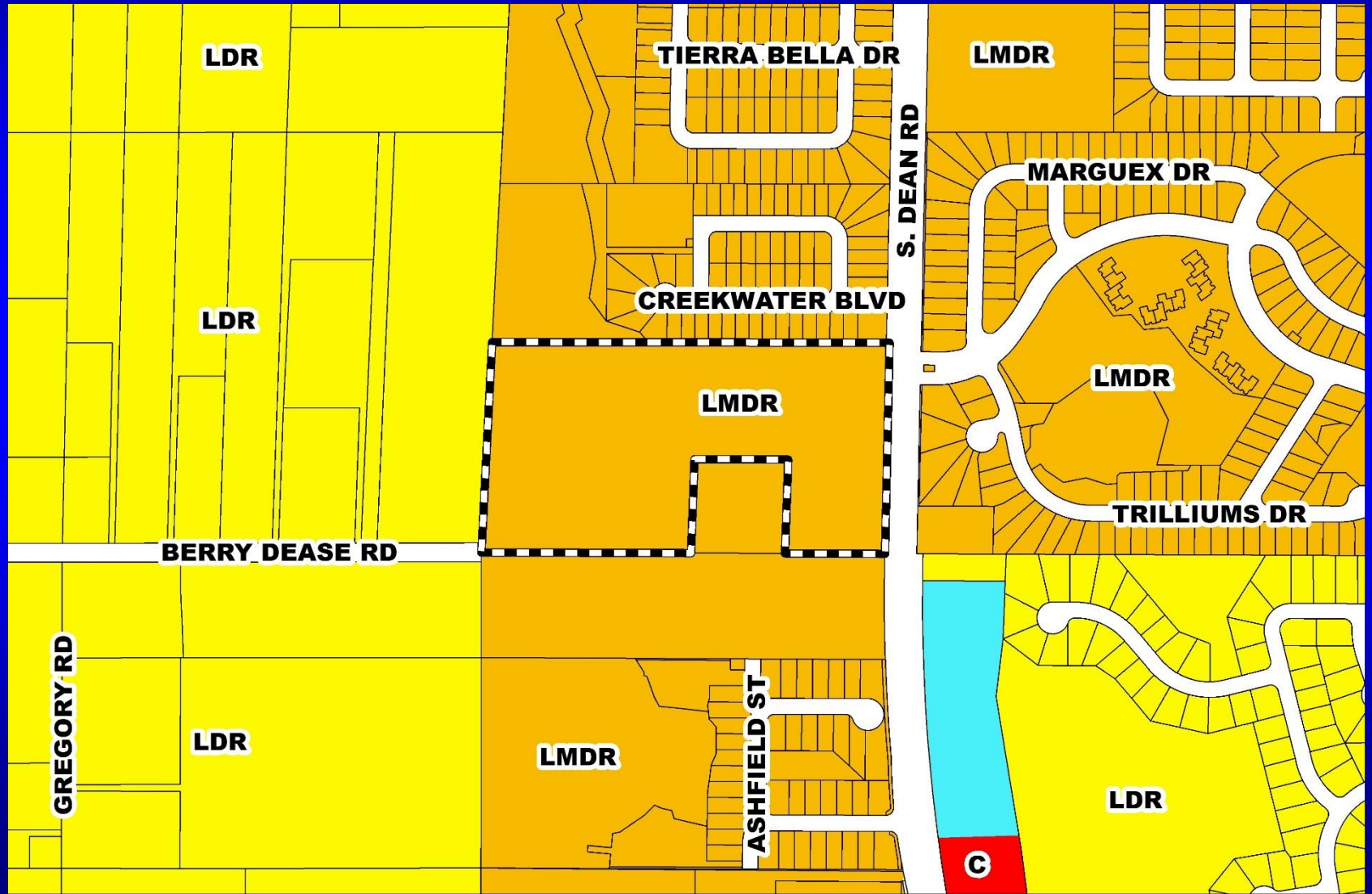
# Plunk

## 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 width and lot size, as well as setbacks from future Dean Road right-of-way.

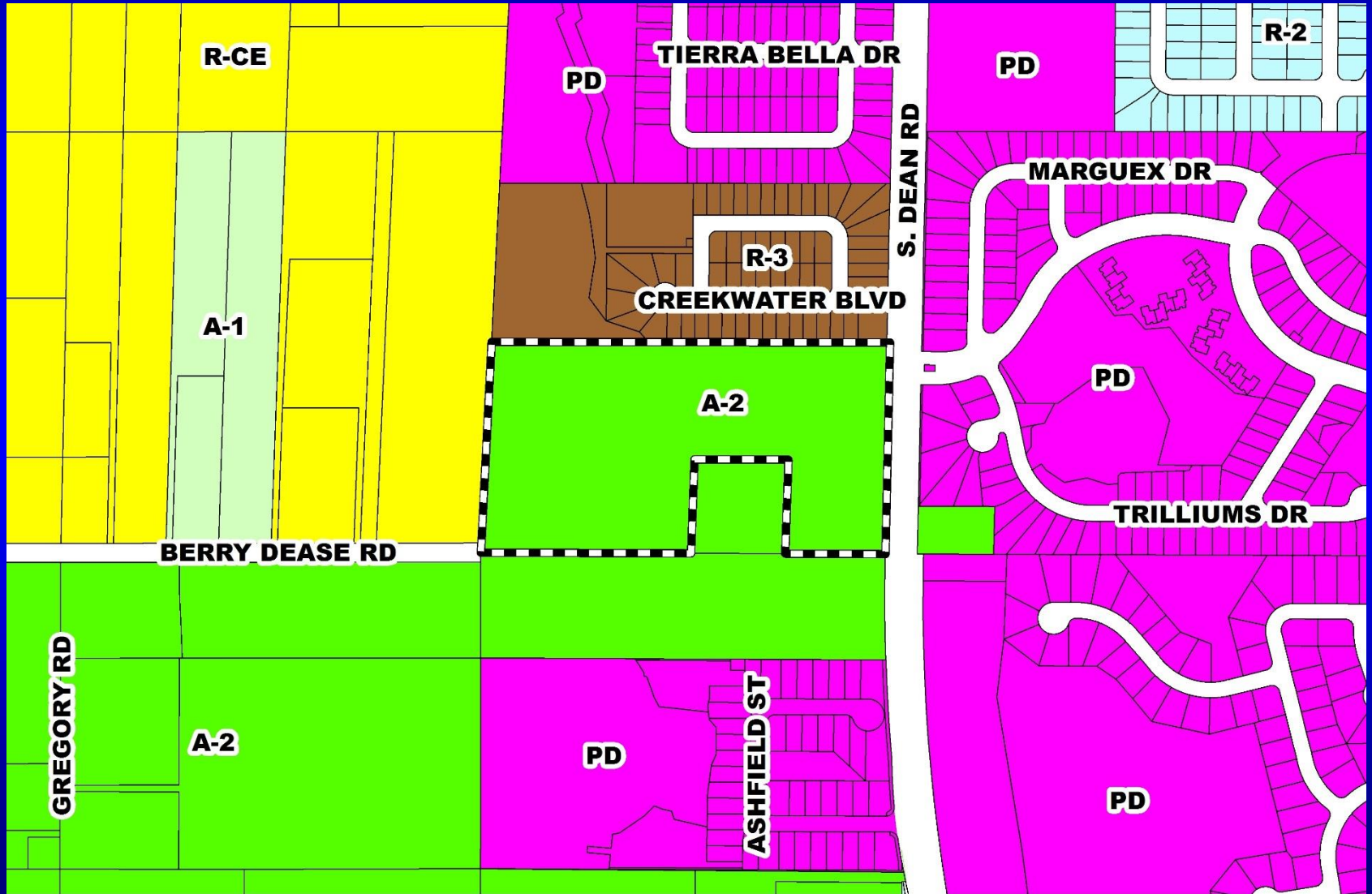


# Plunk Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





# 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.**

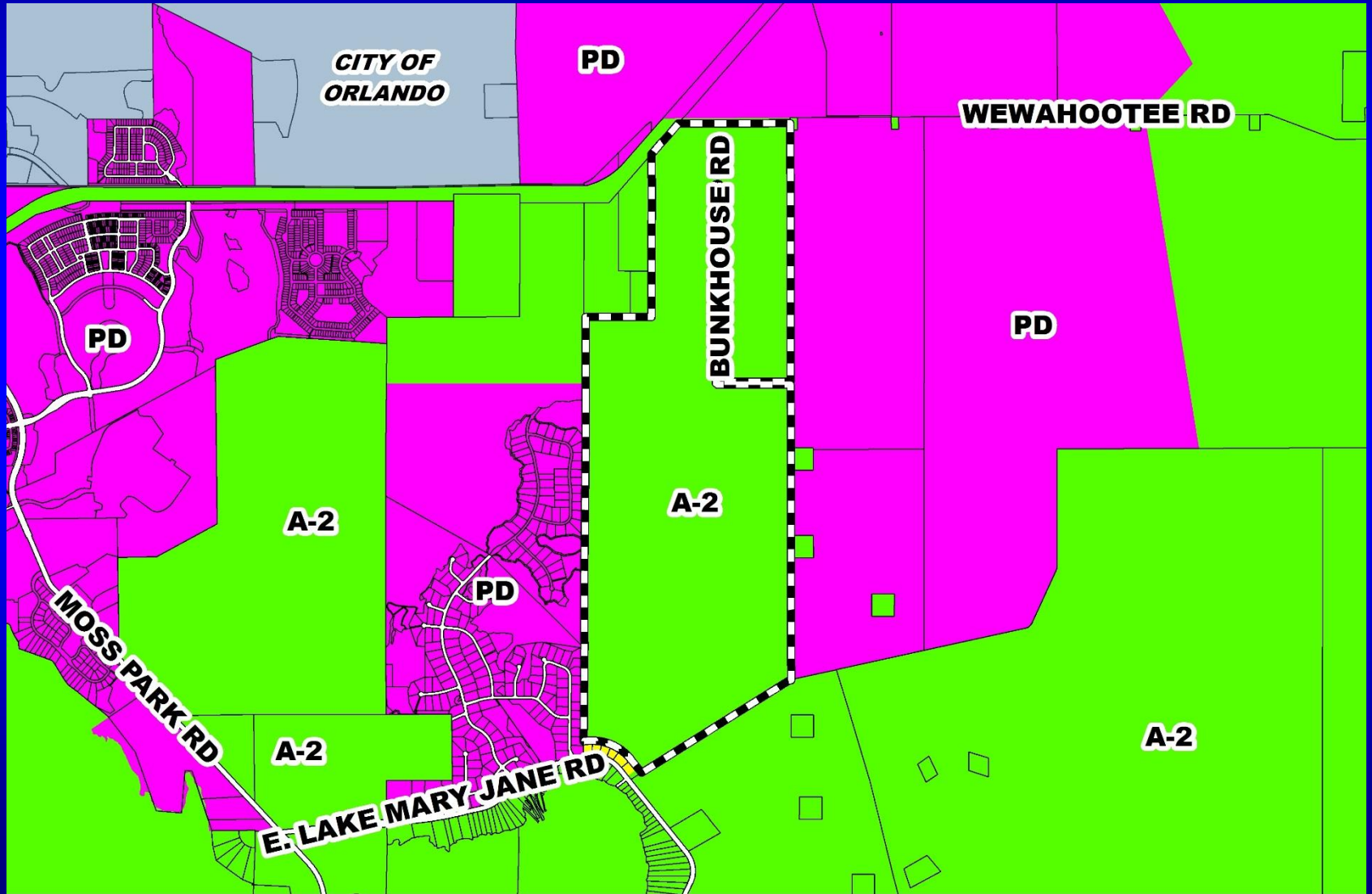


# Camino Reale Planned Development / Regulating Plan (PD/RP)

- 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

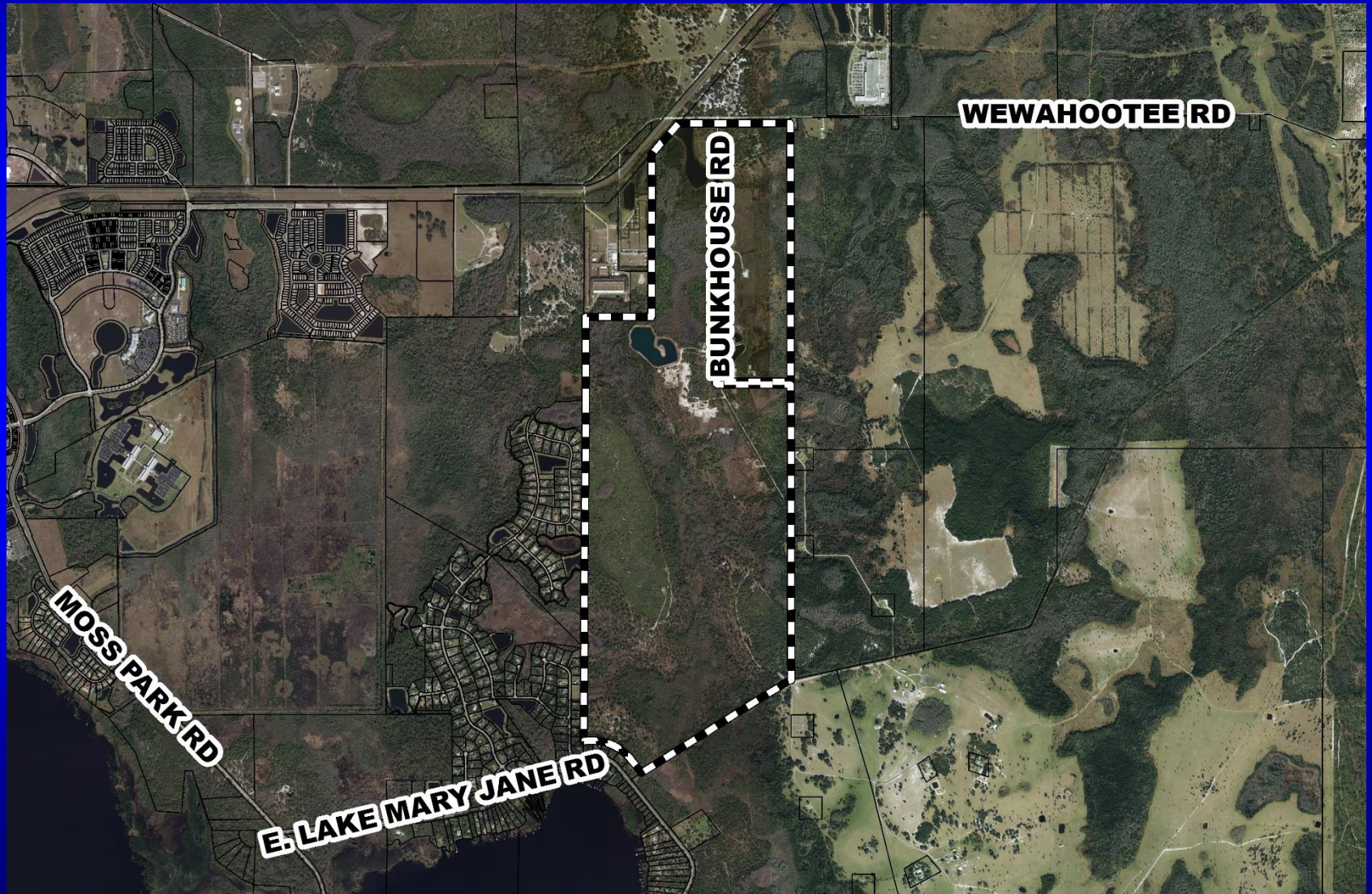


# Camino Reale Planned Development / Regulating Plan (PD/RP) Zoning Map





# 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**



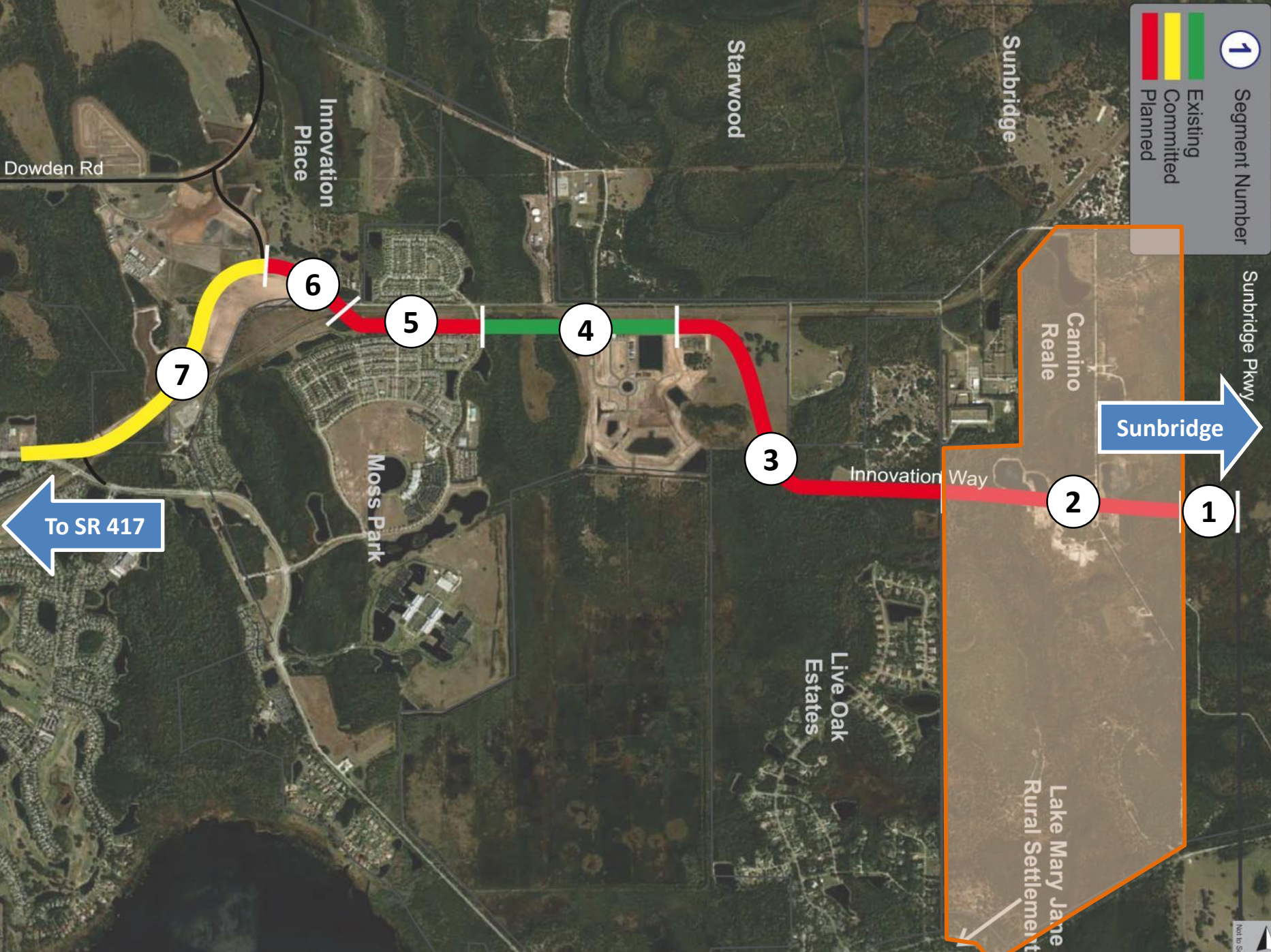
# Transportation Term Sheet

- **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



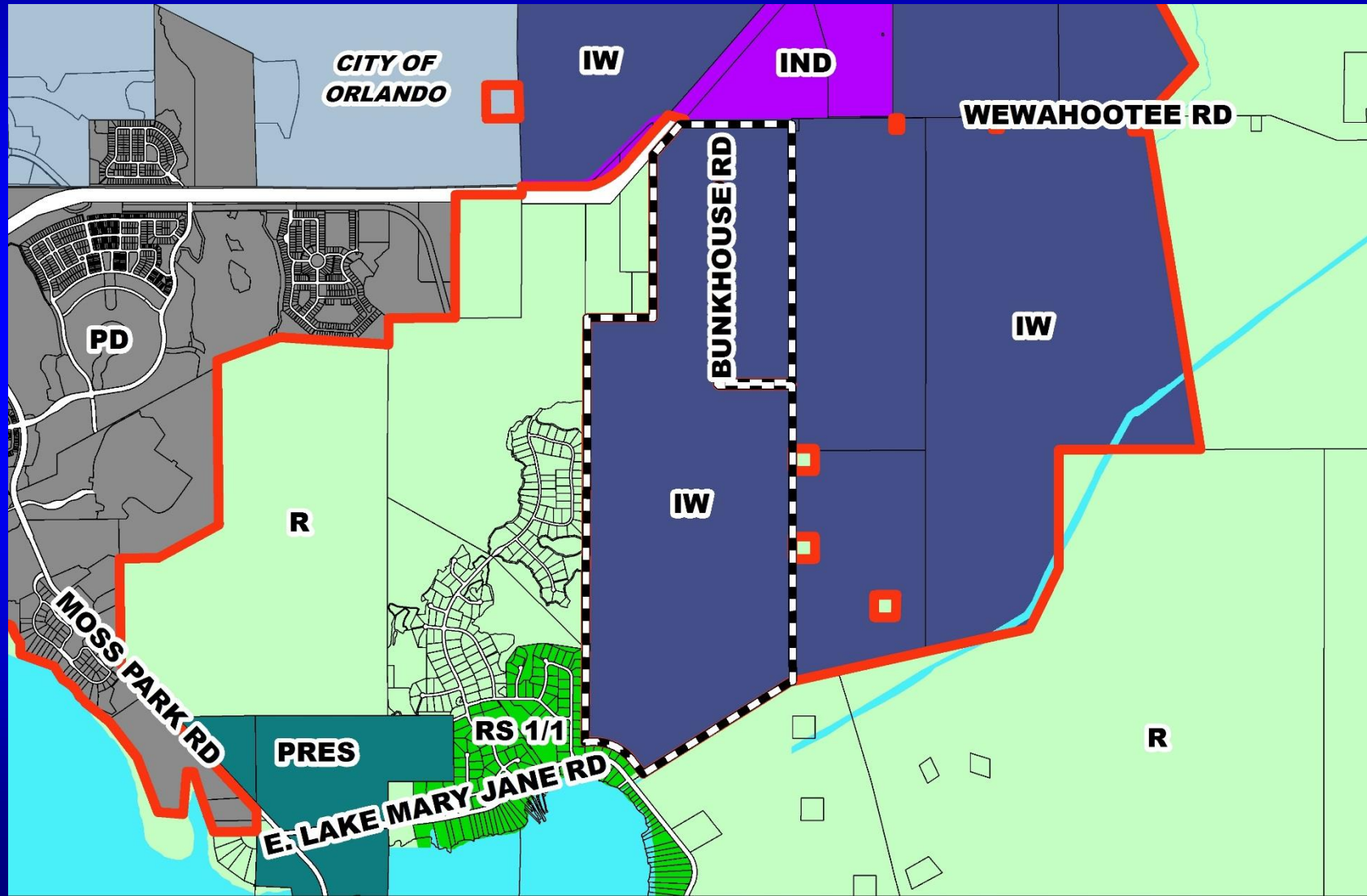


# Transportation Term Sheet

- 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

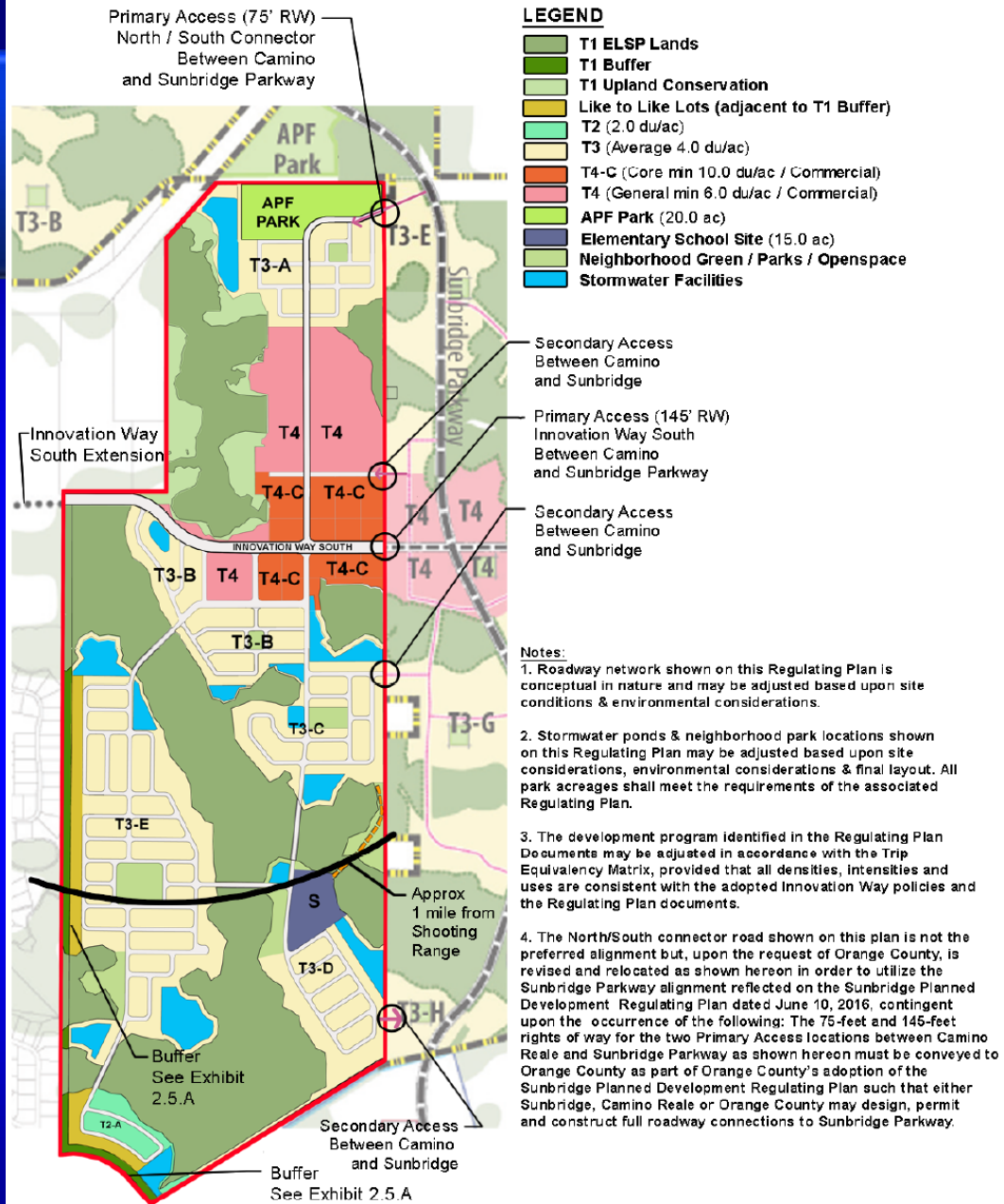


# Camino Reale Planned Development / Regulating Plan (PD/RP) Future Land Use Map





# 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)**





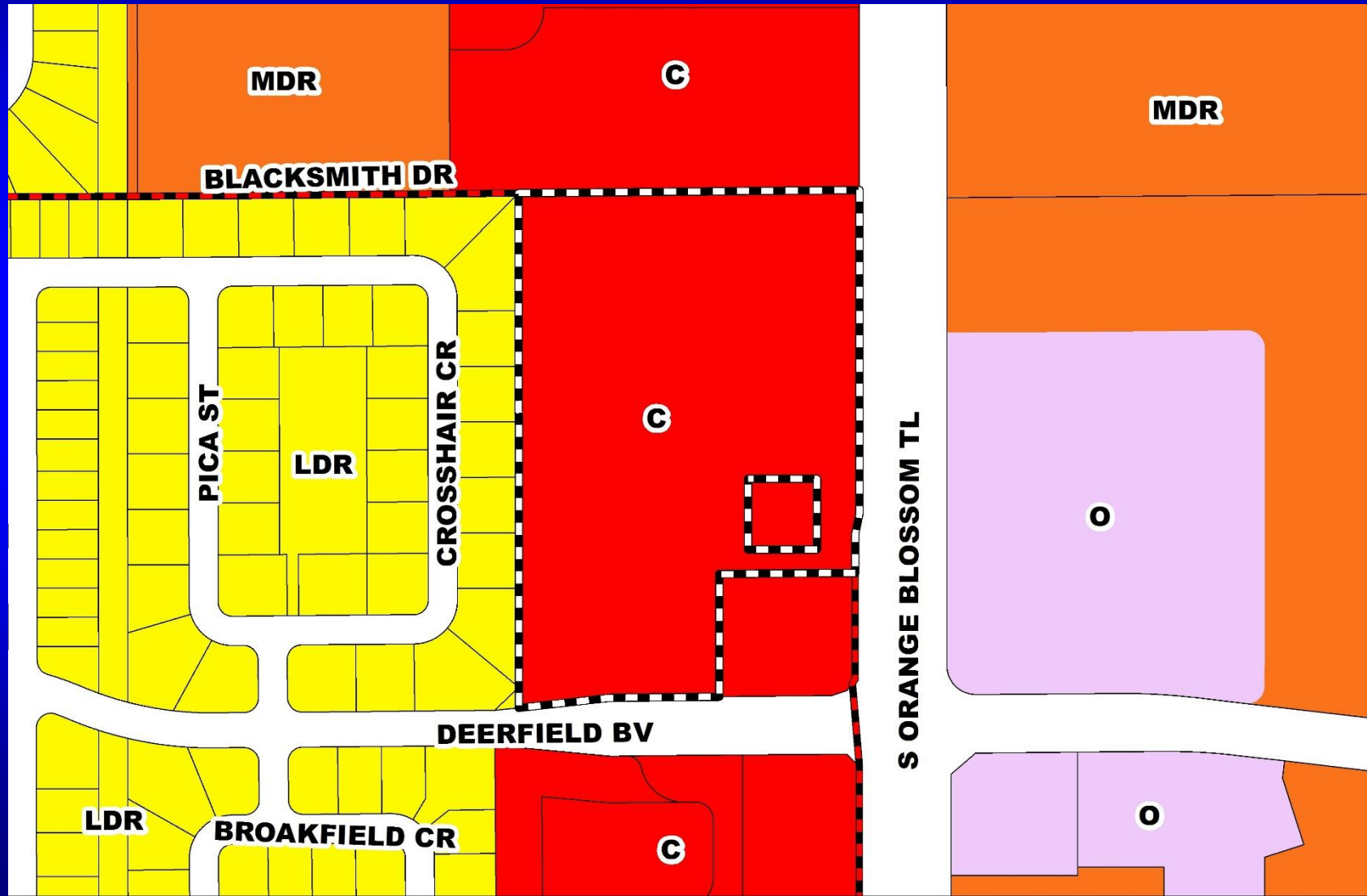
## Deerfield

# 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.

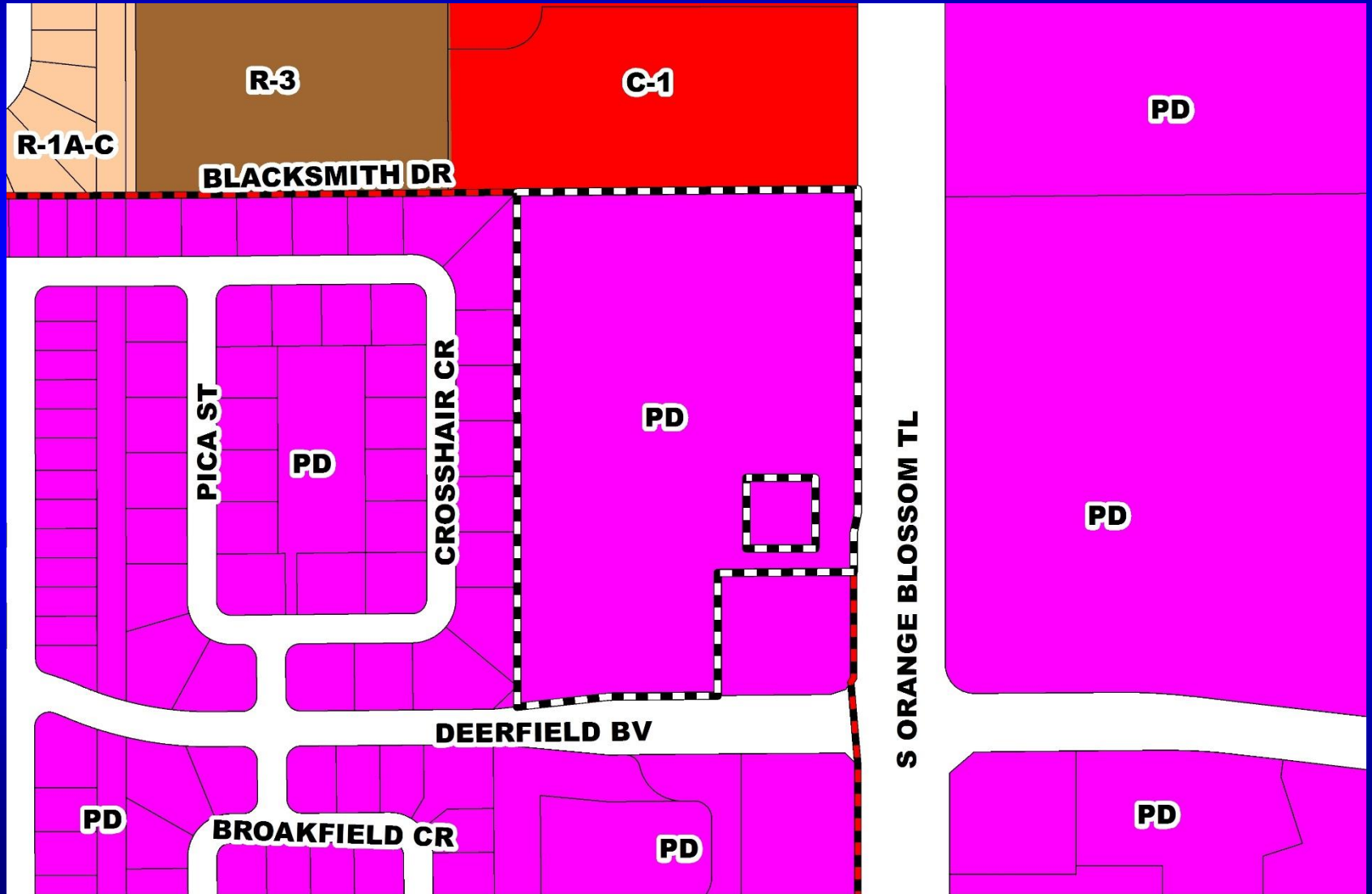


# Deerfield Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





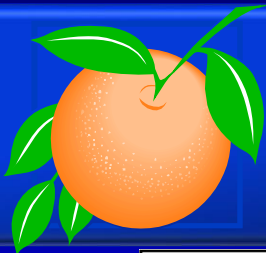
# Deerfield Planned Development / Land Use Plan (PD/LUP) Zoning Map





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

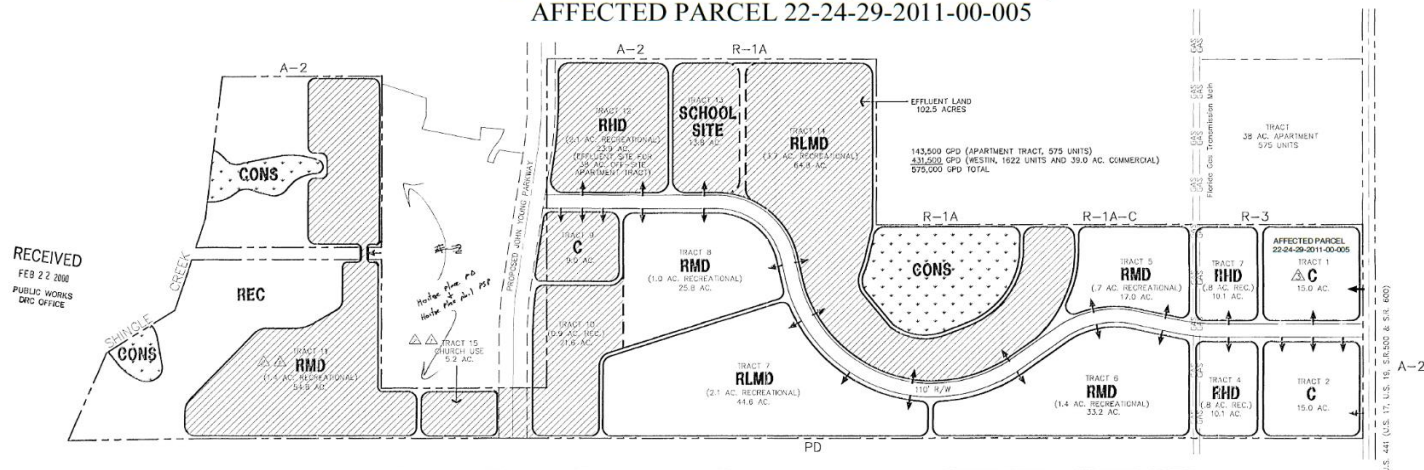




# Deerfield Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

## 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 RESERVED 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 1 - 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/DEFERRATION FACILITIES PER ORANGE COUNTY AND SWFD REGULATIONS. SCHOOL - ANTICIPATED NO. OF SCHOOL CHILDREN 1369 (PHASE 1/10, PHASE 2/10).

▲ 0.2 ACRES 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

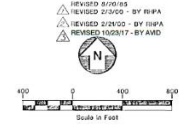
TIPTON & ASSOCIATES, INC.  
TRANSPORTATION PLANNING

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**



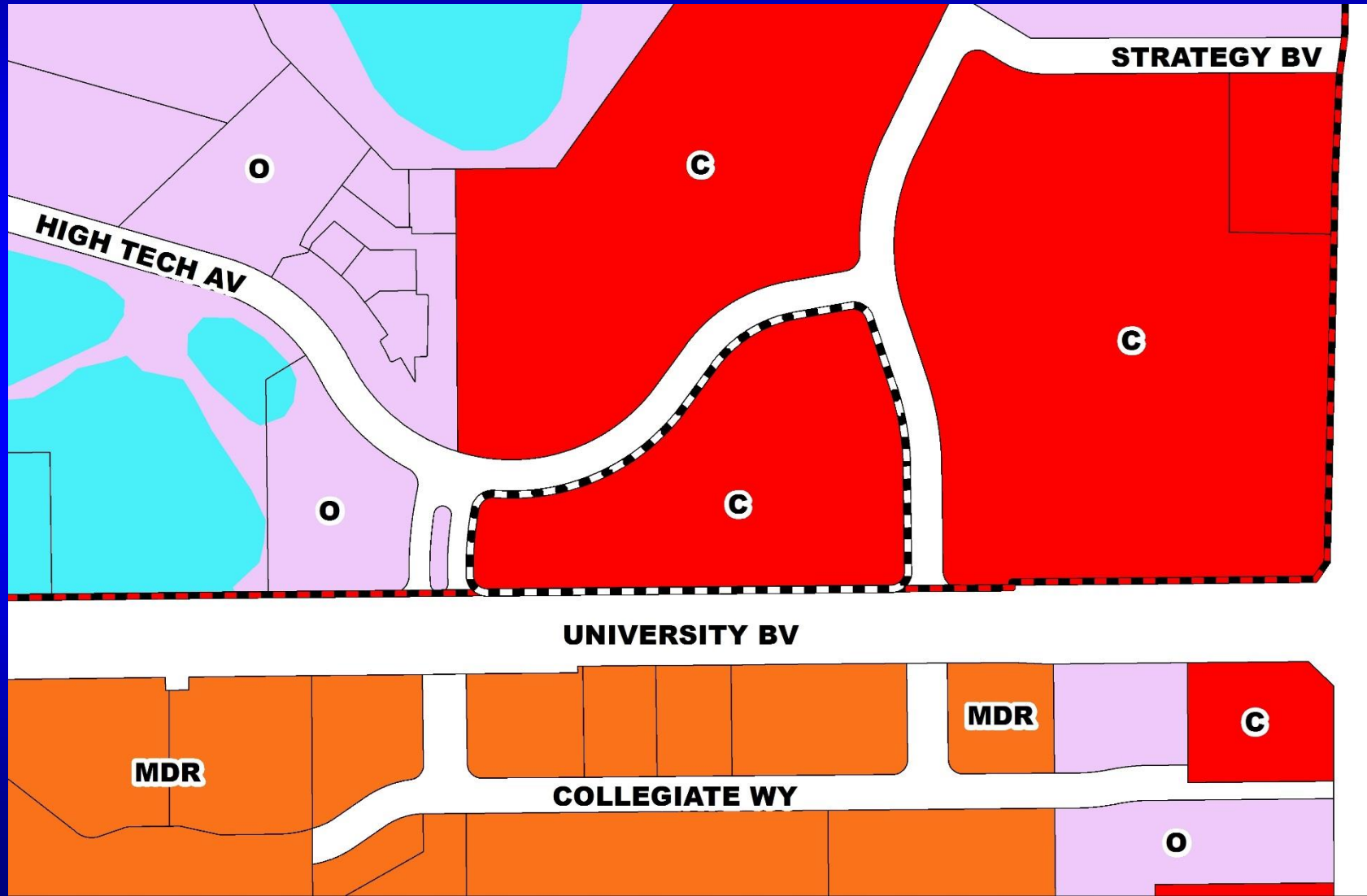
# Quadrangle Planned Development / Land Use Plan (PD/LUP)

- 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.



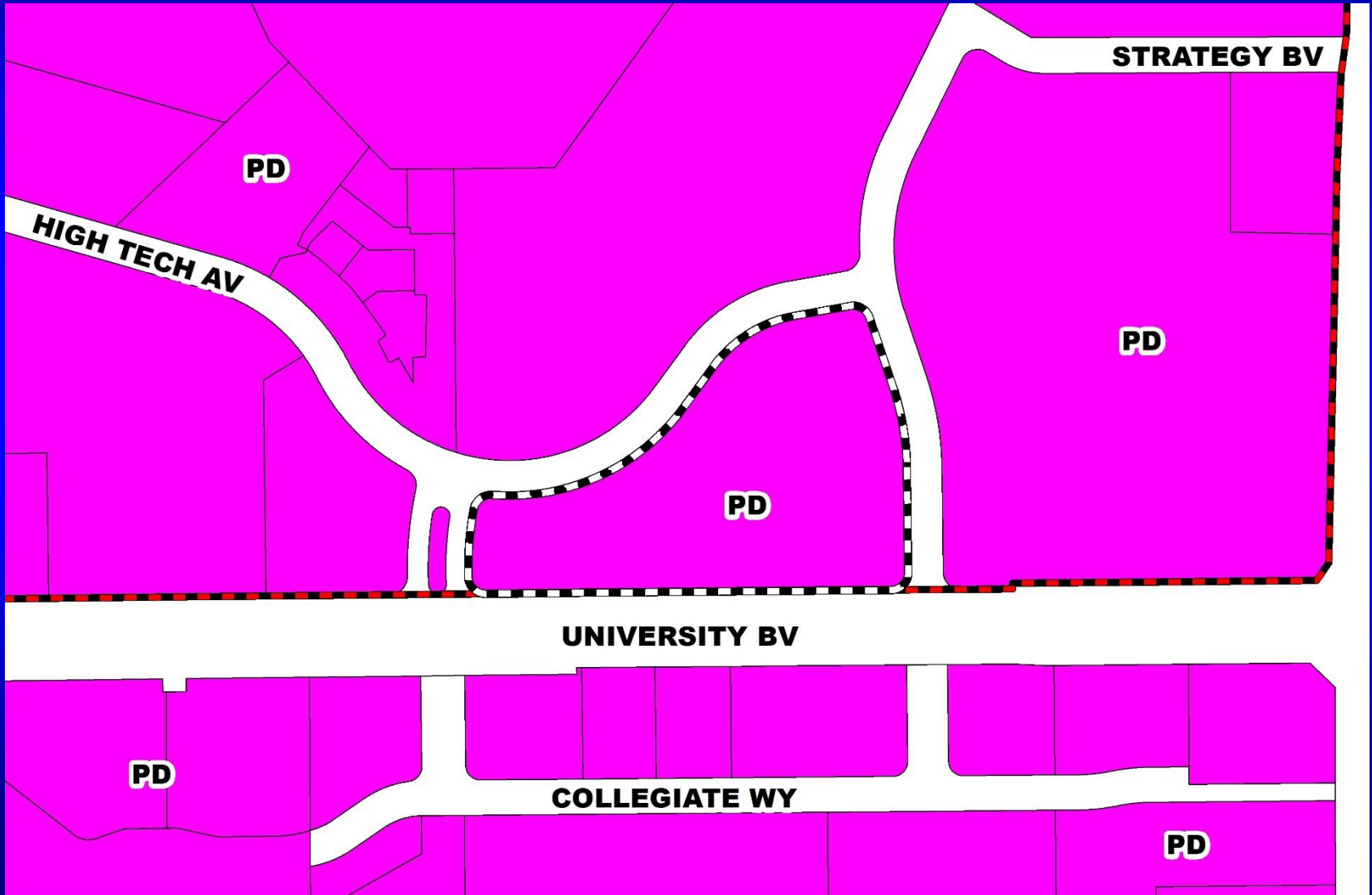


# Quadrangle Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





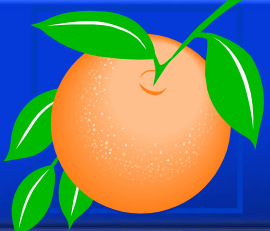
# Quadrangle Planned Development / Land Use Plan (PD/LUP) Zoning Map





# 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	NET AREA (AC)	DEVELOPED INTENSITY (FUT)	IMPROVISED AREA (AC)	NOTES
1A	03-22-21-7280-00-010	MULTIFAMILY	2,038	280 UNITS	1,138	
1B	03-22-21-7280-00-020	COMMERCIAL	1,400	32,000 SF	1,138	
1C	03-22-21-7280-00-030	COMMERCIAL	1,368	11,000 SF	1,118	
2	03-22-21-7270-00-000	OFFICE	7,400	61,700 SF	6,310	
3	03-22-21-7270-00-010	MULTIFAMILY	2,828	291 UNITS	8,338	
4A	04-22-21-7280-00-010	OFFICE	16,518	271 UNITS	13,508	SEE NOTE F
4B	04-22-21-7280-00-020	OFFICE	35,848	-	8,008	
4C	04-22-21-7280-00-030	OFFICE	8,170	126,000 SF	11,628	
5	04-22-21-7280-00-040	OFFICE	14,642	227,200 SF	6,128	
6	04-22-21-7280-00-050	OFFICE	6,508	-	6,008	
7	04-22-21-7280-00-060	OFFICE	24,872	113,220 SF	18,898	
8	04-22-21-7280-00-070	OFFICE	15,842	-	8,008	
9	04-22-21-7280-00-080	OFFICE	14,718	-	8,008	
10	04-22-21-7280-00-090	OFFICE	14,718	-	8,008	
11A	04-22-21-7280-00-100	OFFICE	14,718	-	8,008	
11B	04-22-21-7280-00-110	OFFICE	14,718	-	8,008	
11C	04-22-21-7280-00-120	OFFICE	14,718	-	8,008	
11D	04-22-21-7280-00-130	OFFICE	14,718	-	8,008	
11E	04-22-21-7280-00-140	OFFICE	14,718	-	8,008	
11F	04-22-21-7280-00-150	OFFICE	14,718	-	8,008	
11G	04-22-21-7280-00-160	OFFICE	14,718	-	8,008	
11H	04-22-21-7280-00-170	OFFICE	14,718	-	8,008	
11I	04-22-21-7280-00-180	OFFICE	14,718	-	8,008	
11J	04-22-21-7280-00-190	OFFICE	14,718	-	8,008	
11K	04-22-21-7280-00-200	OFFICE	14,718	-	8,008	
11L	04-22-21-7280-00-210	OFFICE	14,718	-	8,008	
11M	04-22-21-7280-00-220	OFFICE	14,718	-	8,008	
11N	04-22-21-7280-00-230	OFFICE	14,718	-	8,008	
11O	04-22-21-7280-00-240	OFFICE	14,718	-	8,008	
11P	04-22-21-7280-00-250	OFFICE	14,718	-	8,008	
11Q	04-22-21-7280-00-260	OFFICE	14,718	-	8,008	
11R	04-22-21-7280-00-270	OFFICE	14,718	-	8,008	
11S	04-22-21-7280-00-280	OFFICE	14,718	-	8,008	
11T	04-22-21-7280-00-290	OFFICE	14,718	-	8,008	
11U	04-22-21-7280-00-300	OFFICE	14,718	-	8,008	
11V	04-22-21-7280-00-310	OFFICE	14,718	-	8,008	
11W	04-22-21-7280-00-320	OFFICE	14,718	-	8,008	
11X	04-22-21-7280-00-330	OFFICE	14,718	-	8,008	
11Y	04-22-21-7280-00-340	OFFICE	14,718	-	8,008	
11Z	04-22-21-7280-00-350	OFFICE	14,718	-	8,008	
12	04-22-21-7270-00-000	OFFICE	8,118	126,000 SF	6,310	
13	04-22-21-7270-00-010	OFFICE	8,118	126,000 SF	6,310	
14	04-22-21-7270-00-020	OFFICE	8,118	126,000 SF	6,310	
15	04-22-21-7270-00-030	OFFICE	8,118	126,000 SF	6,310	
16	04-22-21-7270-00-040	OFFICE	8,118	126,000 SF	6,310	
17	04-22-21-7270-00-050	OFFICE	8,118	126,000 SF	6,310	
18	04-22-21-7270-00-060	OFFICE	8,118	126,000 SF	6,310	
19	04-22-21-7270-00-070	OFFICE	8,118	126,000 SF	6,310	
20	04-22-21-7270-00-080	OFFICE	8,118	126,000 SF	6,310	
21	04-22-21-7270-00-090	OFFICE	8,118	126,000 SF	6,310	
22	04-22-21-7270-00-100	OFFICE	8,118	126,000 SF	6,310	
23	04-22-21-7270-00-110	OFFICE	8,118	126,000 SF	6,310	
24	04-22-21-7270-00-120	OFFICE	8,118	126,000 SF	6,310	
25	04-22-21-7270-00-130	OFFICE	8,118	126,000 SF	6,310	
26	04-22-21-7270-00-140	OFFICE	8,118	126,000 SF	6,310	
27	04-22-21-7270-00-150	OFFICE	8,118	126,000 SF	6,310	
28	04-22-21-7270-00-160	OFFICE	8,118	126,000 SF	6,310	
29	04-22-21-7270-00-170	OFFICE	8,118	126,000 SF	6,310	
30	04-22-21-7270-00-180	OFFICE	8,118	126,000 SF	6,310	
31	04-22-21-7270-00-190	OFFICE	8,118	126,000 SF	6,310	
32	04-22-21-7270-00-200	OFFICE	8,118	126,000 SF	6,310	
33	04-22-21-7270-00-210	OFFICE	8,118	126,000 SF	6,310	
34	04-22-21-7270-00-220	OFFICE	8,118	126,000 SF	6,310	
35	04-22-21-7270-00-230	OFFICE	8,118	126,000 SF	6,310	
36	04-22-21-7270-00-240	OFFICE	8,118	126,000 SF	6,310	
37	04-22-21-7270-00-250	OFFICE	8,118	126,000 SF	6,310	
38	04-22-21-7270-00-260	OFFICE	8,118	126,000 SF	6,310	
39	04-22-21-7270-00-270	OFFICE	8,118	126,000 SF	6,310	
40	04-22-21-7270-00-280	OFFICE	8,118	126,000 SF	6,310	
41	04-22-21-7270-00-290	OFFICE	8,118	126,000 SF	6,310	
42	04-22-21-7270-00-300	OFFICE	8,118	126,000 SF	6,310	
43	04-22-21-7270-00-310	OFFICE	8,118	126,000 SF	6,310	
44	04-22-21-7270-00-320	OFFICE	8,118	126,000 SF	6,310	
45	04-22-21-7270-00-330	OFFICE	8,118	126,000 SF	6,310	
46	04-22-21-7270-00-340	OFFICE	8,118	126,000 SF	6,310	
47	04-22-21-7270-00-350	OFFICE	8,118	126,000 SF	6,310	
48	04-22-21-7270-00-360	OFFICE	8,118	126,000 SF	6,310	
49	04-22-21-7270-00-370	OFFICE	8,118	126,000 SF	6,310	
50	04-22-21-7270-00-380	OFFICE	8,118	126,000 SF	6,310	
51	04-22-21-7270-00-390	OFFICE	8,118	126,000 SF	6,310	
52	04-22-21-7270-00-400	OFFICE	8,118	126,000 SF	6,310	
53	04-22-21-7270-00-410	OFFICE	8,118	126,000 SF	6,310	
54	04-22-21-7270-00-420	OFFICE	8,118	126,000 SF	6,310	
55	04-22-21-7270-00-430	OFFICE	8,118	126,000 SF	6,310	
56	04-22-21-7270-00-440	OFFICE	8,118	126,000 SF	6,310	
57	04-22-21-7270-00-450	OFFICE	8,118	126,000 SF	6,310	
58	04-22-21-7270-00-460	OFFICE	8,118	126,000 SF	6,310	
59	04-22-21-7270-00-470	OFFICE	8,118	126,000 SF	6,310	
60	04-22-21-7270-00-480	OFFICE	8,118	126,000 SF	6,310	
61	04-22-21-7270-00-490	OFFICE	8,118	126,000 SF	6,310	
62	04-22-21-7270-00-500	OFFICE	8,118	126,000 SF	6,310	

### SITE DATA

1. ZONING CLASSIFICATION	PD
2. PROPERTY AREA SUMMARY	47.75 AC
a. OFFICE/SHOWROOM PARCELS	246.27 AC
b. COMMERCIAL PARCELS	26.58 AC
c. HOTEL PARCELS	17.77 AC
d. MULTI-FAMILY PARCELS	69.86 AC
e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING	14.00 AC
f. STORMWATER MGMT./CONSERVATION/OPEN SPACE	11.00 AC
g. ROADWAY RIGHTS OF WAY	25.00 AC
<b>TOTAL</b>	<b>477.50 AC</b>

3. PROPOSED LAND USE	TOTAL	MEANTO USE DEVELOPMENT	BUILT	REMAINING
a. COMMERCIAL	11,572 SF	24,870 SF	24,870 SF	0 SF
b. OFFICE/SHOWROOM	2,400,000 SF	669,000 SF	1,731,000 SF	669,000 SF
c. HOTEL	1,000,000 SF	1,000,000 SF	1,000,000 SF	0 SF
d. MULTI-FAMILY RESIDENTIAL	1,000,000 SF	1,000,000 SF	1,000,000 SF	0 SF
e. STUDENT HOUSING	1,000,000 SF	1,000,000 SF	1,000,000 SF	0 SF
<b>TOTAL</b>	<b>3,512,572 SF</b>	<b>3,903,870 SF</b>	<b>3,903,870 SF</b>	<b>0 SF</b>

### QUADRANGLE LEGAL DESCRIPTION

TRACTS	PARCEL ID NUMBER	PLAT BOOK	TRACTS	PARCEL ID NUMBER	PLAT BOOK
1A	03-22-21-7280-00-010	PLAT BK 38, PAGE 150	15A	04-22-21-7280-00-010	PLAT BK 38, PAGE 150
1B	03-22-21-7280-00-020	PLAT BK 38, PAGE 150	15B	04-22-21-7280-00-020	PLAT BK 38, PAGE 150
1C	03-22-21-7280-00-030	PLAT BK 38, PAGE 150	16	04-22-21-7280-00-030	PLAT BK 38, PAGE 150
2	03-22-21-7270-00-000	PLAT BK 18, PAGE 38-40	16C	04-22-21-7280-00-030	PLAT BK 38, PAGE 150
3	03-22-21-7270-00-010	PLAT BK 18, PAGE 38-40	17	04-22-21-7280-00-040	PLAT BK 38, PAGE 150
4A	04-22-21-7280-00-010	PLAT BK 38, PAGE 150	17A	04-22-21-7280-00-040	PLAT BK 38, PAGE 150
4B	04-22-21-7280-00-020	PLAT BK 37, PAGE 30	18	04-22-21-7280-00-050	PLAT BK 38, PAGE 150
4C	04-22-21-7280-00-030	PLAT BK 47, PAGE 132	18A	04-22-21-7280-00-050	PLAT BK 38, PAGE 150
5	04-22-21-7280-00-040	PLAT BK 17, PAGE 143-144	18B	04-22-21-7280-00-060	PLAT BK 38, PAGE 150
6	04-22-21-7280-00-050	PLAT BK 17, PAGE 143-144	18C	04-22-21-7280-00-070	PLAT BK 38, PAGE 150
7	04-22-21-7280-00-060	PLAT BK 67, PAGE 115-116	18D	04-22-21-7280-00-080	PLAT BK 38, PAGE 150
8	04-22-21-7280-00-070	PLAT BK 18, PAGE 10-11	19	04-22-21-7270-00-000	PLAT BK 73, PAGE 100
9	04-22-21-7280-00-080	PLAT BK 18, PAGE 10-11	19A	04-22-21-7270-00-010	PLAT BK 73, PAGE 100
10	04-22-21-7280-00-090	PLAT BK 18, PAGE 10-11	19B	04-22-21-7270-00-020	PLAT BK 73, PAGE 100
11A	04-22-21-7280-00-100	PLAT BK 67, PAGE 115-116	19C	04-22-21-7270-00-030	PLAT BK 73, PAGE 100
11B	04-22-21-7280-00-110	PLAT BK 67, PAGE 115-116	19D	04-22-21-7270-00-040	PLAT BK 73, PAGE 100
11C	04-22-21-7280-00-120	PLAT BK 67, PAGE 115-116	19E	04-22-21-7270-00-050	PLAT BK 73, PAGE 100
11D	04-22-21-7280-00-130	PLAT BK 67, PAGE 115-116	19F	04-22-21-7270-00-060	PLAT BK 73, PAGE 100
11E	04-22-21-7280-00-140	PLAT BK 18, PAGE 10-11	19G	04-22-21-7270-00-070	PLAT BK 73, PAGE 100
11F	04-22-21-7280-00-150	PLAT BK 17, PAGE 143-144	19H	04-22-21-7270-00-080	PLAT BK 73, PAGE 100
11G	04-22-21-7280-00-160	PLAT BK 17, PAGE 143-144	19I	04-22-21-7270-00-090	PLAT BK 73, PAGE 100
11H	04-22-21-7280-00-170	PLAT BK 17, PAGE 143-144	19J	04-22-21-7270-00-100	PLAT BK 73, PAGE 100
11I	04-22-21-7280-00-180	PLAT BK 17, PAGE 143-144	19K	04-22-21-7270-00-110	PLAT BK 73, PAGE 100
11J	04-22-21-7280-00-190	PLAT BK 17, PAGE 143-144	19L	04-22-21-7270-00-120	PLAT BK 73, PAGE 100
11K	04-22-21-7280-00-200	PLAT BK 17, PAGE 143-144	19M	04-22-21-7270-00-130	PLAT BK 73, PAGE 100
11L	04-22-21-7280-00-210	PLAT BK 17, PAGE 143-144	19N	04-22-21-7270-00-140	PLAT BK 73, PAGE 100
11M	04-22-21-7280-00-220	PLAT BK 17, PAGE 143-144	19O		



# 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**