



Interoffice Memorandum

DATE: November 25, 2019

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

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department *JW.*

CONTACT PERSON: Eric Raasch, DRC Chairman
Development Review Committee *ERR*
Planning Division
(407) 836-5523

SUBJECT: December 17, 2019 – Public Hearing
John McReynolds, Universal City Development Partners, Ltd.
Universal Boulevard (f.k.a. U.S.I. South Campus) Planned
Development
Case # LUPA-19-09-300 / District 6

The Universal Boulevard (fka U.S.I. South Campus) Planned Development (PD) is generally located South of Sand Lake Road, north of State Road 528, west of S. John Young Parkway, and east of International Drive. The existing PD development program allows for up to 1,990,742 square feet of retail commercial uses, 8,400 hotel rooms, 5,320 timeshare/resort rental units, 400 student housing beds, ± 300 acres of attraction uses, and an 18 hole golf course with clubhouse. This project has been designated as a Major Economic Development Project under Section 38-30 of the Orange County Code.

Through this PD Land Use Plan Amendment, the applicant is seeking to rezone two parcels totaling 108.78 gross acres from PD (Pavilion at Sand Lake Planned Development) to incorporate it into the Universal Boulevard (f.k.a. U.S.I. South Campus) PD and to integrate the 1,000,000 square feet of retail commercial land uses from the Pavillion at Sand Lake PD to the Universal Boulevard (f.k.a. U.S.I. South Campus) PD. The request is also to remove Parcel ID 29-23-29-0000-00-007 from the PD boundary; and to remove the Convention Plaza District & Equivalency Zone standards from the PD.

The applicant is also seeking approval of 40 waivers from Orange County Code. The requested waivers apply to two different portions of the subject property. The first 30 waivers are applicable to any PDP perimeter established on a Perimeter Development Plan ("PDP") approved pursuant to Section 38-30 of the Orange County Code. These waivers are intended to allow for flexibility in landscaping and parking requirements. The

final 10 waivers apply to the interior of the "Universal Property" and are intended to allow the applicant to have the flexibility to design and develop an immersive, themed entertainment resort complex.

Finally, the required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and approve the Universal Boulevard (f.k.a. U.S.I. South Campus) Planned Development / Land Use Plan (PD/LUP), dated "December 2, 2019", subject to the conditions listed under the recommendation in the Staff Report. District 6

Attachments

CASE # LUPA-19-09-300

Commission District: # 6

GENERAL INFORMATION

APPLICANT John McReynolds, Universal City Development Partners, Ltd.

OWNER Universal City Development Partners, Ltd.

PROJECT NAME Universal Boulevard (f.k.a. U.S.I. South Campus) Planned Development (PD)

PARCEL ID NUMBER(S) 05-24-29-0000-00-004 / 005 / 016 / 017 / 018 / 028; 06-24-29-0000-00-002 / 004 / 015 / 016 / 017 / 021 / 033; 29-23-29-0000-00-002; 31-23-29-0000-00-006 / 008 / 009 / 010 / 011 / 012 / 013 / 014 / 015; 32-23-29-0000-00-007 / 010; 36-23-28-0000-00-013 / 014; 36-23-28-7176-02-001; 36-23-28-0000-00-028; 29-24-06-0000-00-034 (affected parcels)

TRACT SIZE ± 2,153 gross acres (overall PD)
± 1,360 gross acres (Universal Property)
108.78 gross acres (area to be aggregated)

LOCATION South of Sand Lake Road, north of State Road 528, west of S. John Young Parkway, and east of International Drive.

REQUEST A request to rezone two parcels totaling 108.78 gross acres from PD (Pavilion at Sand Lake Planned Development) to incorporate it into the Universal Boulevard (f.k.a. U.S.I. South Campus) PD and to integrate the 1,000,000 square feet of retail commercial land uses from the Pavillion at Sand Lake PD into the Universal Boulevard (f.k.a. U.S.I. South Campus) PD . The request is also to remove Parcel ID 29-23-29-0000-00-007 from the PD boundary; to remove the Convention Plaza District & Equivalency Zone standards from the PD; and to request forty (40) waivers from Orange County Code, applicable to the Universal Property only.

The request also includes the following waivers from Orange County Code, applicable to the Universal property only:

The following waivers shall be applicable to any PDP perimeter established on a Perimeter Development Plan ("PDP") approved pursuant to Section 38-30 of the code for all or any portion of the Universal Property:

1. A waiver from Section 9-649(b)(2)b to allow the maximum height of an outdoor lighting fixture (inclusive of the pole and light source/luminaire) to be ninety (90) feet in any parking lots

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designed as a speed parking lot in lieu of the code's maximum height of thirty (30) feet within a parking lot.

Applicant Justification: *Lighting poles interior to speed parking facilities are functionally undesirable as they impede traffic flow in a situation where rapid, efficient traffic movement is critical. Taller poles results in fewer poles, hence less obstructions and lower collision potential. The applicant agrees that any light poles constructed under this waiver will be directed downward and away from any adjacent residential development.*

2. A waiver from the "berms" definition found in Section 24-2 of the code to allow the maximum slope of a berm in the PDP perimeter to be two-to-one (2:1) in lieu of a maximum slope of three-to-one (3:1).

Applicant Justification: *A waiver to allow a maximum berm slope of two-to-one (2:1) in the PDP perimeter is necessary to provide additional landscape screening and security to be constructed and maintained by the applicant within the PDP perimeter.*

3. A waiver from the "masonry wall" definition found in Section 24-2 of the code to allow any masonry wall to be constructed in the PDP perimeter to consist of masonry or similar materials meeting the Florida building code requirements in lieu of the southern building code requirements.

Applicant Justification: *A waiver allowing a masonry wall to be constructed in the PDP perimeter meeting the Florida Building Code requirements is necessary to allow applicant to use proprietary materials that are substantially similar to traditional masonry materials and which comply with the Florida Building Code. Additionally, pursuant to Section 9-33 of the code, the Florida Building Code, as amended, is the adopted and governing law relative to building standards in Orange County rather than the Southern Building Code.*

4. A waiver from the "shade tree or canopy tree" definition found in Section 24-2 of the code to allow the exact species of shade trees and/or canopy trees in the PDP perimeter to be specified by the professional landscape architect for the project in lieu of the tree species being specified in the Florida friendly plant list or by the Orange County Zoning Manager or designee.

Applicant Justification: *In addition to providing a transition to the surrounding property, the PDP perimeter will give the public its initial exposure to the entertainment resort complex on the Universal Property. In order to provide continuity with*

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the level of landscape design and creativity provided across the Universal Property, the PDP perimeter will be designed and developed with its own unique character and may include species of shade and/or canopy trees that are not listed on the Florida friendly plant list. Therefore, this waiver is requested to provide for flexibility in the landscape design of the PDP perimeter, which will be maintained by the applicant.

5. A waiver from Section 24-3(b)(9) of the code to allow for flexibility in landscape design for the proposed use and not require a plant schedule.

Applicant Justification: *In addition to providing a transition to the surrounding property, the PDP perimeter will give the public its initial exposure to the entertainment resort complex development located on the Universal Property. In order to provide continuity with the level of landscape design and creativity provided in the interior of the PDP, the PDP perimeter will be developed with its own unique plantings that may not comply with the code's traditional standards regarding species, size, spacing, opacity and quantity of plant materials, nor its standards regarding ratios of high, medium and low water use plant materials. However, the landscaping proposed for the PDP perimeter will meet or exceed the intent of the current standard found in the code. Due to the nature of an entertainment resort complex development there will also be extensive pedestrian connectivity and activity in the PDP perimeter. In order to promote the safety of the pedestrians utilizing the PDP perimeter, it is required that these areas use potable water irrigation instead of reuse water irrigation, making these traditional plant standards less applicable.*

6. A waiver from Section 24-4(a)(1) of the code to modify the definition of vehicular use areas such that "adjacent to right-of-way/roadway" shall mean those areas that lie within 25 feet of the roadway in lieu of 75 feet.

Applicant Justification: *This waiver is to reduce the distance for vehicular use areas that are considered "adjacent to a roadway" from 75 feet to 25 feet to match the width of the PDP perimeter. The PDP perimeter will contain landscaping that will serve to provide buffering from any internal vehicular areas.*

7. A waiver from Section 24-4(a)(2) of the code to modify the definition of vehicular use areas such that "adjacent to other properties" shall mean those areas that lie within 25 feet of the property boundary in lieu of 30 feet.

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Applicant Justification: *This waiver is to reduce the distance for vehicular use areas that are considered "adjacent to other properties" from 30 feet to 25 feet to match the width of the PDP perimeter. The PDP perimeter will contain landscaping that will serve to provide buffering from any internal vehicular areas.*

8. A waiver from Section 24-4(a)(3)c of the code to allow landscaped areas in the PDP perimeter which are adjacent to parking areas to be flush with vehicle parking and travel areas in lieu of requiring curb and wheel stops.

Applicant Justification: *To promote accessibility for the large volume of patrons and employees, the proposed entertainment resort complex may require some areas to have landscape areas (maintained by the applicant) adjacent to parking facilities.*

9. A waiver from Section 24-4(a)(3)d of the code to allow an unlimited amount of continuous parking spaces without a landscape break in the PDP perimeter in lieu of the maximum ten (10) continuous parking spaces without a landscape break.

Applicant Justification: *The proposed entertainment resort complex use requires large parking areas to serve patrons and employees, and landscape islands will impede traffic flow and functionality for the large volume of vehicles utilizing the parking facilities. However, the applicant agrees to install landscape islands along the endcap of any row of parking where such parking is adjacent to a public right-of-way.*

10. A waiver from Section 24-4(d) of the code to allow the minimum landscaped areas between buildings and public right-of-way and along the primary façade in the PDP perimeter to be zero feet in lieu of the minimum standards set forth in Section 24-4(d).

Applicant Justification: *The proposed entertainment resort complex use will have unique architectural, building access and hardscape design features that require flexibility in design criteria.*

11. A waiver from Section 24-4(e) of the code to allow service areas in the PDP perimeter visible from the public right-of-way or abutting other properties to be screened with a fence in lieu of a masonry wall.

Applicant Justification: *The proposed entertainment resort complex will utilize a variety of landscape themes and designs*

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and a masonry wall will impede flexibility in the creativity of the landscape design.

12. A waiver from Section 24-4(f) of the code to allow solid waste storage areas in the PDP perimeter that are within the building setback area or located in an area visible to customers from the public right-of-way to be screened with a fence in lieu of a masonry wall.

Applicant Justification: *The proposed entertainment resort complex will utilize a variety of landscape themes and designs and a masonry wall will impede flexibility in the creativity of the landscape design.*

13. A waiver from Section 24-4(h) of the code to allow open storage areas in the PDP perimeter to be screened with a fence in lieu of a 6' high masonry wall.

Applicant Justification: *The proposed entertainment resort complex will utilize a variety of landscape themes and designs and a masonry wall will impede flexibility in the creativity of the landscape design.*

14. A waiver from the application of Section 24-4(l) of the code for the PDP perimeter, including, but not limited to the 40/40/20 plan, in lieu of having to comply with this Section.

Applicant Justification: *In addition to providing a transition to the surrounding property, the PDP perimeter will give the public its initial exposure to the entertainment resort complex development located on the universal property. In order to provide continuity with the level of landscape design and creativity provided in the interior of the PDP, the PDP perimeter will be developed with its own unique plantings that may not fully comply with the code's traditional standards regarding species, size, spacing, opacity and quantity of plant materials, nor its standards regarding ratios of high, medium and low water use plant materials. However, the landscaping proposed for the PDP perimeter will meet or exceed the intent of the current standard found in the code. Due to the nature of an entertainment resort complex development there will also be extensive pedestrian connectivity and activity in the PDP. In order to promote the safety of the pedestrians, it is required that these areas use potable water irrigation instead of reuse water irrigation, making these traditional plant standards less applicable.*

15. A waiver from Section 24-5 of the code for the Universal Property eliminating the buffer yard standards as they may relate to any uses located adjacent to each other on any

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portions of the property that are under common ownership or control and reducing any additional applicable buffer yards to 25' in lieu of any standard over 25' specified in Section 24-5.

Applicant Justification: *This waiver is proposed to eliminate the need for buffer yards where the adjacent uses are on property under common ownership or control and to reduce any applicable buffer yard widths to 25' to coincide with the width of the PDP perimeter.*

16. A waiver from Section 24-5(b) of the code for the PDP perimeter to require one (1) shade tree for every fifty (50) feet of road frontage only on public roadways in lieu of one (1) shade tree for every forty (40) lineal feet of road frontage.

Applicant Justification: *The applicant will meet the code's PD Tourist Commercial perimeter landscaping requirement in the PDP perimeter of one (1) tree for every fifty (50) feet of road frontage along all public roadways. Additionally, the applicant intends to provide landscaping in the proposed PDP perimeter, where applicable, to screen the adjacent properties and uses.*

17. A waiver from the application of Section 24-6 of the code's water efficient landscaping requirements to the PDP perimeter in lieu of having to meet those requirements.

Applicant Justification: *In addition to providing a transition to the surrounding property, the PDP perimeter will give the public its initial exposure to the entertainment resort complex development located on the Universal Property. In order to provide continuity with the level of unique and sometimes themed landscape design and allow for the creativity required for the entertainment resort complex, the PDP perimeter will also be developed with its own unique plantings that may not fully comply with the code's traditional standards regarding water efficient landscaping. Additionally, it is the nature of an entertainment resort complex development to have extensive pedestrian connectivity and pedestrian activity. Therefore, in order to promote the safety of the pedestrians utilizing the PDP perimeter, applicant must use potable water irrigation instead of reuse water irrigation, making compliance with the water efficient landscaping requirements in Section 24-6 of the code inapplicable.*

18. A waiver from the application of Section 24-8 of the code's landscape materials/installation requirements to the PDP perimeter in lieu of having to comply with this Section.

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Applicant Justification: *In addition to providing a transition to the surrounding property, the PDP perimeter will give the public its initial exposure to the entertainment resort complex development located on the Universal Property. In order to provide continuity with the level of landscape design and creativity provided elsewhere within the entertainment resort complex, the PDP perimeter will be developed with its own unique plantings that may not fully comply with the code's traditional standards regarding plant materials and installation guidelines. Moreover, Florida no. 1 plant material is not readily available in the marketplace, especially in the quantities required for a development of this scale, and the proposed entertainment resort complex use requires potable water irrigation throughout the landscaped areas, including the PDP perimeter, for guest safety. The landscape design of the PDP perimeter and the plant materials utilized will still provide more than adequate buffering to meet the intent of Chapter 24 of the code.*

19. A waiver from Section 24-9 of the code to allow landscape plans to be provided with a PDP in lieu of a development/subdivision plans and to not require a method of maintenance to be included with such plan.

Applicant Justification: *Any required landscape plan for the Universal Property, including the PDP perimeter, should be submitted with the applicable PDP submittal rather than a development/subdivision plan. Additionally, the landscape plan should not require a specified method of maintenance for landscaping as part of the plan because the proposed entertainment resort complex use will operate under an extensive landscape program that is required for the effectiveness of the entertainment resort complex use and needs to have flexibility to adapt to conditions to maintain its own level of standards.*

20. A waiver from Section 24-10(a)(3) of the code to allow flexibility in landscape design in and around paved areas in the PDP perimeter in lieu of landscaping being provided throughout parking areas in an amount equal to ten (10) percent of the total paved area.

Applicant Justification: *The proposed entertainment resort complex use requires large parking areas to serve patrons and employees, and requiring 10% of the total paved areas in the PDP perimeter to be landscaped will impede traffic flow and functionality for the large volume of vehicles utilizing the parking facilities. However, the applicant agrees to install landscape islands along the endcap of any row of parking where such parking is adjacent to a public right-of-way.*

21. A waiver from Section 34-171(7) of the code to construct sidewalks of varying width along one side of the street in portions of the PDP perimeter in lieu of a five (5) foot sidewalk on both sides of the street.

Applicant Justification: *Due to safety and security concerns for the guests to the entertainment resort complex the pedestrian circulation for the site may result in portions of the roadway where there are not five (5) foot sidewalks on both sides of the street, however sufficient sidewalks will be provided for adequate pedestrian circulation meeting the intent of this Section of the code.*

22. A waiver from Section 34-171(7) of the code for sidewalk in the PDP perimeter to be outside of ROW in lieu of sidewalk to be located within the street ROW.

Applicant Justification: *Portions of the roadway design within the entertainment resort complex will necessitate that the sidewalk be located outside of the row to provide flexibility in design of pedestrian travel routes.*

23. A waiver from Section 37-4(a)(3)g of the code to allow potable water use for irrigation systems in the PDP perimeter in lieu of new developments requiring reclaimed water and prohibiting potable water usage for irrigation.

Applicant Justification: *In addition to providing a transition to the surrounding property, the PDP perimeter will give the public its initial exposure to the entertainment resort complex development located on the Universal Property. In order to provide continuity with the level of landscape design and creativity provided in the interior of the PDP, the PDP perimeter will be developed with its own unique plantings that may not comply with the code's traditional standards regarding irrigation methods. Due to the nature of an entertainment resort complex development there will also be extensive pedestrian connectivity and activity in the PDP perimeter. In order to promote the safety of the pedestrians utilizing the PDP perimeter, it is required that these areas use potable water irrigation instead of reuse water irrigation.*

24. A waiver from Section 38-1479(b) of the code to allow a minimum parking space of 7'x17' in lieu of 9'x20' or 10'x18' spaces.

Applicant Justification: *The entertainment resort complex proposed for the Universal Property will receive a high number of guests and circulating those guests into, through and out of*

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parking facilities and the surrounding roadway network will require creativity and flexibility in design of vehicular spaces, including the use of speed parking. A 7'x17' space is required for high capacity, fast loading speed parking and other high volume parking facilities.

25. A waiver from Section 38-1235(b)(9) of the code to zero percent in lieu of a minimum of 3 percent of parking areas to be landscaped to allow flexibility in landscape design in and around parking areas to facilitate safe, efficient parking circulation and design.

Applicant Justification: *Landscape islands interior to speed parking facilities are functionally undesirable as they impede traffic flow in a situation where rapid, efficient traffic movement is critical. The elimination of landscape islands in speed parking facilities results in less obstructions and lower collision potential.*

26. A waiver from Section 38-1235(b)(11) of the code to allow portions of the vehicular and pedestrian passageways in the PDP perimeter to be together in lieu of separated.

Applicant Justification: *The integrated and unique design required for an entertainment resort complex may result in situations where vehicular and pedestrian passageways are together and/or adjacent to each other for certain distances where the use so requires.*

27. A waiver from Section 38-1291(d) of the code to remove the standardized regulations requiring screen hedges and/or berms for all paved areas and fenced stormwater retention facilities to allow more flexibility in landscape design in lieu of having to meet this requirement.

Applicant Justification: *In addition to providing a transition to the surrounding property, the PDP perimeter will give the public its initial exposure to the entertainment resort complex development located interior to the PDP perimeter. In order to provide continuity with the level of design and creativity provided on the interior of the PDP, the PDP perimeter will be designed and constructed in such a way that the use of a continuous hedge or berm constructed in accordance to the standards set forth in this Section as screening will be inconsistent with the unique landscape design of the entertainment resort complex.*

28. A waiver from Section 38-1291(e) of the code to allow zero percent in lieu of 5 percent of total paved parking areas in the PDP perimeter to be landscaped to allow flexibility in

landscape design in and around parking areas in the PDP perimeter to facilitate safe, efficient parking circulation and design.

Applicant Justification: *The proposed entertainment resort complex use requires large parking areas to serve patrons and employees, and requiring 5% of the total paved areas in the PDP perimeter to be landscaped will impede traffic flow and functionality for the large volume of vehicles utilizing the parking facilities. Further, landscape islands interior to speed parking facilities are functionally undesirable as they impede traffic flow in a situation where rapid, efficient traffic movement is critical. The elimination of landscape islands in speed parking facilities results in less obstructions and lower collision potential.*

29. A waiver from Section 38-1298 of the code to allow flexibility in sidewalk design adjacent to the ROW in the PDP perimeter in lieu of requiring sidewalks along all ROWs.

Applicant Justification: *Due to safety and security concerns for the guests to the entertainment resort complex the pedestrian circulation for the site may result in portions of the rights-of-way where there are not sidewalks on both sides of the roadway. However, sufficient sidewalks will be provided for adequate pedestrian circulation meeting the intent of this Section of the code to provide for and encourage pedestrian movement in a safe manner.*

- 29.a A waiver from Sections 37-601 – 37-613 of the Code to exempt the PDP Perimeter from having to comply with the County's water conservation rules, in lieu of having to comply with those portions of the code.

Applicant Justification: *In addition to proving a transition to the surrounding property, the PDP Perimeter will give the public its initial exposure to the entertainment resort complex development located on the Universal Property. In order to provide continuity with the level of landscape design and creativity provided in the interior of the PDP, the PDP perimeter will be developed with unique plantings that require irrigation systems that may not comply with the Code's water conservation rules for landscape irrigation design and operation.*

The following waivers shall be applicable to the interior of the Universal Property, within the perimeter established on a Perimeter Development Plan ("PDP") approved pursuant to Section 38-30 of the code for all or any portion of the Universal Property:

30. In the event a Perimeter Development Plan (PDP) is approved for any portion of the Universal Property pursuant to Section 38-30 of the code, A waiver from the applicability of all of Chapters 9, 19, 24, 30, 34, 37, and 38, except for (i) Section 38-30 and (ii) the Building and Fire codes, as those determinations are the authority of the Building and Fire marshal, respectively, of the code for that portion of the Universal Property located inward of any established PDP perimeter as shown on an applicable PDP (the "PDP interior") in lieu of the applicability of those chapters of the code to the PDP interior.

Applicant Justification: *The nature of an entertainment resort complex is to create the impression of another time and/or place that is an escape for its patrons through the construction of themed immersive environments. The theming relies on a creative built environment that cannot be developed under the code's standardized rules and regulations for commercial projects. The proposed waiver will allow the PDP interior to be developed with such immersive environments by utilizing unique and cutting edge development and design standards that may not comply with the standardized regulations found in the code. Therefore, a Waiver from the applicability of the referenced code chapters is required. In no event shall these waivers be construed to grant waivers from the building and fire codes, as those determinations are the authority of the building official and fire marshal, respectively. Additionally, the PDP perimeter will provide the necessary transition to abutting properties from the uniquely designed and developed environment on the PDP interior.*

31. A waiver from Section 31.5 of the code for the Universal Property to be governed by the Universal Boulevard Planned Development: Signage Design Guidelines ("signage design guidelines") in lieu of compliance with Section 31.5 of the code.

Applicant Justification: *The nature of an entertainment resort complex is to create an immersive, consistent, themed environment. The environment the applicant intends to create for the universal property requires its own unique signage to be governed by the signage design guidelines incorporated by reference into the UBPD. these site specific signage design guidelines will enable the signage used throughout the universal property to not only maintain resort theming but also to incorporate innovative sign technology into resort signage, such as digital imagery, holographic displays, and dynamic*

art, and to react to constantly changing events and conditions over the life of the project.

32. A waiver from Section 38-1230(a) and Article XI of Chapter 38 of the code for the Universal Property in lieu of compliance with Section 38-1230(a) and Article XI of Chapter 38 of the code.

Applicant Justification: *The nature of an entertainment resort complex is unique in that its traffic patterns and parking characteristics change rapidly with varying demands based on the activities occurring on the property at any given time and operations needs to be able to adapt quickly to changes in volumes of the various modes of transportation for guest safety, adequate circulation and flow. This requirement for flexibility and adaptability requires uniquely designed parking areas that may not comply with the standard parking requirements found in the code. These areas will be specifically designed by professionals uniquely qualified and experienced with the characteristics of the proposed use in a manner that will handle the large parking volume needed to serve the entertainment resort complex patrons and employees while also permitting unimpeded and efficient ingress and egress from the parking areas to the surrounding road system. Further, the County acknowledged in the I-Drive Overlay District code that due to these unique characteristics, typical parking standards and requirements should not be applicable by exempting the SZ theme park category of uses from the code's parking standards and requirements. While the universal property is vested from the I-Drive Overlay District code, it does provide additional relevant Applicant Justification for this waiver. Based on the aforementioned unique characteristics of the proposed use and consistent with the County's existing exemption of theme park uses from the i-drive parking standards, the Universal Property should also be exempt from Section 38-1230(a) and article xi of chapter 38 of the code.*

33. A waiver from Section 38-1234 of the code for the Universal Property in lieu of compliance with Section 38-1234 of the code.

Applicant Justification: *The County acknowledged in the I-drive overlay district code, the non-applicability of open space requirements by exempting the SZ theme park category of uses from having to meet the overlay's open space requirements. while the universal property is vested from the i-drive overlay district code, it does provide relevant Applicant Justification for this waiver. Similarly, the universal property*

should be exempt from the open space requirements under Section 38-1234 of the code.

34. A waiver from Section 38-1287(1) of the code for the Universal Property to allow reduced building setbacks along certain right-of-ways as stated in the building setback table for the Universal Property on sheet 3 of the land use plan in lieu of compliance with the standard building setbacks found in Section 38-1287(1) of the code.

Applicant Justification: *The Universal Property is being developed as an entertainment resort complex that relies on an immersive environment that is different from what is found outside the property. The creation of such a themed environment requires uniquely designed and configured buildings that may not comply with the standards for layout and setbacks typical of a traditional tourist commercial project, including the setbacks for buildings from rights-of-way found in Section 38-1287(1) of the code. Recognizing these unique characteristics, the County acknowledged in The I-Drive Overlay District code that typical site and building requirements should not be applicable by exempting the SZ theme park category of uses from the I-Drive code's site and building requirements. While the universal property is vested from the I-Drive Overlay District code, it does provide additional relevant Applicant Justification for this waiver.*

35. A waiver from Section 38-1287(2) of the code for the Universal Property to allow for an internal side property line setback between lots with different ownership of twenty-five (25) feet in lieu of the standard thirty (30) foot setback found in Section 38-1287(2) of the code.

Applicant Justification: *The Universal Property is being developed as an entertainment resort complex that relies on an immersive environment that is different from what is found outside the property. The creation of such a themed environment requires uniquely designed and configured buildings that may not comply with the standards for layout and setbacks typical of a traditional tourist commercial project, including the setbacks for buildings found in Section 38-1287(2) of the code. Recognizing these unique characteristics, the County acknowledged in the I-drive overlay district code that typical site and building requirements should not be applicable by exempting the SZ theme park category of uses from the I -drive code's site and building requirements. While the universal property is vested from the I-drive overlay district code, it does provide additional relevant Applicant Justification for this waiver.*

36. A waiver for the Universal Property from Sections 38-1287(2) and (3) to allow for internal side and rear property line setbacks between lots with common ownership or between lots owned by affiliated entities of zero (0) feet in lieu of the required thirty (30) foot setback and twenty (20) foot setback, respectively. For purposes of this waiver, affiliated entities shall have the same meaning ascribed to "affiliated entity" defined in Section 38-30(b) of the code.

Applicant Justification: *The universal property is being developed as an entertainment resort complex that relies on an immersive environment that is different from what is found outside the property. the creation of such a themed environment requires uniquely designed and configured buildings that may not comply with the standards for layout and setbacks typical of a traditional tourist commercial project, including the setbacks for buildings found in Sections 38-1287(2) and (3) of the code. recognizing these unique characteristics, the County acknowledged in the i-drive overlay district code that typical site and building requirements should not be applicable by exempting the SZ theme park category of uses from the i-drive code's site and building requirements. While the universal property is vested from the i-drive overlay district code, it does provide additional relevant Applicant Justification for this waiver.*

37. A waiver from Section 38-1287(4) of the code for the Universal Property to allow a zero (0) foot paving setback in lieu of all of the standard paving setbacks set forth in Section 38-1287(4) of the code.

Applicant Justification: *The Universal Property is being developed as an entertainment resort complex that relies on an immersive environment that is different from what is found outside the property. The creation of such a themed environment requires uniquely designed and configured site layouts and buffer yard areas that may not comply with the standards for pavement setbacks typical of a traditional tourist commercial project, including the paving setbacks found in Section 38-1287(4) of the code. Recognizing these unique characteristics, the County acknowledged in the I-drive overlay district code that typical site and building requirements should not be applicable by exempting the SZ theme park category of uses from the I-Drive code's site and building requirements. While the universal property is vested from the i-drive overlay district code, it does provide additional relevant Applicant Justification for this waiver.*

38. For any portion of the Universal Property approved as a perimeter development plan (PDP) pursuant to Section 38-30

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of the code, A Waiver from Section 38-1427(g) and Section 38-1427(o) to allow the installation of communication antennas, including antennas that are a part of a distributive antenna system (DAS), small wireless facility, two-way radio system, or other similar communication facilities, on any buildings, structures, poles or pole-type structures located within the approved PDP in lieu of having to meet the code's minimum height, design and siting requirements contained in these Sections.

Applicant Justification: *An entertainment resort complex hosts thousands of guests and employees on a daily basis and therefore requires reliable and consistent cellular and data services, including e911 services, for the public health, safety, and welfare of its guests and employees. Therefore, the waiver should be granted from the limitations on the locations where such antennas can be located and the height of such antenna facilities in order to avoid the degradation of required and necessary services within an approved PDP.*

39. For any portion of the Universal Property approved as a Perimeter Development Plan (PDP) pursuant to Section 38-30 of the code, A waiver from Sections 38-1236 and 38-1427 of the code to allow the installation of communication towers at various locations within the approved PDP to be determined at the time of permitting and construction in lieu of having to meet the minimum siting and separation requirements found in Sections 38-1236 and 38-1427 of the code.

Applicant Justification: *An entertainment resort complex hosts thousands of guests and employees on a daily basis and therefore requires reliable and consistent cellular and data services, including e911 services, for the public health, safety, and welfare of its guests and employees. The applicant needs the ability to place communication towers anywhere within an approved PDP regardless of the presence or location of other communication poles located outside of the approved PDP that may be within the standard separation requirements stated in the code. Based on these significant public health, safety and welfare concerns, this waiver should be granted from Sections 38-1236 and 38-1427 of the code for an approved PDP in order to avoid the degradation of required and necessary services within the approved PDP.*

PUBLIC NOTIFICATION The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Five thousand four hundred eighty-eight (5,488) notices were mailed to those property owners in the mailing area. A community

meeting was held on October 28, 2019, and is summarized on page 17 of this report.

PROPOSED USE

3,170,970 square feet of non-residential uses; 2,000 hotel rooms; and 1,500 timeshare/resort rental units.

IMPACT ANALYSIS

Special Information

The Universal Boulevard PD was originally approved on December 14, 1999, as the U.S.I. South Campus PD, and has existing entitlements for 3,307,817 square feet of retail commercial, 10,400 hotel rooms, 6,820 units of timeshare/resort rental, +/- 300 acres of attraction, 1,000 student school / 400 bed student housing, and 36 holes of golf course uses. The 108.42-acre Pavilion at Sand Lake Planned Development was originally approved on November 27, 2007. The PD development program consists of 1 million square feet of retail/commercial uses, which may be converted to office, hotel, timeshare/resort rental, light industrial and industrial park uses through the use of a transportation conversion matrix.

The overall PD, including the addition of the Pavilion at Sand Lake PD, is comprised of approximately 2,153 gross acres, and is partially developed with various hotel, multi-family, time-share, commercial, entertainment, and other uses serving Orange County's burgeoning tourist industry in the International Drive area. The "Universal Property" covers 1,360 gross acres of the overall PD. Through this request, the applicant is seeking to distinguish the applicable PD LUP provisions that apply only to the project to be located on the Universal Property from those applicable to the rest of the property in the PD. This simplification includes new separate LUP sheets for development notes, conditions of approval, and waivers that are applicable only to the Universal Property, while maintaining the existing sheets of the PD LUP for the rest of the PD.

The applicant has submitted this application for an amendment to the Universal Boulevard (FKA U.S.I. South Campus) pursuant to Section 38-30(f)(3)a of the Major Economic Development Project Program ordinance. The request to rezone two parcels totaling 108.78 gross acres from PD (Pavilion at Sand Lake Planned Development) to incorporate it into the Universal Boulevard (f.k.a. U.S.I. South Campus) PD and to integrate the 1,000,000 square feet of retail commercial land uses from the Pavillion at Sand Lake PD into the Universal Boulevard (f.k.a. U.S.I. South Campus) PD. The request is also to remove Parcel ID 29-23-29-0000-00-007 from the PD boundary and to remove the Convention Plaza District & Equivalency Zone standards from the PD. The expansion will allow for additions to the Universal Orlando Resort with the development of Universal's Epic Universe, its newest theme park, together with hotels, restaurants, warehouse, office, infrastructure and other related facilities.

The request also includes forty (40) waivers from Orange County Code. The requested waivers apply to two different portions of the subject property. The first 30 waivers are applicable to any PDP perimeter established on a Perimeter Development Plan ("PDP") approved pursuant to Section 38-30 of the Orange County Code. These waivers are intended to allow for flexibility in landscaping and parking requirements. The remaining 10 waivers apply to the interior of the "Universal Property" and are intended to allow the

applicant to have the flexibility to design and develop an immersive, themed entertainment resort complex.

The proposed PD LUP amendment will provide the necessary flexibility to allow the design and implementation of the project to incorporate all of the creative and imaginative concepts that will continue to make the Universal Orlando Resort one of the top destinations for visitors from across the globe.

Land Use Compatibility

The proposed development program is compatible with existing development in the area, and would not adversely impact any adjacent properties.

Comprehensive Plan (CP) Consistency

The subject property has underlying Future Land Use Map (FLUM) designation of Planned Development – Mixed Use (PD-MU) and Industrial (IND). The request is consistent with the FLUM designation and all other applicable CP provisions.

Overlay Ordinance

A portion of the subject property is located within the I-Drive District Overlay. However, existing PDs are exempt from the I-Drive District Code requirements as long as a development plan is approved by February 2020.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

An Orange County Conservation Area Determination (CAD) is properly identified on sheet 3 of 18 and was completed that included this project site. Wetland classifications were determined and a certified survey of the conservation area boundary was approved. All property as shown is included in the original CAD 92-18-CA.

Transportation Concurrency

Through various Binding Letters of Interpretation of Vested Rights issued by the Florida Department of Administration (n.k.a. Department of Economic Opportunity) and Orange County Vested Rights Certificates, the Universal Boulevard (f.k.a. U.S.I. South Campus) PD is vested from consistency with the Comprehensive Plan, as well as concurrency for the following uses: attractions and recreation features, industrial plants and industrial parks, office parks, petroleum storage facilities, multi-family residential, schools, shopping centers, hotels / motels. No additional trips are being proposed with this request, as the 1,000,000 square feet of non-residential is currently permitted with the Pavilion at Sand Lake PD.

Community Meeting Summary

A community meeting was held on October 28, 2019. The one hundred eleven (111) attendees of the meeting voiced concerns of traffic flow in the area. They also expressed the desire that the new proposed theme park ensure the adjacent residential neighborhoods would not be affected by light or noise.

Schools

Orange County Public Schools (OCPS) did not comment on this case, as it does not involve an increase in residential units or density.

Parks and Recreation

The Parks and Recreation Division reviewed this request but did not provide any comments or objections.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division

ACTION REQUESTED

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Universal Boulevard (f.k.a. U.S.I. South Campus) Planned Development / Land Use Plan (PD/LUP), dated "December 2, 2019", subject to the following conditions:

CONDITIONS OF APPROVAL (for the Universal Property only)

1. Development shall conform to the Universal Boulevard (f.k.a. U.S.I. South Campus) PD Land Use Plan dated "Received December 2, 2019" and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions or by the County Project Manager pursuant to Section 38-30(d) of the Orange County Code of Ordinances. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions or by the County Project Manager pursuant to Section 38-30(d) of the Orange County Code of Ordinances. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated " Received December 2, 2019," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the

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project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Except as otherwise addressed in a separate roadway and infrastructure agreement, utilities agreement, or other applicable agreement, or as otherwise agreed to by the County: (i) property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use; (ii) Owner / Developer shall provide, at no cost to County, any and all easements required for approval of the project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance; (iii) any encumbrances on the property that are required to be dedicated or otherwise conveyed to Orange County (by plat or other means) that are discovered after approval of a PD Land Use Plan and have not otherwise been addressed in the above referenced agreement(s), shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance, unless otherwise agreed to by the County; (iv) as part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP), which shall include reclaimed water and wastewater utilities. MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.

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7. Development shall be consistent with the Mandarin Drive Agreement approved by the BCC on June 4, 2013, and recorded at Book 10581, Page 0871, Public Records of Orange County, Florida.
8. A mandatory pre-application / sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application / sufficiency review meeting prior to formal submittal of the plat to the County.
9. Historic uses of certain areas within and adjacent to the Universal Property have resulted in limited soil and/or groundwater contamination. Various assessments, investigations, studies, and remedial actions addressing all of the areas of both suspected and identified contamination have been completed under the RCRA Corrective Action regulatory program and/or other environmental regulatory programs administered by the Florida Department of Environmental Protection (FDEP) or the U. S. Environmental Protection Agency. As the result of these actions, all soils with concentrations of contaminants exceeding Florida Residential Soil Cleanup Target Levels (SCTLs), as specified in 62-777, Florida Administrative Code (FAC), have been removed from the Universal Property and adjacent properties and all remaining areas with groundwater contamination at concentrations exceeding Florida Groundwater Cleanup Target Levels (GCTLs), as specified in 62-777, FAC, located either within or adjacent to the Universal Property are currently being addressed pursuant to FDEP RCRA Corrective Action Permits 70666-HF-003 (issued to Lockheed Martin Corporation) and 147519-HH-004 (issued to Universal City Property Management III, et. al.). Of the seven remaining areas with groundwater contamination being addressed with active remediation, only the former Landfill 1 site and the Lockheed Martin Solid Waste Management Unit 49 (aka Area East of the Simulation Testing Laboratory) are within the Universal Property. The remaining five areas with groundwater contamination adjacent to the Universal Property are: (1) the Lockheed Martin Main Plant Site; (2) the Lockheed Martin Former Building 10 Site; (3) the former Landfill 4 site; (4) the former Landfill 5 site; and (5) the Pershing/Waste Conservation Area. Orange County will not require a current Phase 1 Environmental Site Assessment (ESA) prior to approval of site development activities for any area within the Planned Development that is (i) within the RCRA permit facility boundary for either 70666-HF-003 or 147519-HH-004; (ii) was historically subject to FDEP approved site assessment and/or remediation activities, and/or has been issued a FDEP Site Remediation Completion Order (SRCO) or similar determination of site closure; (iii) remains under active FDEP management of remedial actions; or (iv) is the subject of a recent ESA, or similar assessment, unless the development activities include any roadways, rights-of-way, and/or tracts that are anticipated to be dedicated to Orange County and/or to the perpetual use of the public, in which case an ESA and current title opinion shall be submitted to the Orange County Environmental Protection Division for review as part of any Construction Plan submittal. In addition, any development, mass grading, clearing, or grubbing within areas of active groundwater remediation shall not result in the disturbance of any on-going remediation activities, including any monitoring or recovery wells, without prior FDEP approval.
10. On properties where contamination has been documented, the covenants, conditions, and restrictions (CC&Rs) and lease agreements shall include notification that the property has been identified with soil and groundwater contamination and shall state the status of the resulting remediation.

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11. Neither potable wells nor irrigation using local groundwater will be allowed on sites where identified soil or groundwater contamination has been documented.
12. The Developer shall obtain wastewater and reclaimed water service from Orange County Utilities.
13. The CC&Rs for the parcels within this PD shall contain a statement that a regional wastewater treatment plant with a capacity of 56 million gallons per day (MGD) abuts the eastern property boundary of this development.
14. Maximum building height shall be as shown on the approved PD/LUP, including any waivers granted thereby. For any building or structure that will be accessible to the public to be constructed within the 62.62 acre "Visual Screening Area" as depicted on the approved PD/LUP which has a habitable finish floor elevation over fifty (50) feet above the finish site grade elevation ("Screened Building"), a visual screening shall be provided such that sight lines from the highest habitable floor of any such Screened Building shall obscure any and all existing openings in existing buildings within the adjacent LMC STL facility up to a maximum of twelve (12) feet above the grade elevation of the building. Such visual screening may consist of (i) a barrier comprised of berms, landscaping, fences or walls along the property boundary adjacent to the LMC STL facility, (ii) a building parapet or similar architectural feature on the screened building, or (iii) any combination of those elements. Permit applications for any screened building within the Visual Screening Area will include an appropriate sight line study demonstrating that this condition has been met.
15. The Universal Boulevard Planned Development: Signage Design Guidelines dated "Received November 27, 2019," are approved which grant a waiver from Section 31.5 for the Universal Property, including a waiver to allow three ground signs a maximum of 30 feet in height. Additionally, billboards and pole signs currently installed on the Universal Property shall be permitted to remain and may be relocated as necessary related to the development of the Entertainment Resort Complex on the Universal Property. Any new billboards proposed for the Universal Property shall comply with the Orange County Code.
16. Residential uses shall be limited to those residential uses in the Land Uses Agreement entered into on January 4, 1994, by and among Orange County, Martin Marietta Corporation, and Orlando Central Park, Inc.
17. Any communication tower requests shall be processed as a development permit under Chapter 38-30 of the Code.
18. Prior to construction plan approval, master stormwater management plans for this project shall be reviewed and approved by Orange County.
19. Swapping of property between the Orange County Convention Center Expansion Phase V PD/LUP and Universal Boulevard (fka USI South Campus) PD/LUP with overall uses/interests not being affected may occur as a non-substantial change, as reviewed and approved by Development Review Committee.
20. Use of fireworks and pyrotechnics are allowed in conjunction with the attraction use in the entertainment resort complex located on the Universal Property. Fireworks and pyrotechnic

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shows are permitted until midnight except for holidays and special events in which case shows may be permitted until 1 a.m.

21. Searchlights or uplighting shall be permitted as part of the use of the Universal Property as an Entertainment Resort Complex.
22. Pain management clinics shall be prohibited.
23. 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 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.
24. The following uses shall be prohibited on the area described as the "Area within the Pavilion PD to become part of the Universal Boulevard PD" on Sheet 8 of 18 of the Universal Boulevard PD LUP: new and used vehicle lots, pawn shops, labor pools, pay day loan type institutions, and outdoor storage of boats and recreational vehicles.
25. The wetlands located within the Universal Property are jurisdictional to the SFWMD. These wetlands were verified as non-jurisdictional to Orange County as determined through the state FDEP pre-Henderson Jurisdictional Determination. The Universal Boulevard PD (a/k/a USI South Campus PD) has Orange County Conservation Area Determination #92-18 permitted with a survey approved on 10/1/97 that only claimed the canals 9/30/2002. No encroachment or modification can occur to the canals without an Orange County conservation area impact permit through the Environmental Protection Division. However, as the canals are in drainage easements and based on Universal having previously permitted and mitigated all wetland impacts, modification can occur under those guidelines.
26. The following waivers from Orange County Code is granted and shall be applicable to any PDP perimeter established on a Perimeter Development Plan ("PDP") approved pursuant to Section 38-30 of the code for all or any portion of the Universal Property:
 - a. A waiver from Section 9-649(b)(2)b to allow the maximum height of an outdoor lighting fixture (inclusive of the pole and light source/luminaire) to be ninety (90) feet in any parking lots designed as a speed parking lot in lieu of the code's maximum height of thirty (30) feet within a parking lot.
 - b. A waiver from the "berms" definition found in Section 24-2 of the code to allow the maximum slope of a berm in the PDP perimeter to be two-to-one (2:1) in lieu of a maximum slope of three-to-one (3:1).
 - c. A waiver from the "masonry wall" definition found in Section 24-2 of the code to allow any masonry wall to be constructed in the PDP perimeter to consist of masonry or similar materials meeting the Florida building code requirements in lieu of the southern building code requirements.
 - d. A waiver from the "shade tree or canopy tree" definition found in Section 24-2 of the code to allow the exact species of shade trees and/or canopy trees in the PDP perimeter

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- to be specified by the professional landscape architect for the project in lieu of the tree species being specified in the Florida friendly plant list or by the Orange County Zoning Manager or designee.
- e. A waiver from Section 24-3(b)(9) of the code to allow for flexibility in landscape design for the proposed use and not require a plant schedule.
 - f. A waiver from Section 24-4(a)(1) of the code to modify the definition of vehicular use areas such that "adjacent to right-of-way/roadway" shall mean those areas that lie within 25 feet of the roadway in lieu of 75 feet.
 - g. A waiver from Section 24-4(a)(2) of the code to modify the definition of vehicular use areas such that "adjacent to other properties" shall mean those areas that lie within 25 feet of the property boundary in lieu of 30 feet.
 - h. A waiver from Section 24-4(a)(3)c of the code to allow landscaped areas in the PDP perimeter which are adjacent to parking areas to be flush with vehicle parking and travel areas in lieu of requiring curb and wheel stops.
 - i. A waiver from Section 24-4(a)(3)d of the code to allow an unlimited amount of continuous parking spaces without a landscape break in the PDP perimeter in lieu of the maximum ten (10) continuous parking spaces without a landscape break
 - j. A waiver from Section 24-4(d) of the code to allow the minimum landscaped areas between buildings and public right-of-way and along the primary façade in the PDP perimeter to be zero feet in lieu of the minimum standards set forth in Section 24-4(d).
 - k. A waiver from Section 24-4(e) of the code to allow service areas in the PDP perimeter visible from the public right-of-way or abutting other properties to be screened with a fence in lieu of a masonry wall.
 - l. A Waiver from Section 24-4(f) of the code to allow solid waste storage areas in the PDP perimeter that are within the building setback area or located in an area visible to customers from the public right-of-way to be screened with a fence in lieu of a masonry wall.
 - m. A waiver from Section 24-4(h) of the code to allow open storage areas in the PDP perimeter to be screened with a fence in lieu of a 6' high masonry wall.
 - n. A waiver from the application of Section 24-4(l) of the code for the PDP perimeter, including, but not limited to the 40/40/20 plan, in lieu of having to comply with this Section.
 - o. A waiver from Section 24-5 of the code for the universal property eliminating the buffer yard standards as they may relate to any uses located adjacent to each other on any portions of the property that are under common ownership or control and reducing any additional applicable buffer yards to 25' in lieu of any standard over 25' specified in Section 24-5.

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- p. A waiver from Section 24-5(b) of the code for the PDP perimeter to require one (1) shade tree for every fifty (50) feet of road frontage only on public roadways in lieu of one (1) shade tree for every forty (40) lineal feet of road frontage.
- q. A waiver from the application of Section 24-6 of the code's water efficient landscaping requirements to the PDP perimeter in lieu of having to meet those requirements.
- r. A waiver from the application of Section 24-8 of the code's landscape materials/installation requirements to the PDP perimeter in lieu of having to comply with this Section.
- s. A waiver from Section 24-9 of the code to allow landscape plans to be provided with a PDP in lieu of a development/subdivision plans and to not require a method of maintenance to be included with such plan.
- t. A waiver from Section 24-10(a)(3) of the code to allow flexibility in landscape design in and around paved areas in the PDP perimeter in lieu of landscaping being provided throughout parking areas in an amount equal to ten (10) percent of the total paved area.
- u. A waiver from Section 34-171(7) of the code to construct sidewalks of varying width along one side of the street in portions of the PDP perimeter in lieu of a five (5) foot sidewalk on both sides of the street.
- v. A waiver from Section 34-171(7) of the code for sidewalk in the PDP perimeter to be outside of ROW in lieu of sidewalk to be located within the street ROW.
- w. A waiver from Section 37-4(a)(3)g of the code to allow potable water use for irrigation systems in the PDP perimeter in lieu of new developments requiring reclaimed water and prohibiting potable water usage for irrigation.
- x. A waiver from Section 38-1479(b) of the code to allow a minimum parking space of 7'x17' in lieu of 9'x20' or 10'x18' spaces.
- y. A waiver from Section 38-1235(b)(9) of the code to zero percent in lieu of a minimum of 3 percent of parking areas to be landscaped to allow flexibility in landscape design in and around parking areas to facilitate safe, efficient parking circulation and design.
- z. A waiver from Section 38-1235(b)(11) of the code to allow portions of the vehicular and pedestrian passageways in the PDP perimeter to be together in lieu of separated.
- aa. A waiver from Section 38-1291(d) of the code to remove the standardized regulations requiring screen hedges and/or berms for all paved areas and fenced stormwater retention facilities to allow more flexibility in landscape design in lieu of having to meet this requirement.
- bb. A waiver from Section 38-1291(e) of the code to allow zero percent in lieu of 5 percent of total paved parking areas in the PDP perimeter to be landscaped to allow flexibility in landscape design in and around parking areas in the PDP perimeter to facilitate safe, efficient parking circulation and design.

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- cc. A waiver from Section 38-1298 of the code to allow flexibility in sidewalk design adjacent to the ROW in the PDP perimeter in lieu of requiring sidewalks along all ROWs.
 - dd. A waiver from Sections 37-601 – 37-613 of the Code to exempt the PDP Perimeter from having to comply with the County's water conservation rules, in lieu of having to comply with those portions of the code.
27. The following waivers from Orange County Code is granted and shall be applicable to any portion of the Universal Property:
- a. In the event a Perimeter Development Plan (PDP) is approved for any portion of the Universal Property pursuant to Section 38-30 of the code, A Waiver from the applicability of all of Chapters 9, 19, 24, 30, 34, 37, and 38, except for (i) Section 38-30 and (ii) the Building and Fire codes, as those determinations are the authority of the Building and Fire marshal, respectively, of the code for that portion of the Universal Property located inward of any established PDP perimeter as shown on an applicable PDP (the "PDP interior") in lieu of the applicability of those chapters of the code to the PDP interior.
 - b. A waiver from Section 31.5 of the code for the Universal Property to be governed by the Universal Boulevard Planned Development: Signage Design Guidelines ("signage design guidelines") in lieu of compliance with Section 31.5 of the code.
 - c. A waiver from Section 38-1230(a) and Article XI of Chapter 38 of the code for the universal property in lieu of compliance with Section 38-1230(a) and Article XI of Chapter 38 of the code.
 - d. A waiver from Section 38-1234 of the Code for the Universal Property in lieu of compliance with Section 38-1234 of the Code.
 - e. A waiver from Section 38-1287(1) of the code for the Universal Property to allow reduced building setbacks along certain right-of-ways as stated in the building setback table for the universal property on sheet 3 of the land use plan in lieu of compliance with the standard building setbacks found in Section 38-1287(1) of the Code.
 - f. A waiver from Section 38-1287(2) of the code for the Universal Property to allow for an internal side property line setback between lots with different ownership of twenty-five (25) feet in lieu of the standard thirty (30) foot setback found in Section 38-1287(2) of the code.
 - g. A waiver for the Universal Property from Sections 38-1287(2) and (3) to allow for internal side and rear property line setbacks between lots with common ownership or between lots owned by affiliated entities of zero (0) feet in lieu of the required thirty (30) foot setback and twenty (20) foot setback, respectively. For purposes of this waiver, affiliated entities shall have the same meaning ascribed to "affiliated entity" defined in Section 38-30(b) of the Code.
 - h. A waiver from Section 38-1287(4) of the Code for the Universal Property to allow a zero (0) foot paving setback in lieu of all of the standard paving setbacks set forth in Section 38-1287(4) of the Code.

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- i. For any portion of the Universal Property approved as a Perimeter Development Plan (PDP) pursuant to Section 38-30 of the code, A Waiver from Section 38-1427(g) and Section 38-1427(o) to allow the installation of communication antennas, including antennas that are a part of a distributive antenna system (das), small wireless facility, two-way radio system, or other similar communication facilities, on any buildings, structures, poles or pole-type structures located within the approved PDP in lieu of having to meet the code's minimum height, design and siting requirements contained in these Sections.

- j. For any portion of the universal property approved as a Perimeter Development Plan (PDP) pursuant to Section 38-30 of the code, A waiver from Sections 38-1236 and 38-1427 of the Code to allow the installation of communication towers at various locations within the approved PDP to be determined at the time of permitting and construction in lieu of having to meet the minimum siting and separation requirements found in Sections 38-1236 and 38-1427 of the Code.

BCC CONDITIONS OF APPROVAL DATED JUNE 20, 2017 (These conditions are not proposed to change, and will apply to the remainder of the PD with the exception of the Universal Property.)

1. Development shall conform to the Universal Boulevard (fka U.S.I. South Campus) PD Land Use Plan dated "Received April 4, 2017," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received April 4, 2017," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to

**Rezoning Staff Report
Orange County Planning Division
BCC Hearing Date: December 17, 2019**

the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. The following waivers are granted for the Universal Boulevard PD / West and Northwest PSP Lot 5A only:
 - a. A waiver from the Master Sign Plan and Orange County Code Section 31.5-163(a)(2) to allow 1,042 square feet of wall signage, in lieu of 200 square feet;
 - b. A waiver from the Master Sign Plan and Orange County Code Section 31.5-168(b) to allow two (2) walls signs per building face for a single tenant, in lieu of one (1) wall sign; and
 - c. A waiver from the Master Sign Plan to allow a maximum copy area of 369 square feet for wall signs, in lieu of sixty (60) square feet.

**Rezoning Staff Report
Orange County Planning Division
BCC Hearing Date: December 17, 2019**

7. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated August 4, 2015, shall apply:
 - a. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
 - b. A road agreement is required to be in place for the conveyance of right-of-way required for the Kirkman Road Extension prior to PSP / DP.
 - c. A waiver is granted to use the Convention Plaza District Overlay standards in Orange County Code Section 38-865, in lieu of the PD General Site Development Standards and PD Tourist Commercial Standards found in Orange County Code Sections 38-1234, 38-1287, 38-1290, 38-1291, 38-1300, and 38-1476.
 - d. Development shall be consistent with the Mandarin Drive Agreement approved by the BCC on June 4, 2013, and recorded at Book 10581, Page 0871, Public Records of Orange County, Florida.
 - e. A mandatory pre-application / sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application / sufficiency review meeting prior to formal submittal of the plat to the County.

8. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 4, 2013, shall apply:
 - a. No activity will be permitted within the boundaries of the site that may disturb, influence or interfere with: areas of soil or groundwater contamination, remediation activities, or within the hydrological zone of influence of the contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP). Such approval may include, but is not limited to: an FDEP No Further Action letter, Site Rehabilitation Completion Order (SRCO), or documentation of specific permission from FDEP. Such documentation shall be provided to the Environmental Protection Division of Orange County.
 - b. On properties where contamination has been documented, the covenants, conditions, and restrictions (CC&Rs) and lease agreements shall include notification that the property has been identified with soil and groundwater contamination and shall state the status of the resulting remediation.
 - c. Neither potable wells nor irrigation using local groundwater will be allowed on sites where identified soil or groundwater contamination has been documented.
 - d. The Developer shall obtain wastewater and reclaimed water service from Orange County Utilities.
 - e. The CC&Rs for the parcels within this PD shall contain a statement reflecting the location of a regional wastewater treatment plant adjacent to the PD.

**Rezoning Staff Report
Orange County Planning Division
BCC Hearing Date: December 17, 2019**

- f. Billboards and pole signs shall be prohibited. Ground and fascia signs shall comply with the Master Sign Guidelines with the exception of any approved waivers.
 - g. Maximum building height shall be 400 feet / 40 stories as shown on the approved PD/LUP, except that the maximum building height shall be 50 feet / 3 stories for the 62.62 acres being added with this request and for the area of the existing PD northwest of the Mandarin Drive right of way.
9. All previous applicable BCC Conditions of Approval, dated April 28, 2009, shall apply:
- a. The Master Signage Plan dated "Received January 12, 2009," is approved which grants a waiver from Section 31.5-163(a)(2) to allow the size of 3 building / fascia signs to be up to 632 square feet each (for a total of 1,896 square feet) in lieu of 260 square feet.
10. All previous applicable BCC Conditions of Approval dated January 10, 2006, February 3, 2004, and December 14, 1999, shall apply:
- a. Residential uses shall be limited to those residential uses in the Land Uses Agreement entered into on January 4, 1994, by and among Orange County, Martin Marietta Corporation, and Orlando Central Park, Inc.
 - b. Development shall comply with the property owner's Donation Agreement (Universal Boulevard PD) effective as of February 2, 2006, by and between the School Board of Orange County, Florida and Universal City Property Management III, LLC. In the event the County receives written notification from the School Board of developer's breach of the agreement, the County shall cease issuing development approvals until such time as the School Board provides written notice to the County that the breach has been cured.
 - c. The use, on the UCF Rosen School of Hospitality campus only, shall be restricted to student housing and any change in such use shall constitute a substantial change to the PD. This project shall also comply with the Student Housing Ordinance.
 - d. A waiver of Section 38-1259(h) is granted to allow a maximum building height increase from 3 stories / 40 feet to 4 stories / 55 feet, for the UCF Rosen School of Hospitality campus only.
 - e. Billboards and pole signs shall be prohibited. All existing billboards shall be removed within five years of this approval.
 - f. Any communication tower requests shall be processed through the Board of Zoning Adjustment, following Section 38-1427, Orange County Code.
 - g. Swapping of property between the Orange County Convention Center Expansion Phase V PD/LUP and USI South Campus PD/LUP with overall uses/interests not being affected may occur as a non-substantial change, as reviewed and approved by Development Review Committee.

Rezoning Staff Report
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- h. The Universal Studios South Campus LUP may be developed to a total daily trip generation equivalent to Universal's share of the design capacity of the proposed Universal Boulevard extension.
- i. An additional 20,000 total daily trips may be generated by the Universal Studios Development upon completion of a four-lane connection between the proposed Universal Boulevard and John Young Parkway to six lanes from the Osceola County line to Interstate 4.
- j. An additional 43,523 total daily trips may be generated upon the completion of the extension of Kirkman Road from Sand Lake Road to the Beeline Expressway and the interchange with the Beeline at the Kirkman Road Extension.
- k. These two improvements (i.e., east-west spur road and the Kirkman extension) may be interchanged in their construction sequences if and to the extent that the same travel demand is met.
- l. Any future use of fireworks requires a public hearing and is subject to the Board of County Commissioners' (BCC) approval.
- m. No construction plan approval for vertical construction shall be permitted until a mitigation plan is approved for that parcel.
- n. The Environmental Protection Division (EPD) shall monitor this area during both construction and operation to ensure compliance with Orange County Code with regard to noise elevations in the area. In the event that noise readings exceed that which is allowed under current code requirements (i.e., the Noise Ordinance), EPD or the Public Works director may order construction activity halted from 7 p.m. until 7 a.m.
- o. No searchlights or up-lighting shall be allowed within 2,600 feet of all residential areas. Additional lighting shall be submitted with the proposed attraction area prior to approval.
- p. All parking light poles shall be restricted to a maximum height of 30 feet.
- q. Lighting, with the exception of landscape lighting, shall be directed in a downward direction and away from the Williamsburg neighborhood.
- r. A waiver shall be granted from the Tourist Commercial Performance Standards to the extent indicated on the USI South Campus LUP.
- s. Applicant agrees that the foregoing restrictions shall be enforceable against the property by Orange County for a period of 20 years from the date hereof regardless of whether the property remains in unincorporated Orange County.

PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION (June 20, 2017)

A motion was made by Commissioner Siplin, seconded by Commissioner VanderLey, and carried on a vote of 5-0 to approve the substantial change request to amend the existing Master Sign Plan and grant the three waivers related to signage for PD Parcel 5A.

LUPA-19-09-300



-  Area to be Aggregated
-  Universal Boulevard PD
-  Universal Property



★ Subject Property

Future Land Use Map

FLUM: Planned Development - Mixed Use (PD-MU)

APPLICANT: John McReynolds, Universal City Development Partners, Ltd.

LOCATION: South of Sand Lake Road, north of State Road 528, west of S. John Young Parkway, and east of International Drive.

TRACT SIZE: ± 2,153 gross acres (overall PD)
 ± 1,360 gross acres (Universal Property)
 108.78 gross acres (area to be aggregated)

DISTRICT: # 6

S/T/R: 05/24/29

1 inch = 3,150 feet



LUPA-19-09-300



- Area to be Aggregated
 - Universal Boulevard PD
 - Universal Property
- Subject Property

Zoning Map

Zoning: PD (Planned Development District)

APPLICANT: John McReynolds, Universal City Development Partners, Ltd.

LOCATION: South of Sand Lake Road, north of State Road 528, west of S. John Young Parkway, and east of International Drive.

TRACT SIZE: ± 2,153 gross acres (overall PD)
 ± 1,360 gross acres (Universal Property)
 108.78 gross acres (area to be aggregated)

DISTRICT: # 6




S/I/R: 05/24/29

1 inch = 3,150 feet



LUPA-19-09-300



-  Area to be Aggregated
-  Universal Boulevard PD
-  Universal Property



1 inch = 2,075 feet

**Universal Boulevard (FKA U.S.I. South Campus PD / LUP
 (Cover Sheet)**

11/15/19 10:55 AM UNIVERSAL_BOULEAVARD_PD_LUP_AMENDMENT

SECTION 1, TOWNSHIP 24S, RANGE 28E
 SECTION 4, TOWNSHIP 24S, RANGE 28E
 SECTION 5, TOWNSHIP 24S, RANGE 28E
 SECTION 6, TOWNSHIP 24S, RANGE 28E
 SECTION 21, TOWNSHIP 23S, RANGE 28E
 SECTION 22, TOWNSHIP 23S, RANGE 28E
 SECTION 23, TOWNSHIP 23S, RANGE 28E



LAND USE PLAN AMENDMENT
UNIVERSAL BOULEVARD P.D.
(AKA U.S.I. SOUTH CAMPUS P.D.)
ORANGE COUNTY, FLORIDA
 PREPARED FOR
UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

RECEIVED
 By DMC Office on 10/15/19 10:55 AM

PROJECT TEAM

OWNER/OWNER'S OFFICE:
 UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.
 2200 FAIR AVENUE NORTH, SUITE 200
 WINTER PARK, FLORIDA 32789
 CONTACT: JAMES J. JONES
 PHONE: 407.844.4000

ENVIRONMENTAL CONSULTANT:
 DONALD W. MCINTOSH ASSOCIATES, INC.
 2200 FAIR AVENUE NORTH, SUITE 200
 WINTER PARK, FLORIDA 32789
 CONTACT: JAMES J. JONES
 PHONE: 407.844.4000

CONSULTANT:
 DONALD W. MCINTOSH ASSOCIATES, INC.
 2200 FAIR AVENUE NORTH, SUITE 200
 WINTER PARK, FLORIDA 32789
 CONTACT: JAMES J. JONES
 PHONE: 407.844.4000

PCMA DESIGNER:
 DONALD W. MCINTOSH ASSOCIATES, INC.
 2200 FAIR AVENUE NORTH, SUITE 200
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 PHONE: 407.844.4000

ENGINEER:
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 WINTER PARK, FLORIDA 32789
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 PHONE: 407.844.4000

PLANNER:
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SURVEYOR:
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 2200 FAIR AVENUE NORTH, SUITE 200
 WINTER PARK, FLORIDA 32789
 CONTACT: JAMES J. JONES
 PHONE: 407.844.4000

SEPTEMBER 6, 2019
REVISED OCTOBER 15, 2019

 **DONALD W. MCINTOSH ASSOCIATES, INC.**
 ENGINEERS PLANNERS SURVEYORS
 2200 FAIR AVENUE NORTH, WINTER PARK, FL 32789 407.844.4000

- P.D. AMENDMENT REQUEST**
- THIS PD LAND USE PLAN IS BEING AMENDED TO:
- SET FORTH REQUIREMENTS THAT ONLY APPLY TO PROPERTY OWNED BY UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD. (UNIVERSAL), THE UNIVERSAL PROPERTIES WITHIN THE UNIVERSAL BOULEVARD PD AND THE PROPERTY BEING ADDED PER NOTE 2 BELOW ARE HEREBY REFERRED TO COLLECTIVELY AS THE "UNIVERSAL PROPERTY".

05-24-29-0000-00-004	31-23-29-0000-00-004
05-24-29-0000-00-005	31-23-29-0000-00-005
05-24-29-0000-00-006	31-23-29-0000-00-006
05-24-29-0000-00-007	31-23-29-0000-00-007
05-24-29-0000-00-008	31-23-29-0000-00-008
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05-24-29-0000-00-037	31-23-29-0000-00-037
05-24-29-0000-00-038	31-23-29-0000-00-038
05-24-29-0000-00-039	31-23-29-0000-00-039
05-24-29-0000-00-040	31-23-29-0000-00-040
 - EXPAND THE UNIVERSAL BOULEVARD PD BOUNDARY TO INCLUDE ORANGE COUNTY TAX PARCELS 31-23-29-0000-00-007 AND 31-23-29-0000-00-015 (8108 ACRES).
 - CONSOLIDATE 1,000,000 SF RETAIL/COMMERCIAL LAND USE FROM THE PAVILION AT SAND LAKE PD TO THE UNIVERSAL BOULEVARD PD AND ALLOCATE TO THE UNIVERSAL PROPERTY.
 - THIS AMENDMENT IS NOT INTENDED TO MODIFY THE ENTITLEMENTS, CONDITIONS OF APPROVAL, OR WAIVERS FOR ANY PROPERTY NOT OWNED BY UNIVERSAL (THE "NON UNIVERSAL PROPERTY").
 - CREATE A NEW SET OF CONDITIONS OF APPROVALS AND WAIVERS FOR THE UNIVERSAL PROPERTY. (SEE SHEETS 4 AND 7).
 - REMOVE THE UNIVERSAL PROPERTY FROM THE CONVENTION PLAZA DISTRICT EQUIVALENT ZONE (CPDEZ).
 - REMOVE ORANGE COUNTY TAX PARCEL 29-25-29-0000-00-007 AS PARCEL IS LOCATED WITHIN JURISDICTIONAL LIMITS OF THE CITY OF ORLANDO, FLORIDA.

SHEET INDEX

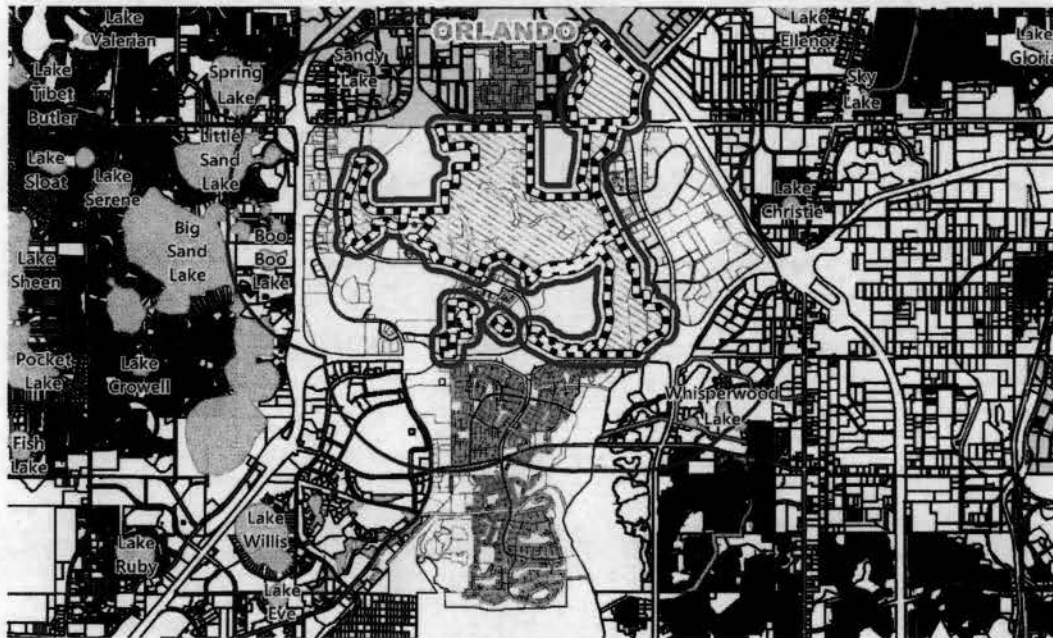
1	COVER SHEET
2	DEVELOPMENT NOTES FOR NON UNIVERSAL PROPERTY
3	DEVELOPMENT NOTES FOR UNIVERSAL PROPERTY
4	WAIVERS REQUESTED FOR UNIVERSAL PROPERTY
5	BOC CONDITIONS OF APPROVAL FOR UNIVERSAL BLDG P.D.
6	BOC CONDITIONS OF APPROVAL FOR PAVILION AT SAND LAKE P.D.
7	PROPOSED BOC CONDITIONS OF APPROVAL FOR THE UNIVERSAL PROPERTY
8	LAND USE PLAN
9	CPDEZ PERFORMANCE STANDARDS, WAIVERS AND NOTES
10	DECLARATION PERFORMED IN UNIVERSAL BOULEVARD P.D.
11	ACCESS MANAGEMENT PLAN
12	AERIAL
13	SOILS MAP
14	FLOODPLAIN MAP
15	SKETCH AND DESCRIPTION
16	SKETCH AND DESCRIPTION
17	SKETCH AND DESCRIPTION
18	SKETCH AND DESCRIPTION

Notification Map

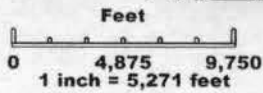


Public Notification Map

Universal Boulevard PD_LUPA-19-09-300

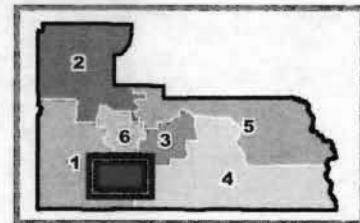


Subject Site



- MAP LEGEND**
- SUBJECT
 - 1_MILE_BUFFER
 - 500_FT_BUFFER
 - NOTIFIED_PARCELS
 - COURTESY_NOTICES
 - HYDROLOGY
 - PARCELS

500 : FT BUFFER
 5,488 : NOTICES



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UNIVERSAL BOULEVARD PLANNED DEVELOPMENT: SIGNAGE DESIGN GUIDELINES

SECTION EIGHT

UNIVERSAL SIGNAGE

I. PURPOSE AND INTENT

Notwithstanding the foregoing, this Section of the Guidelines establishes a standard program for signage on the current and future parcels that will now or later comprise the Universal Property, as defined in the UBPD. These Guidelines are prepared as a planning tool, helping to establish the use of the Universal Property as an Entertainment Resort Complex (as defined in Section 561.01(18) F.S.) with uses such as attraction, entertainment, dining, retail, hotel, office and warehouse, all of which create business and job opportunities to enhance the economic vitality of Orange County consistent with the intent, purpose and goals of the County's Comprehensive Plan.

The PDP Perimeter, as defined below, serves as the gateway and front door for all guests entering the Entertainment Resort Complex. Therefore, it is the intent of this signage program to create an immersive, consistent, themed, vibrant, clear and attractive signage and graphics program that achieves a balance among the use of signs for guest safety, traffic circulation, business advertising and the public's need for signs as aids to way-finding, all while complementing and enhancing the character of the surrounding area.

II. REGULATIONS

Signage physically located on (i) those portions of the Entertainment Resort Complex within the PDP Perimeter, as established on a Perimeter Development Plan ("PDP") approved by Orange County, (ii) all portions of the Entertainment Resort Complex not included within a PDP, and (iii) any portion of the UBPD erected by UCDP utilizing its rights as Declarant under the Declaration, shall only be required to comply with this Section Eight of the Guidelines in lieu of Sections Two through Seven of these Guidelines and shall be exempt from complying with (i) Chapter 31.5 of the Orange County Code and (ii) the signage provisions of the International Drive Overlay District, including Section 38-868.g.(3)(B)(xviii). All signage located within the interior of the PDP, including but not limited to signage that is visible from outside of the PDP boundary, shall be considered internal signage as it is designed to serve the guest already within the Entertainment Resort Complex and, as such, shall be exempt from all regulations, including, but not limited to (i) Chapter 31.5 of the Orange County Code, (ii) the signage provisions of the International Drive Overlay District, including Section 38-868.g.(3)(B)(xviii) and (iii) these Guidelines .

The Entertainment Resort Complex is certified as an MEDP under Section 38-30 of the Code. At all times during which the Entertainment Resort Complex is certified as an MEDP (i) any interpretation of the terms of this Section Eight and/or any determination as to whether or

UNIVERSAL BOULEVARD PLANNED DEVELOPMENT: SIGNAGE DESIGN GUIDELINES

not a particular sign is in compliance with the provisions of this Section shall be made by the County Project Manager ("CPM").

This Section is being approved by the Board of County Commissioners as part of the UBPD Land Use Plan and as an amendment to the approved Master Sign Plan for the UBPD, applicable only to that portion of the UBPD identified as the Universal Property, and as a waiver to all signage provisions in the Orange County Code and supersedes all provisions therein, including, but not limited to, Chapter 31.5 and any sign provision contained in the International Drive Overlay District, from which this property is both exempt and vested.

a. PERMANENT SIGNS

Any sign not specifically prohibited in this Section, whether or not listed herein, is permitted as a permanent sign.

1. **Aerial View Signs:** Signs that are applied or placed upon the roof surface, approximately parallel with the roof plane, intended to be viewed from the sky shall be permitted.
2. **Animated Sign:** A sign that contains parts that change, move, rotate or otherwise incorporate physical motion that is not an Electronic Message Sign shall be permitted. Animated signs may contain parts that change, move, or rotate provided the Animated Sign is limited to physical rotation motion not to exceed six (6) revolutions per minute.
3. **Awning Sign:** A sign affixed to an awning or removable canopy not permanently attached to or built as part of a building or structure that projects over a deck, door, or window of a building or structure shall be permitted.
4. **Banner Sign:** A sign that is generally constructed of fabric, canvas, metal or similar material and that is attached to a pole, light pole, building, or hung by wire, and is fixed in place, including in public or private rights-of-way, shall be permitted both as a permanent and as a temporary sign.
5. **Electronic Message Sign:** A sign that displays still, scrolling or moving images, including video and animation, which may or may not include text, utilizing a series or grid of lights that may be changed by electronic means, including cathode ray, light emitting diode display (LED), plasma screen, liquid crystal display (LCD), fiber optic, light bulbs or other illumination devices within the display area or that are otherwise created by any reflective, refractive, digital light processing (DLP), holographic, fog screen, stereoscopic/three dimensional, or any other device, process, product, application of technology, or by the appearance of any of such, within the display area, either alone or in varying combinations with each other or

UNIVERSAL BOULEVARD PLANNED DEVELOPMENT: SIGNAGE DESIGN GUIDELINES

other elements, shall be permitted. Any permanent sign may be an Electronic Message Sign or may incorporate an electronic message element within a portion of the sign.

6. **Flags:** A sign, usually rectangular in shape and made of fabric of a distinctive design that is used as a symbol or as a signaling device shall be permitted.

7. **Ground Sign:** A sign that is placed on the ground or has as its primary structural support one or more columns, poles, uprights or braces in or upon the ground shall be permitted. Ground Signs are allowed to have signage on two or more sides and may pertain to the uses on more than one parcel of property. Ground Signs include signs typically referred to as the following: :

a. **Free Standing** – a sign that is placed on the ground or has as its primary structural support one or more columns, poles, uprights or braces in or upon the ground.

b. **Monument Sign** - a sign that is erected directly upon the existing or finished grade, or that is raised no more than 12" from the existing or finished grade to the bottom of the sign and that has a horizontal dimension equal to or greater than its vertical dimension.

c. **Multi-tenant Ground Sign** – a sign which pertains to the uses of a parcel of property, or parcels of contiguous property, where two (2) or more separate establishments exist on the property.

d. **Pole Sign** – a sign that is erected or affixed to one or more poles or posts, which may include uniquely designed poles and sign attachments that are part of the theming of the Entertainment Resort Complex.

e. **Pylon Sign** – a sign that is mounted directly on the ground, which may consist of rectangular sign faces or a sculptural themed shape.

f. **Single-tenant Ground Sign** – a sign which pertains to the uses of a parcel of property, or parcels of contiguous property.

8. **Information Sign:** A sign, often referred to as a "way-finding sign" or "directional sign", that is limited to a message giving directions, instructions, menus, selections, or address numerals shall be permitted. There shall be no limitation on the number of Information Signs.

9. **Light Pole Signage:** Signs designed to be attached to, or supported by, light poles shall be permitted.

10. **Marquee Sign:** A sign painted on or affixed to the perimeter or border of a permanently roofed structure constructed as part of a building and protruding over the sidewalk, plaza or roadway shall be permitted.

UNIVERSAL BOULEVARD PLANNED DEVELOPMENT: SIGNAGE DESIGN GUIDELINES

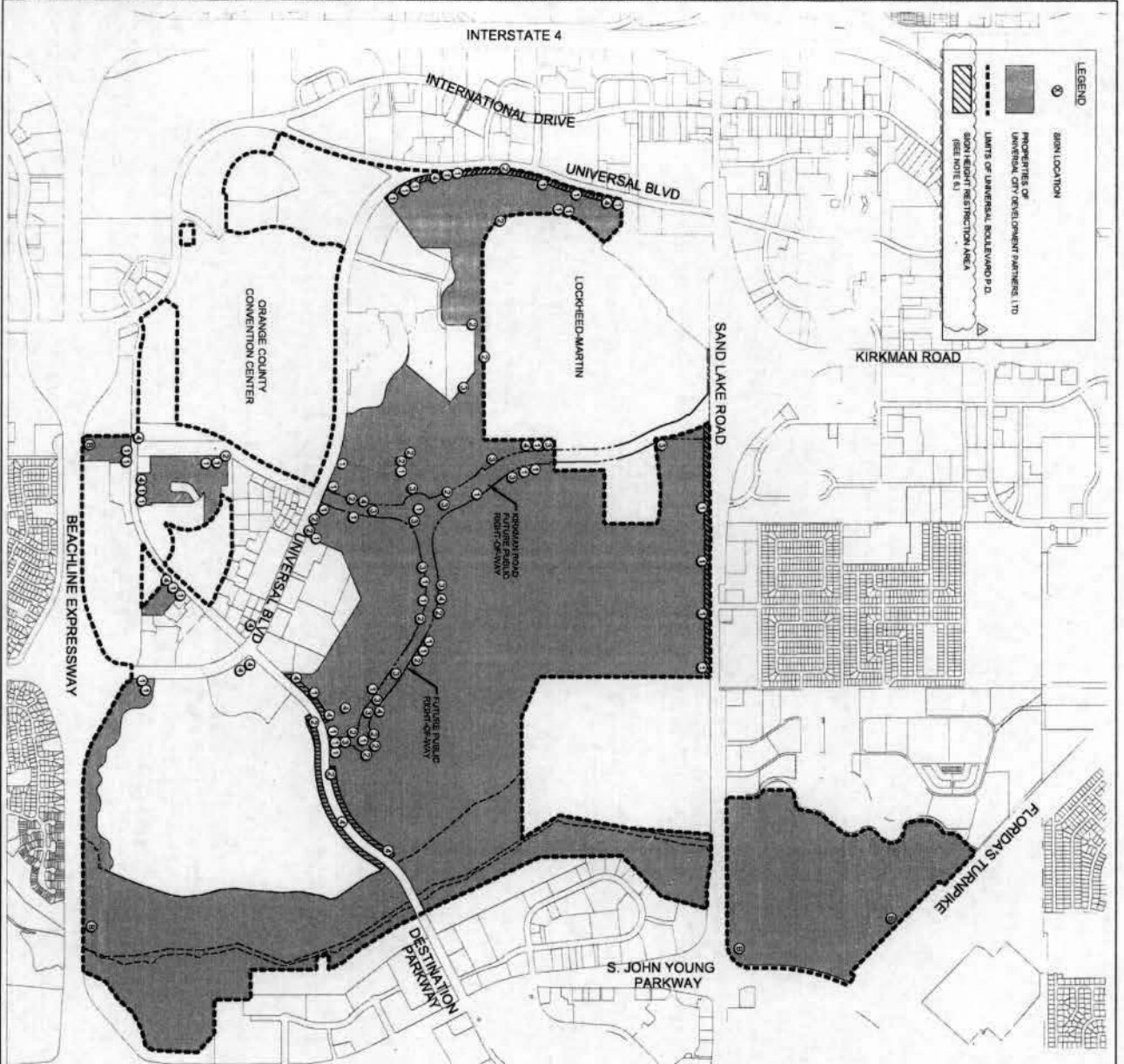
11. **Projecting Sign:** A sign, other than a Wall Sign, that is affixed to and wholly supported by an exterior wall of a building or structure and projects outward and/or upward therefrom with one or more sign faces shall be permitted.
12. **Projected Image Sign:** A still image projected on the face of a wall from a distant electronic device, such that the image does not originate from the plane of the wall shall be permitted.
13. **Roof Sign:** A sign erected upon or above and wholly supported by a roof or parapet of a building or structure shall be permitted.
14. **Wall Sign:** A sign, other than a Roof Sign, which is attached to, painted on or erected against the wall and/or parapet of a building or a structure, with the exposed face of the Wall Sign on a plane approximately parallel to the plane of the wall shall be permitted.
15. **Window Sign:** A sign that is attached to, affixed to, leaning against, or otherwise placed inside of a building within six feet of any window or door in such a manner that is visible from outside the building, but not including the display of merchandise in store windows shall be permitted.

b. TEMPORARY SIGNS

A temporary sign which is not permanently affixed to the ground, a building or a structure is permitted within the Entertainment Resort Complex for a limited period of time in any one location. Any temporary sign not specifically prohibited in this Section, whether or not listed herein, is permitted as a temporary sign.

1. **A-Frame Sign:** A portable sign not secured or attached to the ground or surface upon which it is located and typically constructed in such a manner as to form an "A" or tent-like shape shall be permitted.
2. **Banner Sign:** See definition above.
3. **Construction Sign:** A sign which may be freestanding or on a fence or a wall securing a construction site located on the site of a building that states the name of the owners, building-related architectural, engineering, financial firms, future tenants, and/or others associated with a construction project, but which contains no other advertising matter shall be permitted. Construction Signs shall be limited to the names of the developer, building owner and contractor(s) working on the site and any building-related architectural, engineering or financial firms involved with the building on that site and may include a graphic treatment.

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LEGEND

- ① SIGN LOCATION
- ▭ PROPERTIES OF UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.
- LIMITS OF UNIVERSAL BOULEVARD P.D.
- SIGN RIGHT RESTRICTION AREA (SEE NOTE 8)

SYMBOL	SIGN TYPE
①	GROUND SIGN
②	INFORMATION SIGN
③	INFORMATION SIGN (OVERHEAD)
④	BANNER SIGN
⑤	ENTRY GATEWAY SIGN (POLYBENCH/CONCRETE/IMAGERY/MATERIAL/COMPLEMENT)
⑥	POTENTIAL BILLBOARD RELOCATION AREA

- NOTES:**
- 1) REFER TO THE UNIVERSAL BOULEVARD PLANNED DEVELOPMENT (UPD) SIGNAGE DESIGN GUIDELINES, SECTION EIGHT, UNIVERSAL SIGN LETTER FONT AND FONT SIZE FOR THE SIGNAGE DESIGN PROCESS.
 - 2) REVIEW AND MODIFICATION DURING THE DEVELOPMENT APPROVAL PROCESS.
 - 3) MAINTENANCE OF TRAFFIC (PEDESTRIAN AND VEHICULAR) AND BANNER SIGNS MAY BE USED INTERCHANGEABLY.
 - 4) CHARTERED IMAGERY MAY BE PLACED THROUGHOUT THE UNIVERSAL DEVELOPMENT.
 - 5) BANNER SIGNS MAY BE ATTACHED TO LIGHT POLES WITHIN THE UNIVERSAL PROPERTY WHETHER OR NOT THE LOCATION OF EACH LIGHT POLE IS SPECIFICALLY DESIGNATED ON THIS MASTER SIGN PLAN.
 - 6) SIGNAGE FOR THE SIGN RESTRICTION AREA IS DESIGNATED ON THIS MASTER SIGN PLAN AND EXCEPT AS NOTED, ALL SIGNAGE SHALL BE PLACED AT THE TOP OF THE SIGN STRUCTURE, UNLESS TRANSPORTATION SAFETY DICTATES OTHERWISE.



DRAWING
 18011701-UPD
 SHEET
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**LAND USE PLAN AMENDMENT
 UNIVERSAL BOULEVARD P.D.
 ORANGE COUNTY, FLORIDA
 MASTER SIGN PLAN**

DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4088

DATE	BY	DESCRIPTION
11/29/18	YHS	FOR ORANGE COUNTY REVIEW COMMENTS
12/15/18	YHS	ADDED PARCELS, GENERAL SIGNNOTES

DONALD W. MCINTOSH ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. 18011701

DATE	BY	DESCRIPTION
9/9/19	YHS	18197