Tuscana Planned Development

BOARD OF COUNTY COMMISSIONERS

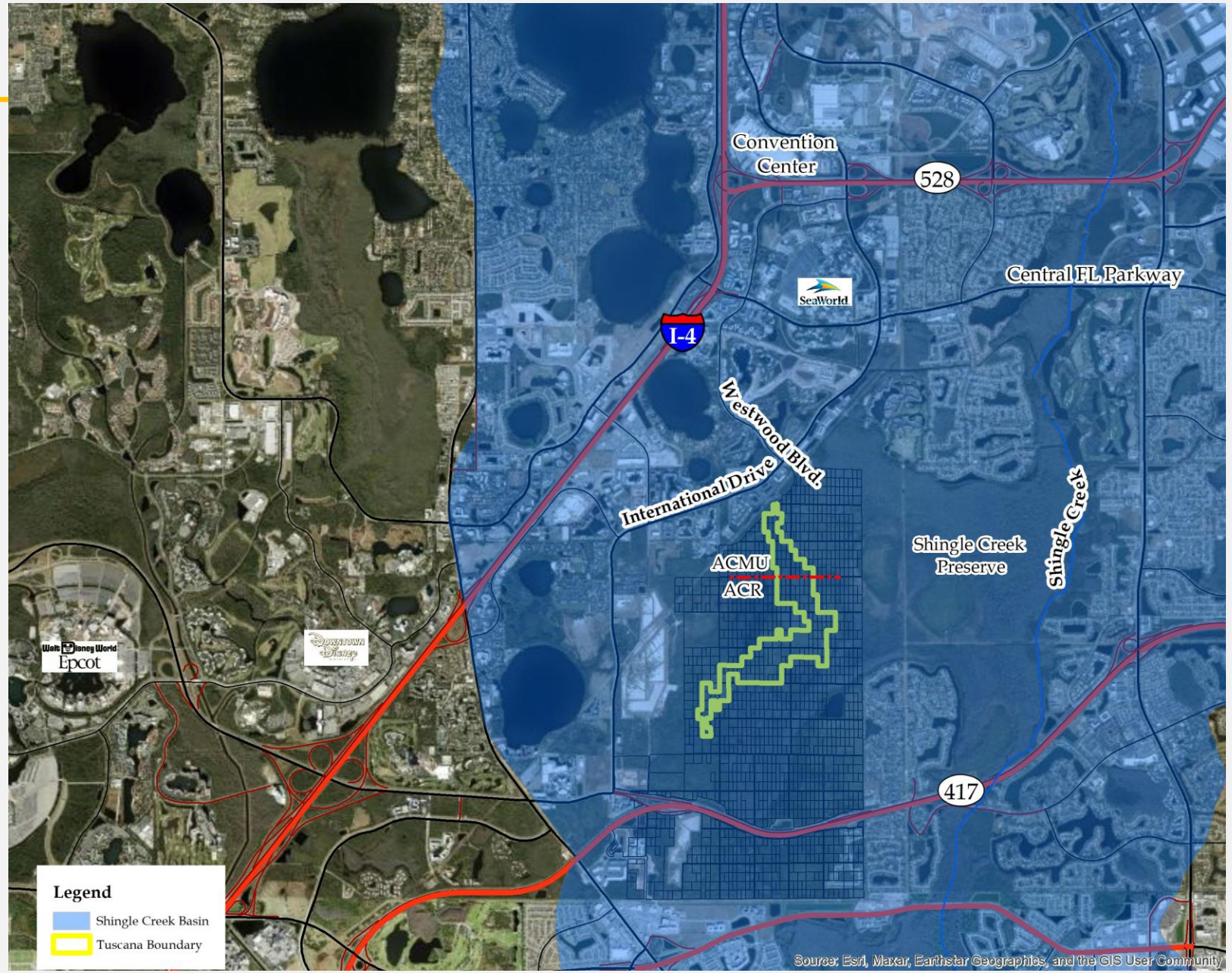
MAY 20, 2025

2025-05-20 Public Hearing L11 and H12 Exhibit 2 – Dan DeLisi

KOBO DEVELOPMENT

Location

- South side of International Drive
- South of Westwood Blvd. Extension
- 2 miles west of Shingle Creek
- Closer to SeaWorld and major outlet mall than Shingle Creek
- Property in private ownership - not a part of the Shingle Creek Preserve
- Basin extends all the way to north of SR 408



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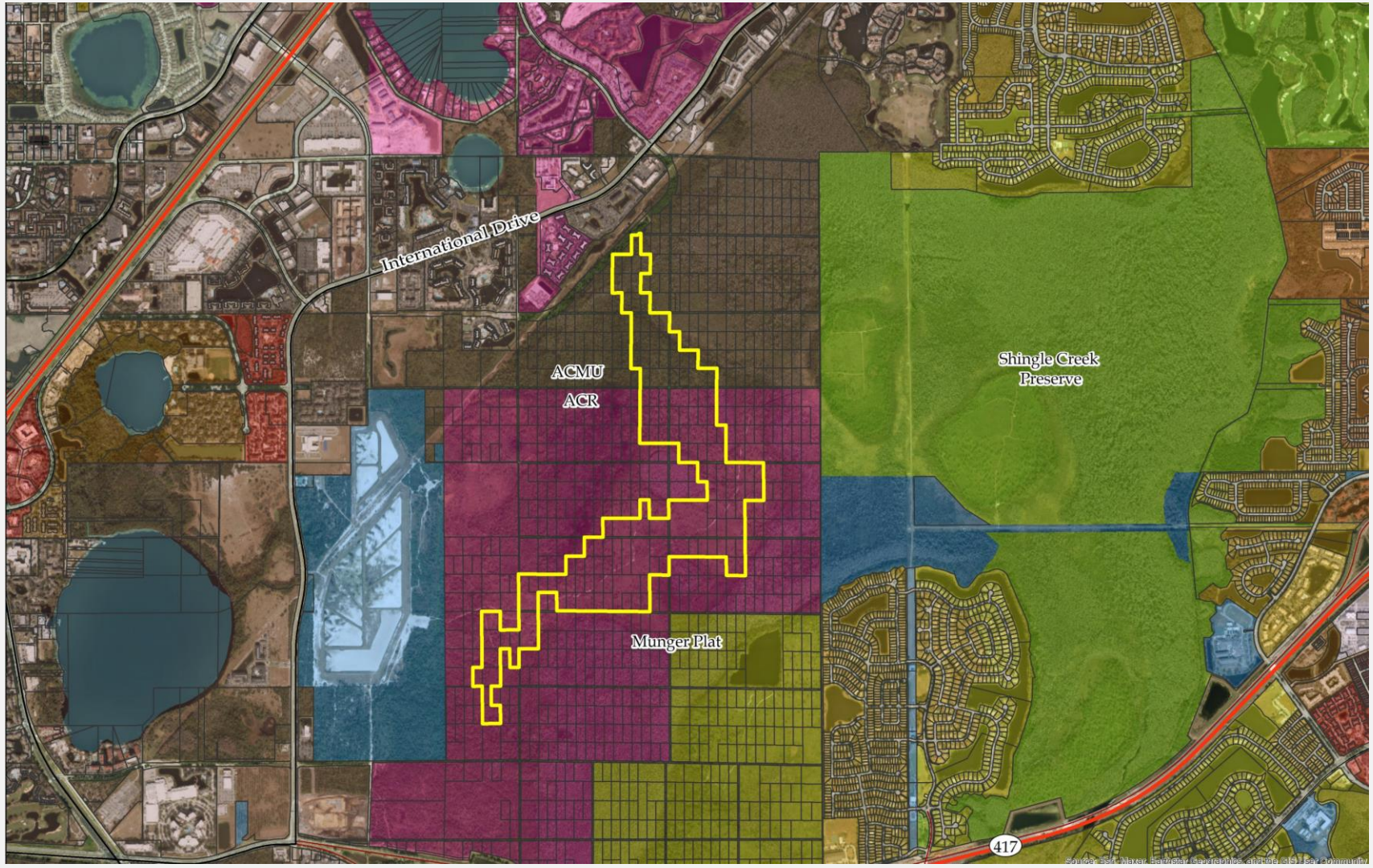
Orange County Comprehensive Plan

- Activity Center Mixed Use
  - 12-30 du/ac.
  - 60 hotel units/ac.
  - FAR 3.0
- Activity Center Residential
  - 12-30 du/ac.



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Activity Center FLU

Table 1.1.4D – I-Drive – Refer to International Drive Activity Center Element		
FLUM Designation	**General Description**	**Density/Intensity**
Activity Center Residential (ACR)	As described in the I-Drive element, ACR facilitates residential development in proximity to employment areas to minimize travel distances between uses. Intended to promote workforce housing for tourist-oriented employment. Establishes 50,000 square feet of non-residential neighborhood support per development. A PD zoning district is required.	minimum 12 DU/AC up to 30 DU/AC, Non-residential 10,000 SF per 125 units with a maximum of 50,000 square feet total of non-residential per development*
Activity Center Mixed Use (ACMU)	As described in the I-Drive element, ACMU is a mixture of tourist-related development and supportive residential activity. No more than 30% of a site designated ACMU shall be for residential purposes. A PD is required.	Non-residential FAR 3.0* Hotel/motel lodging 60 rooms/acre (see note) Minimum 12 du/ac up to 30 DU/AC with a maximum of 30% of the site in residential use (see note)
* The maximum FAR or square footage does not include floor area within a parking structure associated with the parking requirements for the principal use. Note: More than 60 hotel/motel rooms per acre or more than 30 DU/AC may be permitted if it can be demonstrated: an increase in traffic impact on the adjoining road network does not occur; and, the developable land area required for the residential portion of the development does not exceed a maximum of 30 percent of the total developable land area of the subject property.		

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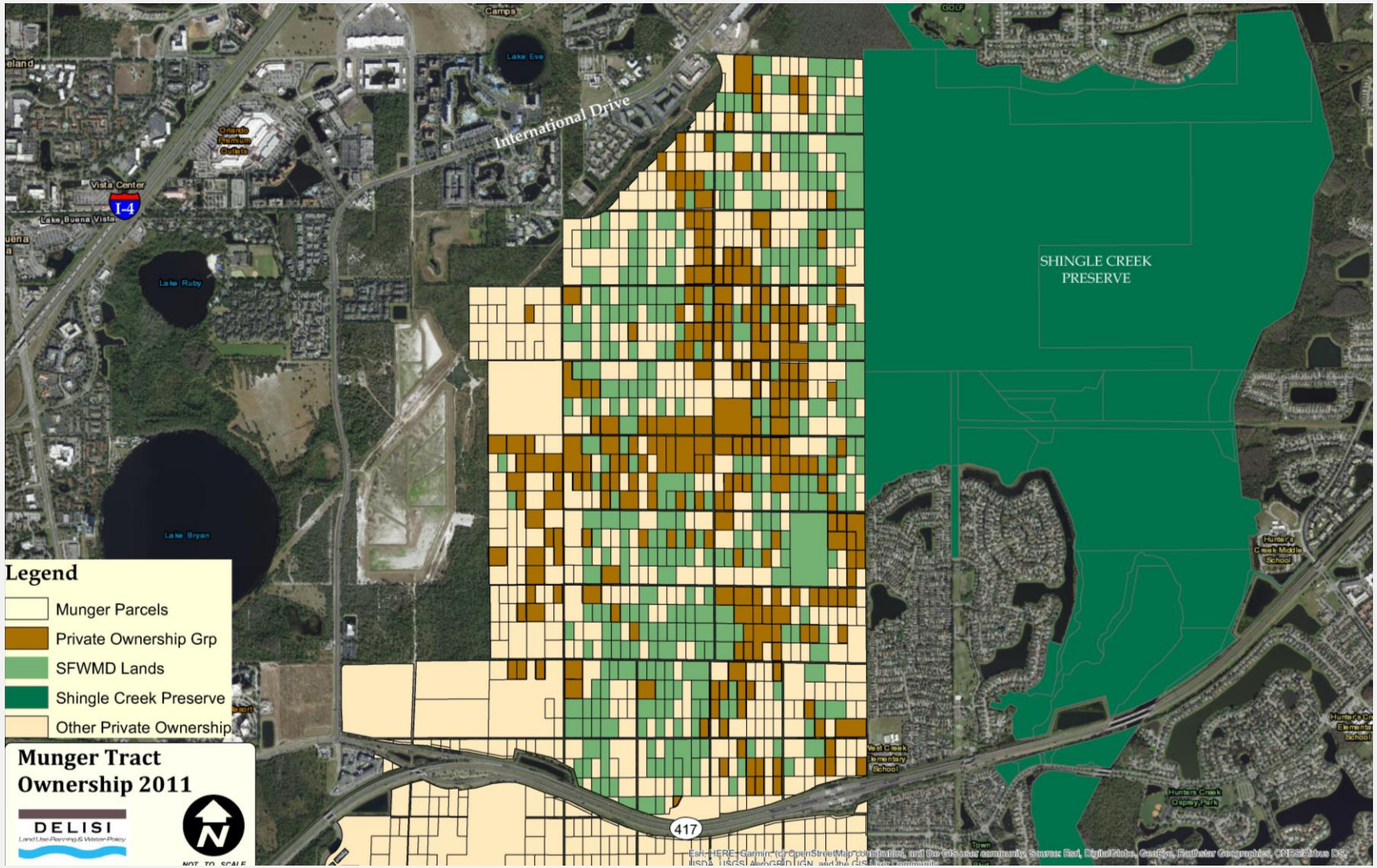
FUTURE LAND USE and ZONING CORRELATION

The following table shows the correlation between future land use and zoning. The Planning Division uses this correlation to determine consistency of land use activities with the Comprehensive Plan Future Land Use Map (FLUM). Land use compatibility; location, availability and capacity of public services and facilities; market demand; and environmental features also are used in determining which zoning district is most appropriate. Development activity within a land use designation is restricted to the maximum density and/or intensity allowed by the FLUM designation, regardless of zoning.

Future Land Use	*Maximum Density/FAR*	*Zoning*
Rural/Agricultural (R)	1 du/10 ac	A-1, A-2, A-R, R-CE
Rural Residential Enclave See Maps 25(a) through 25(c) of the Future Land Use Map Series	Lake Mabel 1.0 Ac. Min Berry Dease 2.0 Ac. Min Chickasaw 1.0 Ac. Min	PD, R-CE, A-1, A-2, A-R, R-1A, R-1AA
Rural Settlement 1/5 (RS 1/5)*	1 du/5 ac	R-CE-5, A-1, A-2, PD***
Rural Settlement 1/2 (RS 1/2)*	1 du/2 ac	R-CE-2, R-CE-5, A-R, A-1 , A-2, PD***
Rural Settlement 1/1 (RS 1/1)*	1 du/ac	R-CE, R-CE-C, R-CE-2, R-CE-5, A-1, A-2, PD***
Rural Settlement Low Density[1]	2 du/ac	R-CE, R-CE-C, R-CE-2, R-CE-5, PD***
Lake Pickett (LP)	Transect-based; densities/intensities established on a Conceptual Regulating Plan	Lake Pickett Planned Development-Regulating Plan (PD-RP)
Low Density Residential (LDR)	4 du/ac	A-1*, A-2*, R-CE*, R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2**, R-T-1, R-T-2, R-L-D, PD
Low-Medium Density Residential (LMDR)	10 du/ac + workforce housing bonus	R-1, R-1A, R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	20 du/ac + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
Medium-High Density Residential (MHDR)	35 du/ac + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
High Density Residential (HDR)	50 du/ac + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
Neighborhood Residential (NR)	20 du/ac / 0.4 FAR	NR
Neighborhood Activity Corridor (NAC)	25 du/ac / 1.0 FAR	NAC
Neighborhood Center (NC)	40 du/ac / 2.0 FAR	NC
Office (O)	1.25 FAR (0.15 FAR in Rural Settlements per FLU 6.2.9) unless otherwise restricted or increased by County policy or code	P-O, PD
Commercial (C)	1.5 FAR (0.15 FAR in Rural Settlements per FLU 6.2.9) unless otherwise restricted or increased by County policy or code	C-1, C-2, C-3, P-O, PD
Industrial (IND)	0.75 FAR	I-1A, I-1/I-5, I-2/I-3, I-4, PD
Institutional (INST)	2.0 FAR	Any
Educational (EDU)	2.0 FAR	PD
Planned Development (PD)	See FLU8.1.2 and FLU8.1.4	PD
Activity Center Mixed Use (ACMU) / Activity Center Residential (ACR)	See I-Drive Element	PD
Growth Center (GC)	See FLU 7.4	PD
Innovation Way Overlay (IW)	See GOAL FLU5	IW-PD-RP
I-Drive District Overlay	See Conceptual Regulating Plan, Map 23 of FLUM Map Series	PD, C-1, C-2, I-2/I-3
Village (V) (Horizon West)	PD required for all new development; A-1, A-2, A-R, R-CE (within overlay classification)	
Mixed Use Corridor (MUC)	3.0 FAR, unless otherwise restricted by County policy or code (11-20 du/ac)	PD, (Mixed Use District – to be developed); staff-initiated, Urban Service Area only
Mixed-Use Development Activity Center		PD
Community Village Center (CVC) (can no longer be requested, see FLU8.5.8)		PD
Traditional Neighborhood Development (TND) (Avalon Park)		PD

History

- Munger Plat – historic
- Over 2,000 acres with 1,200+ individual lots
- Hundreds of private owners + scattered public ownership = poor management, use not consistent with conservation goals



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Tuscana Vision

- Focus on environmental sustainability
- Your recent Shingle Creek Basin Study cited *Low Impact Development* as the preferred way to develop this area
  - Water quality
  - Energy Efficiency
- Avoidance of Wetland impacts
  - Development footprint has shrunk to 227 acres
  - Of the 227 acres – only 22.34 acres of wetlands impacted
  - 20 acres of 22.34 impacted acres is a result of two access roads required by Orange County
  - Within the development footprint there are 34 acres for conservation

Low Impact Development and Mobility Strategies

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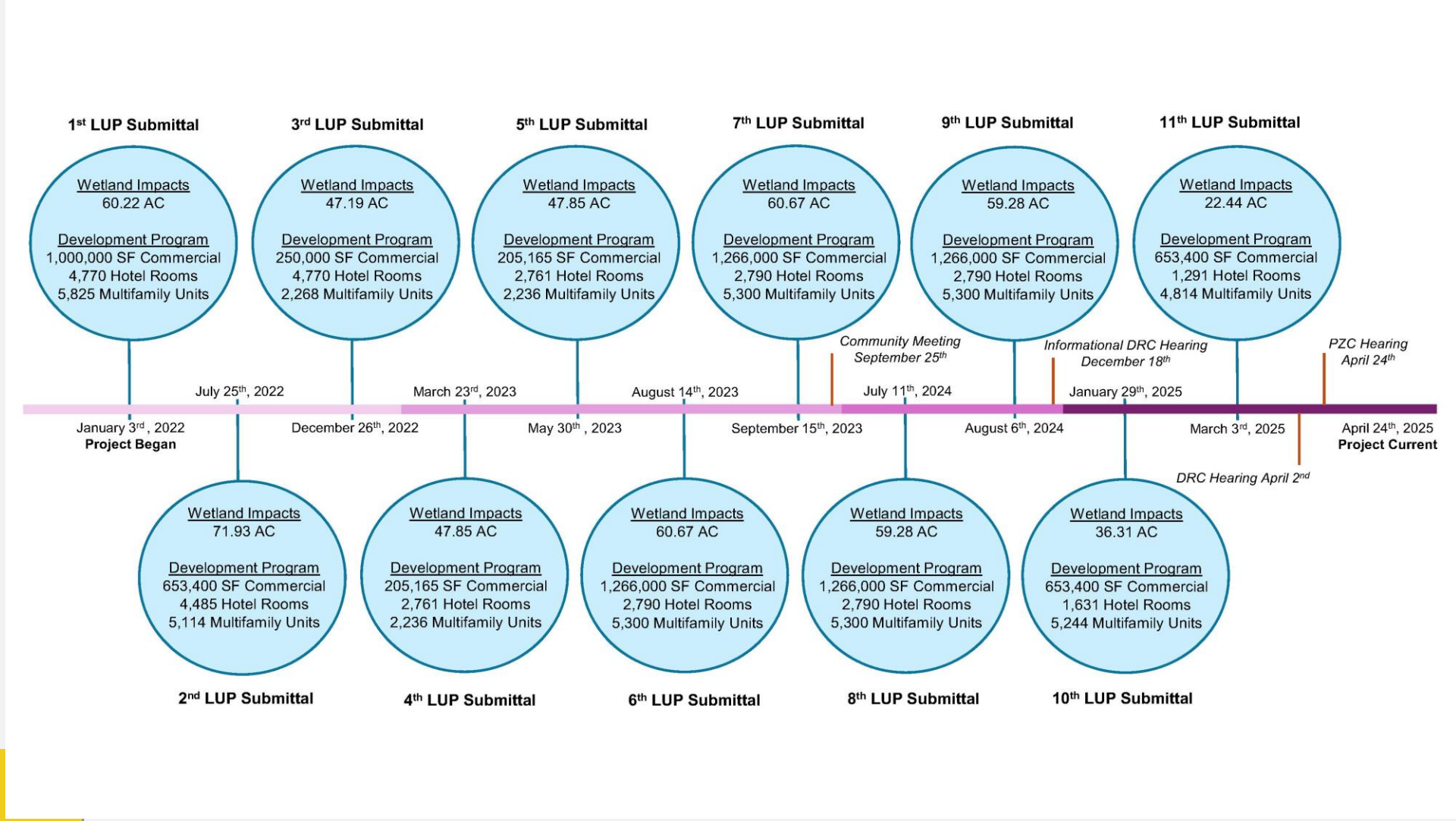
Development of LUP



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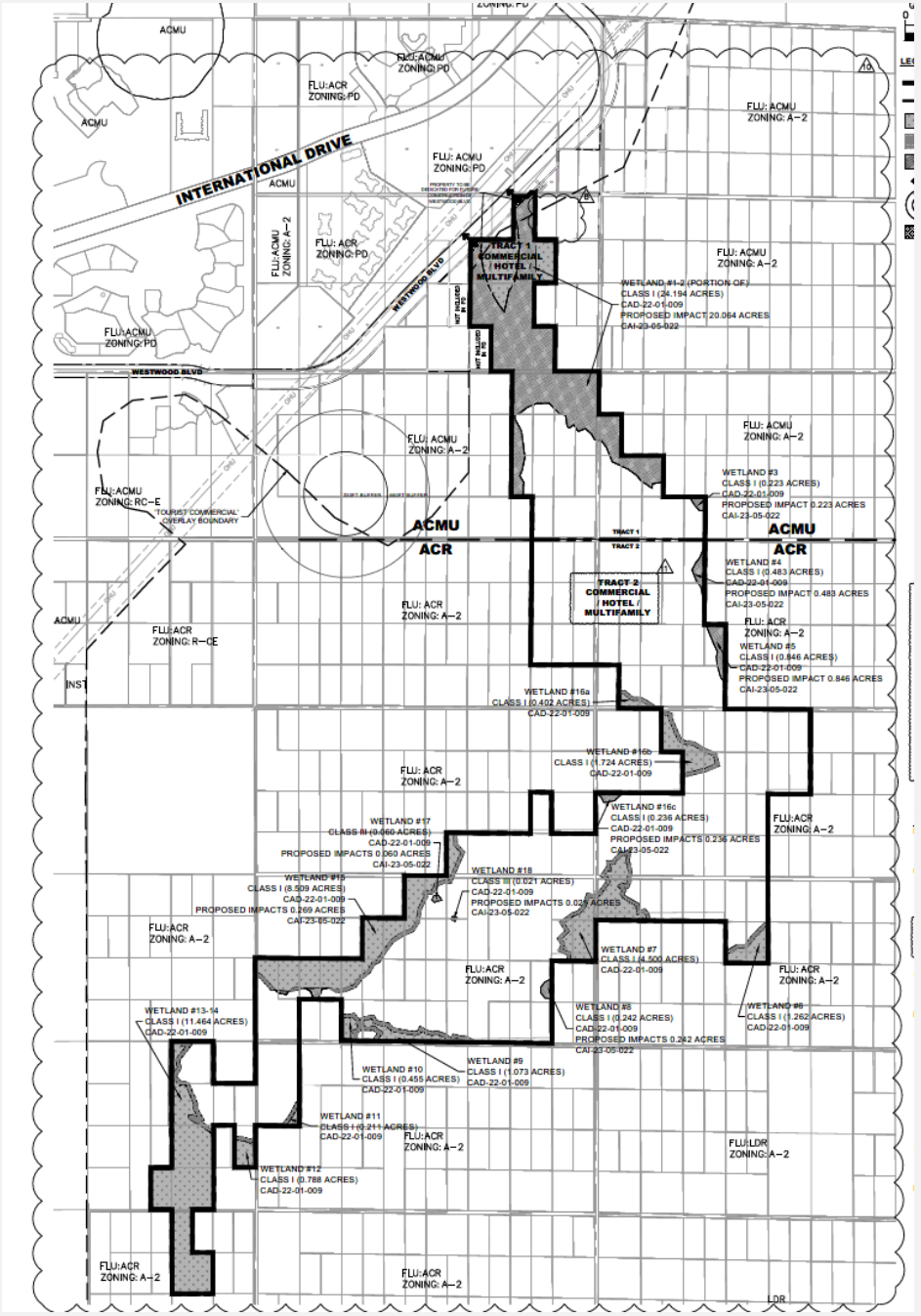
Land Use Plan

- 4,814 Residential units
- 1,291 hotel rooms
- 653,400 sq. ft. commercial
- On and off-site conservation
- Extensive on-site stormwater system for water management, water quality and floodplain compensation



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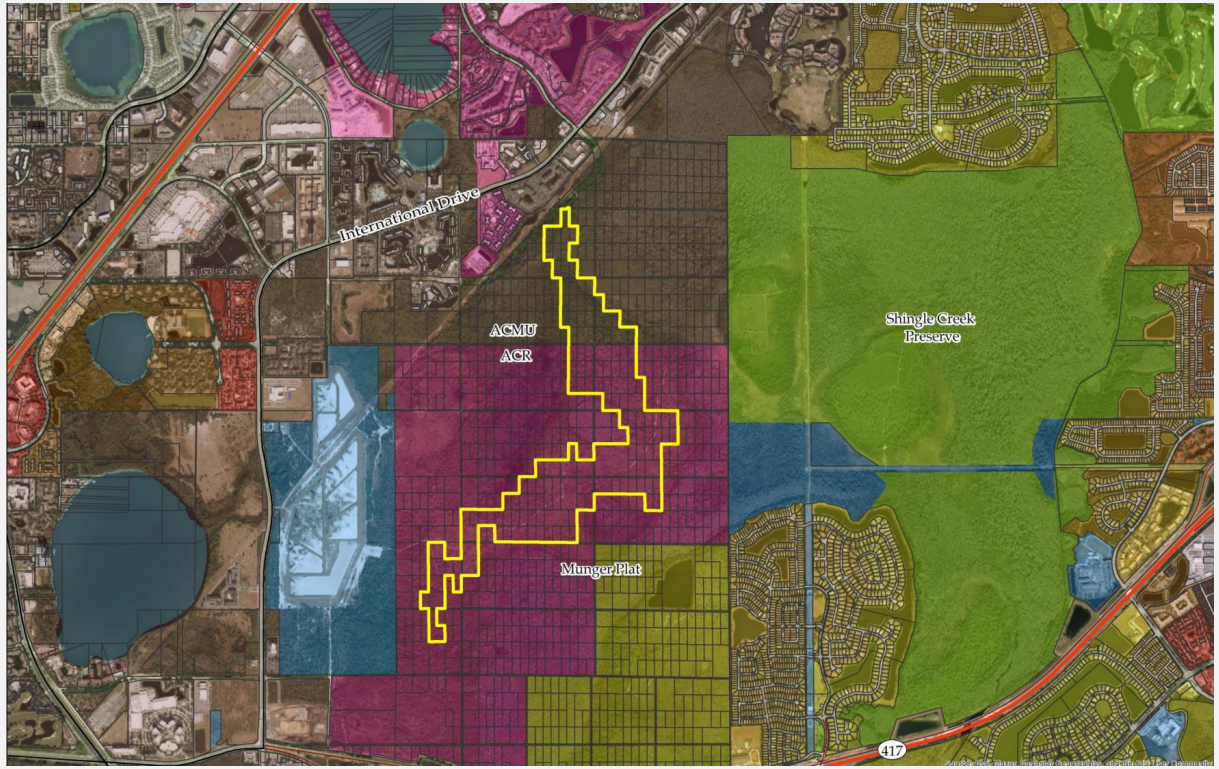
Comprehensive Plan Consistency

- Staff Report
  - Policies that the PD is inconsistent with
  - Policies that PD is consistent with
  - Policies left out
- FLU 1.1.2 D
  - ACMU &ACR



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Orange County
Comp Plan – Fertilizer & Reclaimed Water

- ***C1.2.15*** *– Orange County shall identify areas within the County that are susceptible to impacts associated with nutrient loadings from specific activities including lawn and turf fertilizer application and reclaimed water irrigation. These susceptible areas shall include but are not limited to: Total Maximum Daily Load (TMDL) impaired waterbodies. The County will make efforts to reduce the potential impacts from these specific activities…*
- ***This policy is not applicable to the PD – Nothing in PD or record shows that this application would do anything with regard to lawn fertilizer or reclaimed water irrigation.***
- ***Property is within the Lake Okeechobee BMAP area – were evaluated to meet state water quality criteria and granted an Environmental Resource Permit.***
- ***Over and above that – committing to incorporating additional water quality measures through utilization of Low Impact Development***

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Orange County Comp Plan - Schools

PS2.2.3, PS 2.2.5 – Location of new schools

- Have reached out to OCPS and will continue to coordinate on location of school site(s)

PS6.3.1 – School Capacity

- Specific proposal is for units greater than 7 stories with structured parking
- 4,814 units * 0.013 students per unit
- 63 students generated under the proposed form of development

Table 18

Calculated Impact Fee by Option – High-Rise Multi-Family Separated

Residential Land Use	Student Generation Rate[1]	Calculated Impact Fee by Scenario			Current Adopted Impact Fee[5]
		2019 Study[2]	Tiered SGR for Single Family[3]	w/Alternative Credit[4]	
Single Family Detached					
< 2,000 sq. ft.	0.374	N/A	$8,829	$9,480	N/A
2,000 - 2,499 sq. ft.	0.403	N/A	$9,513	$10,215	N/A
2,500 - 2,999 sq. ft.	0.483	N/A	$11,402	$12,243	N/A
3,000 - 3,999 sq. ft.	0.509	N/A	$12,015	$12,902	N/A
>= 4000 sq. ft.	0.406	N/A	$9,584	$10,291	N/A
All Single Family Detached	**0.405**	**$9,560**	**$9,560**	**$10,266**	**$8,784**
Townhouse	0.373	$8,805	$8,805	$9,455	$6,930
Multi-Family (High Rise)	0.013	$307	$307	$330	$5,919
Multi-Family (Other)	0.286	$6,751	$6,751	$7,250	$5,919
Mobile Home	0.440	$10,387	$10,387	$11,153	$6,088

1) Source: Table 16 for single family and Table 10 for other residential uses
2) Source: Table 12
3) Net impact cost of $23,606 (Table 15) multiplied by student generation rate (Item 1)
4) Net impact cost of $25,348 (Table 15) multiplied by student generation rate (Item 1)
5) Source: Orange County Development Services

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Orange County
Comp Plan - Flooding

- C1.3.1 – Orange County shall continue to improve and enforce the Orange County Floodplain Management Ordinance by requiring compensatory storage for encroachment in floodplains, restricting encroachment in floodways, and requiring habitable structures to be flood proofed.

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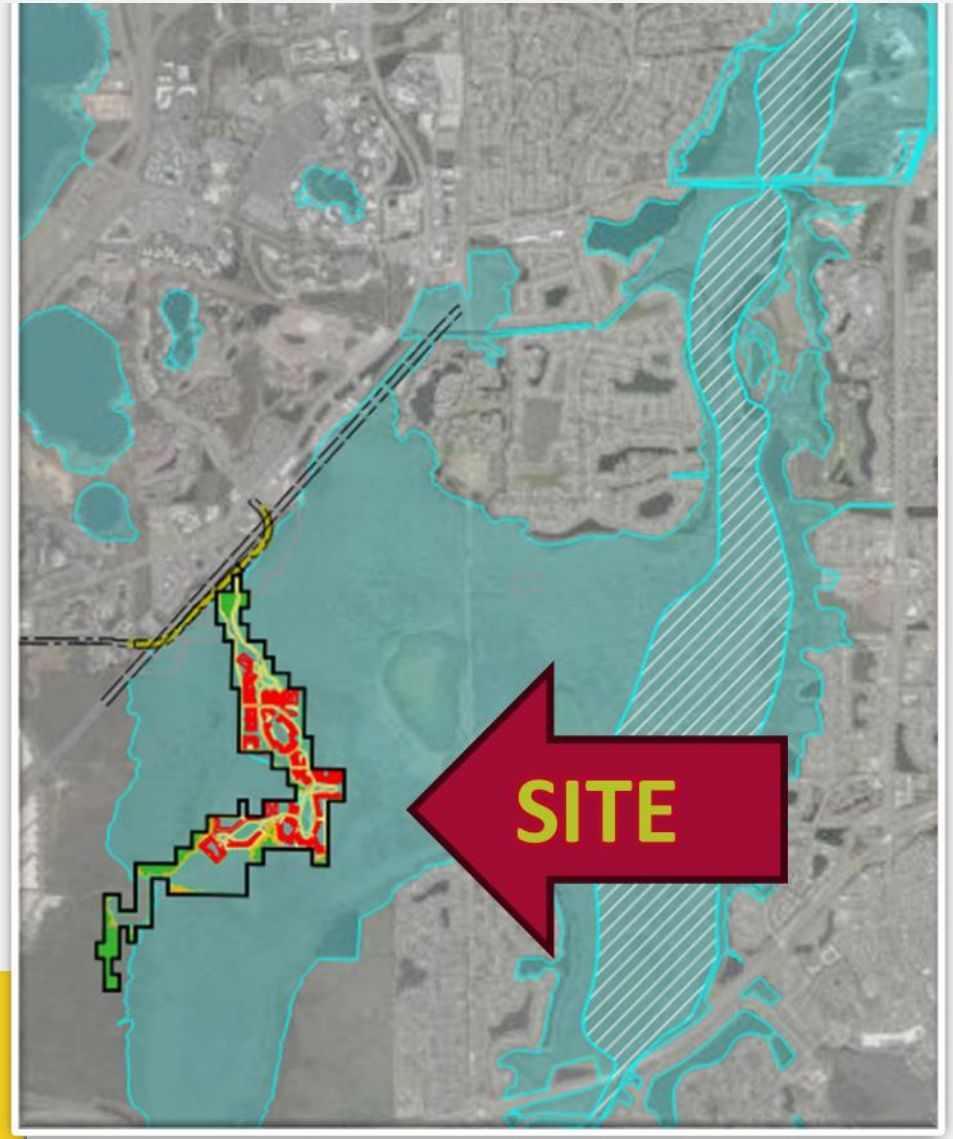
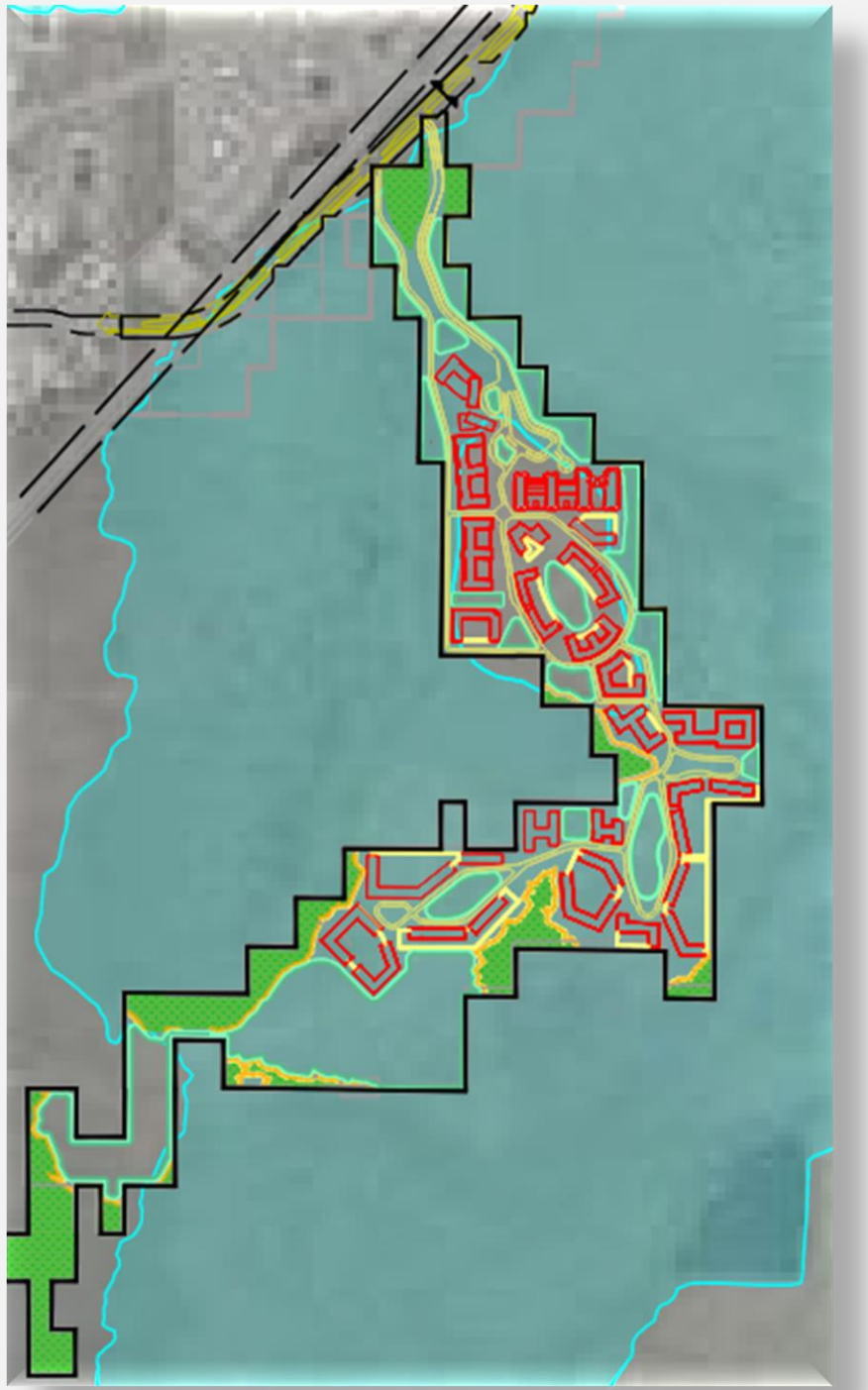
Existing Floodplain





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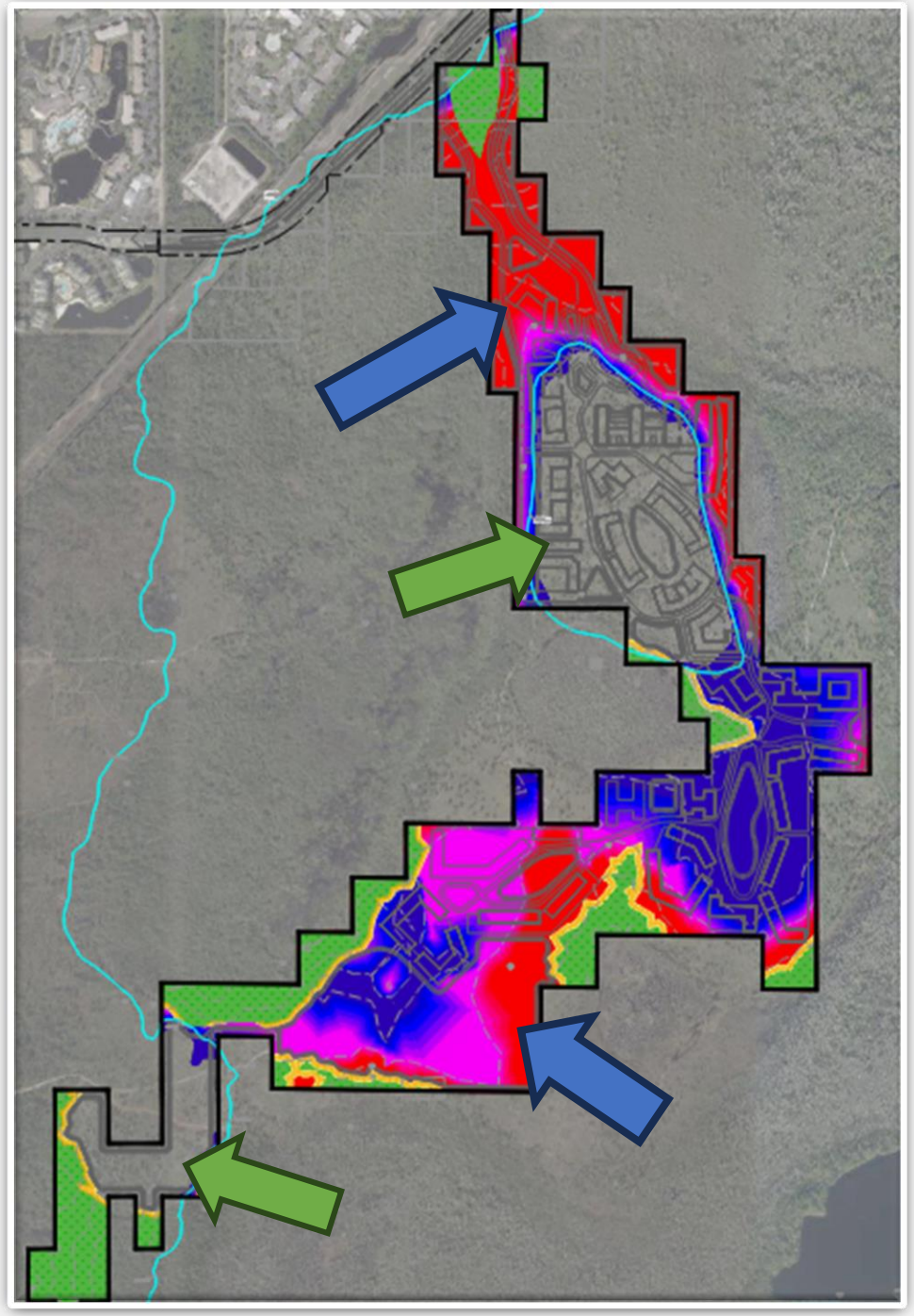
Existing On-Site Floodplain Depth

- Existing BFE Varies 0ft to 1.5ft depth



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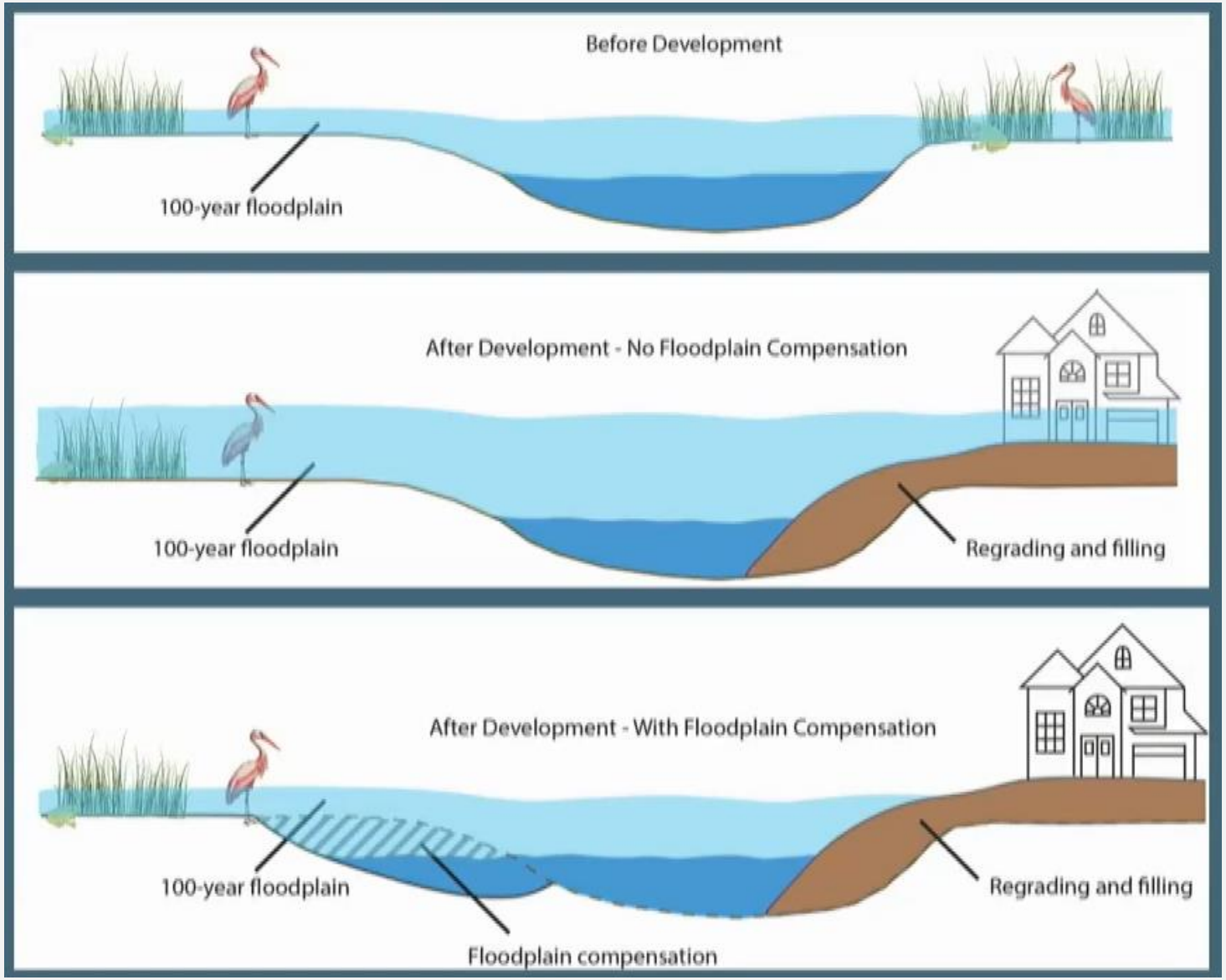
Floodplain Mitigation

- Existing Land with natural floodplain(top)
- Impact from development reduces floodplain storage (middle)
- Floodplain Compensation adds flood storage back in (bottom)
- Cup for cup" compensation at 1-ft intervals
  - *All storage volume that's reduced is compensated at a 1:1 ratio*
- Hydraulic modeling



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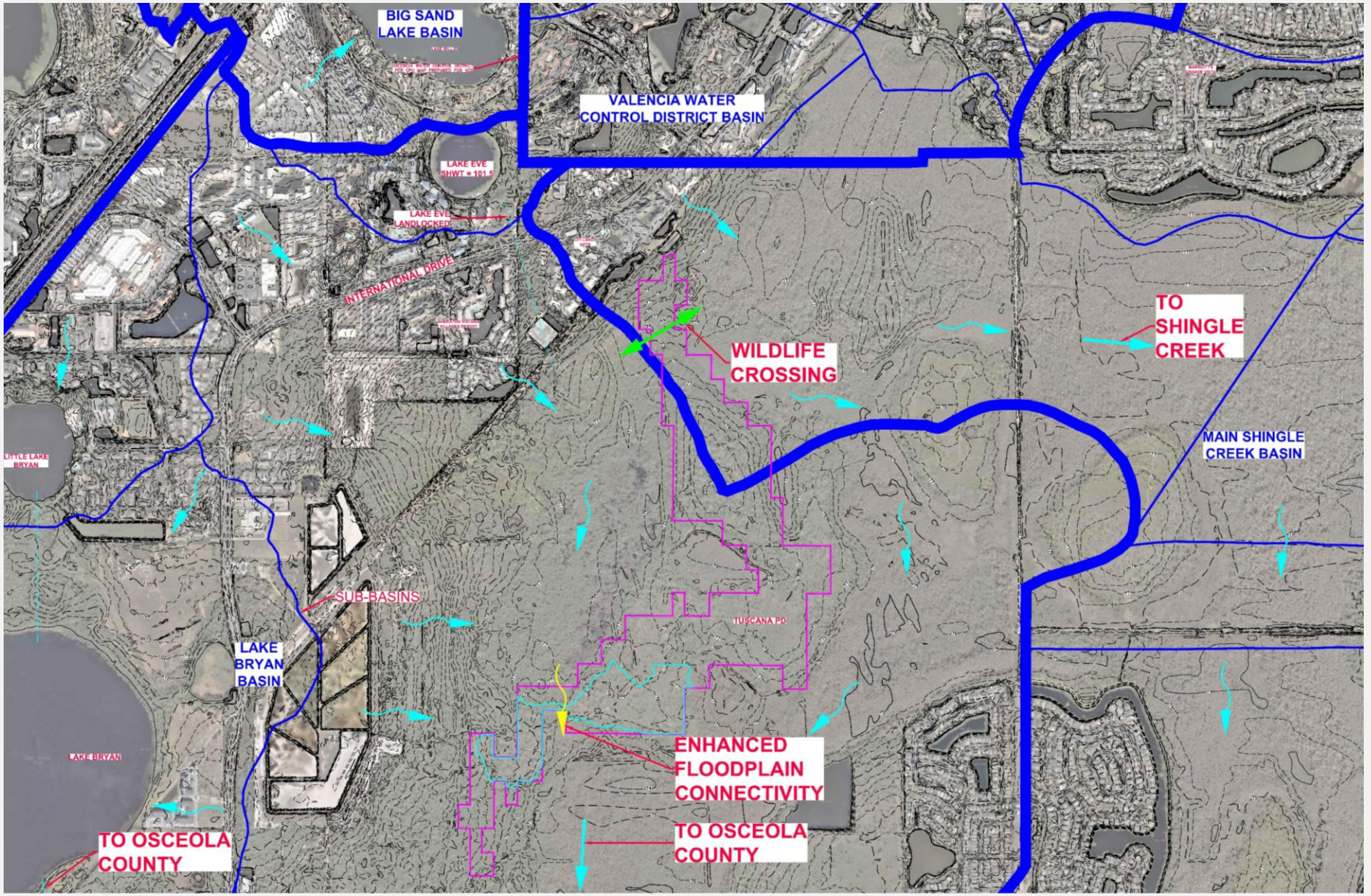

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Code Requirements

Floodplain Compensation required by **Orange County**

- Requires Modeled Data **Sec. 19-28(3)**
  - *(3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the FIRMs if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions must be made within six (6) months of such data becoming available;*
- "Cup for cup" compensation at 1-ft intervals **Sec. 19-107(1)**
  - *(1) Compliance will be based upon a volume for volume ("cup for cup") methodology, with the volume of compensation equal to the volume of encroachment at each and every elevation (one-foot contour interval). Providing compensating storage equal to the volume of encroachment at each elevation will provide equivalent management for all storm events of magnitude less than the one-hundred-year storm event, and is intended to prevent cumulative water quantity impacts.*
- Compensation between BFE and SHWT **Sec. 19-107(3)**
  - *(3) Compensatory storage creation must occur below the existing base flood elevation and above the predicted normal high water elevation.*
- Must occur within contiguous areas to the existing floodplain **Sec 19-107(4)**
  - *(4) Compensatory storage must occur within storage areas excavated contiguous to the existing special flood hazard area.*

Code Requirements

Floodplain Compensation required by **Orange County**

- Permits Required **Sec. 19-31**
  - *(a) Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the Floodplain Administrator, and the Building Official if applicable, and must obtain the required permit(s) and approval(s). No such permit or approval will be issued until compliance with the requirements of this chapter and all other applicable codes and regulations has been satisfied.*
- Floodplain Compensation required by Florida Building Code (FBC)
  - Adopted into Orange County Code **Sec. 9-33(a)**
  - *(a)Adopted. Subject to the administrative and technical amendments set forth in subsection (b) below, the Florida Building Code, Building, Eighth Edition (2023), as it may be amended from time to time (the "Code"), shall be the governing law relative to building standards in Orange County, Florida ("Orange County").*
- County Floodplain Administrator reviews all applications to ensure reasonably safe from flood **Sec. 19-23(6)**
  - *The Floodplain Administrator, in coordination with other pertinent offices of the County, shall:… (6) Review applications to determine whether proposed development will be reasonably safe from flooding;*

Code Requirements

Floodplain Compensation required by **South Florida Water Management District (SFWMD)**

- No adverse impacts allowed **Applicant's Handbook Vol. II Sec. 3.5**
  - *No net encroachment into the floodplain, between the average wet season water table and that encompassed by the 100-year event, which will adversely affect the existing rights of others, will be allowed.*

Floodplain Compensation required by **FEMA NFIP**

- A Community (i.e. Orange County) will require review of the floodplain management data **Sec. 60.2(h)**
  - *(h) The community shall adopt and enforce flood plain management regulations based on data provided by the Administrator. Without prior approval of the Administrator, the community shall not adopt and enforce flood plain management regulations based upon modified data reflecting natural or man-made physical changes.*
- Requires assurance that the site will be "reasonably safe from flooding" **Sec. 60.3(a)(3)**
  - *(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall…*
- Requires the use of a hydraulic (sometimes known as hydrodynamic) model **Sec. 65.7(b)(4)(i)**
  - *(i) The floodway analysis must be performed using the hydraulic computer model used to determine the proposed base flood elevations.*

Proposed Stormwater Conditions

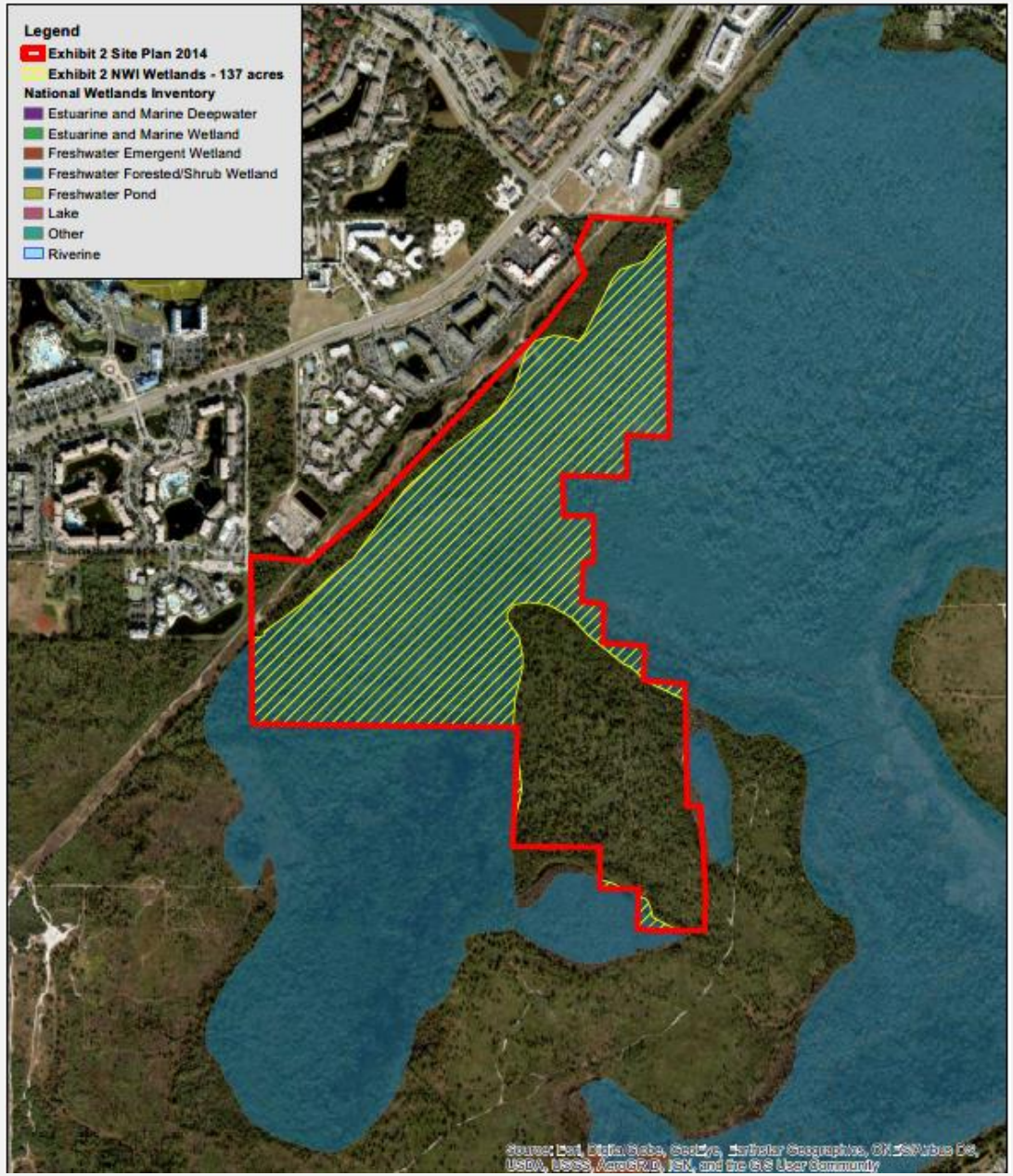
1. Prior to approval of the first development plan or preliminary subdivision plan associated with this Planned Development, a master drainage plan consistent with Orange County code 34-229 as may be amended must be submitted and approved as a separate E-Plan.

2. In addition to the floodplain compensatory storage requirements set forth in Orange County code Section 19-107, a hydraulic stormwater model will be provided to Orange County to ensure that floodplain connectivity is maintained and no net rise in the base flood elevation.

3. In addition to the stormwater criteria set forth in Orange County code Chapter 34 article VII, stormwater intensities as defined by the future code adoption to utilize the Atlas 14 intensities.

Initial SFWMD/ Orange County Dev. Area

- Consolidate public and private ownership to be able to better protect and manage conservation lands
- 137 Acres of Wetland Impacts



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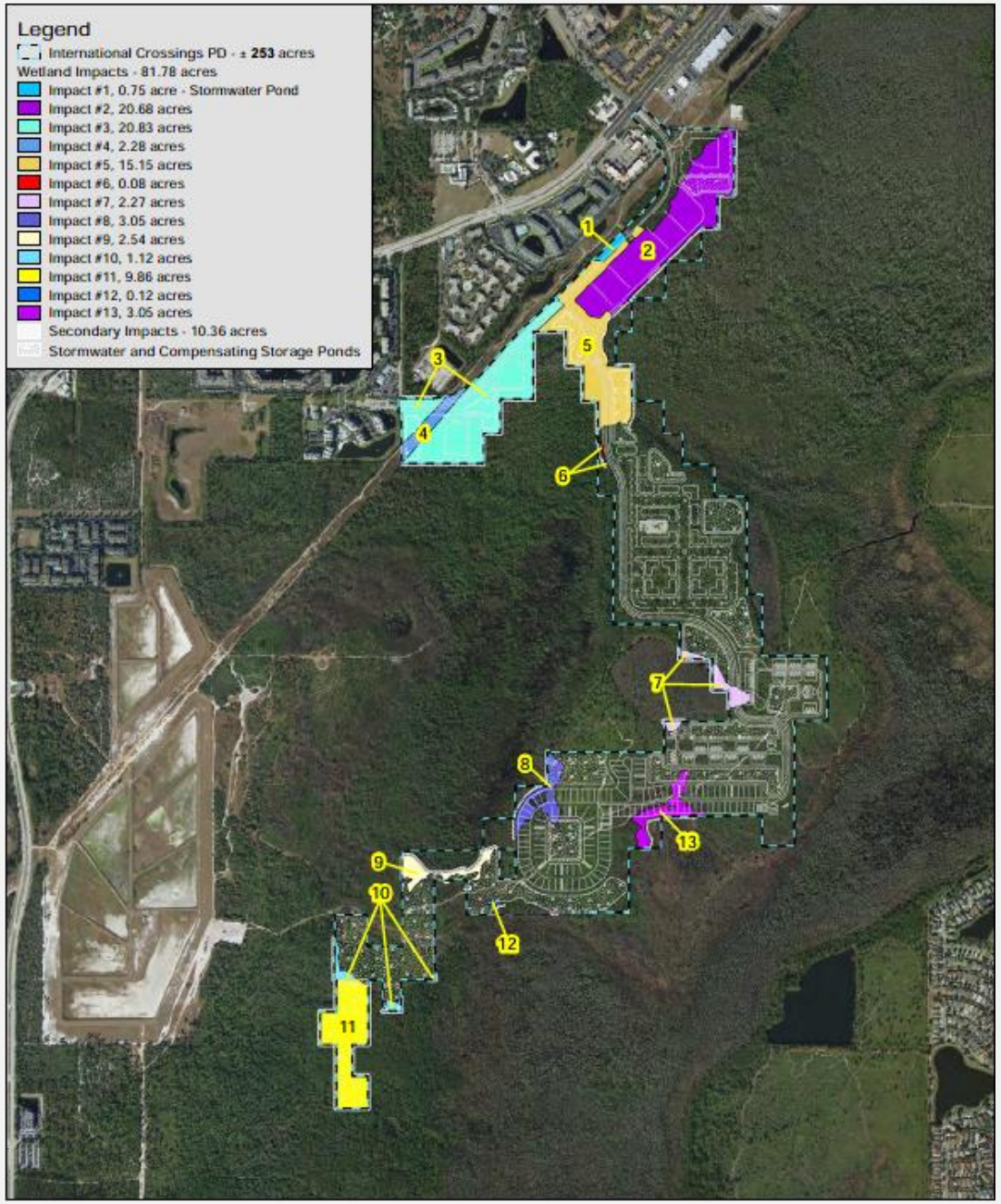
Environmental Resource Permit (SFWMD)

- Awarded by SFWMD for 82 acres of impact in exchange for 237 acres and 90 acres of uplands for restoration & conservation
- After years of revisions the current proposal impacts only 25% of that ERP impacts



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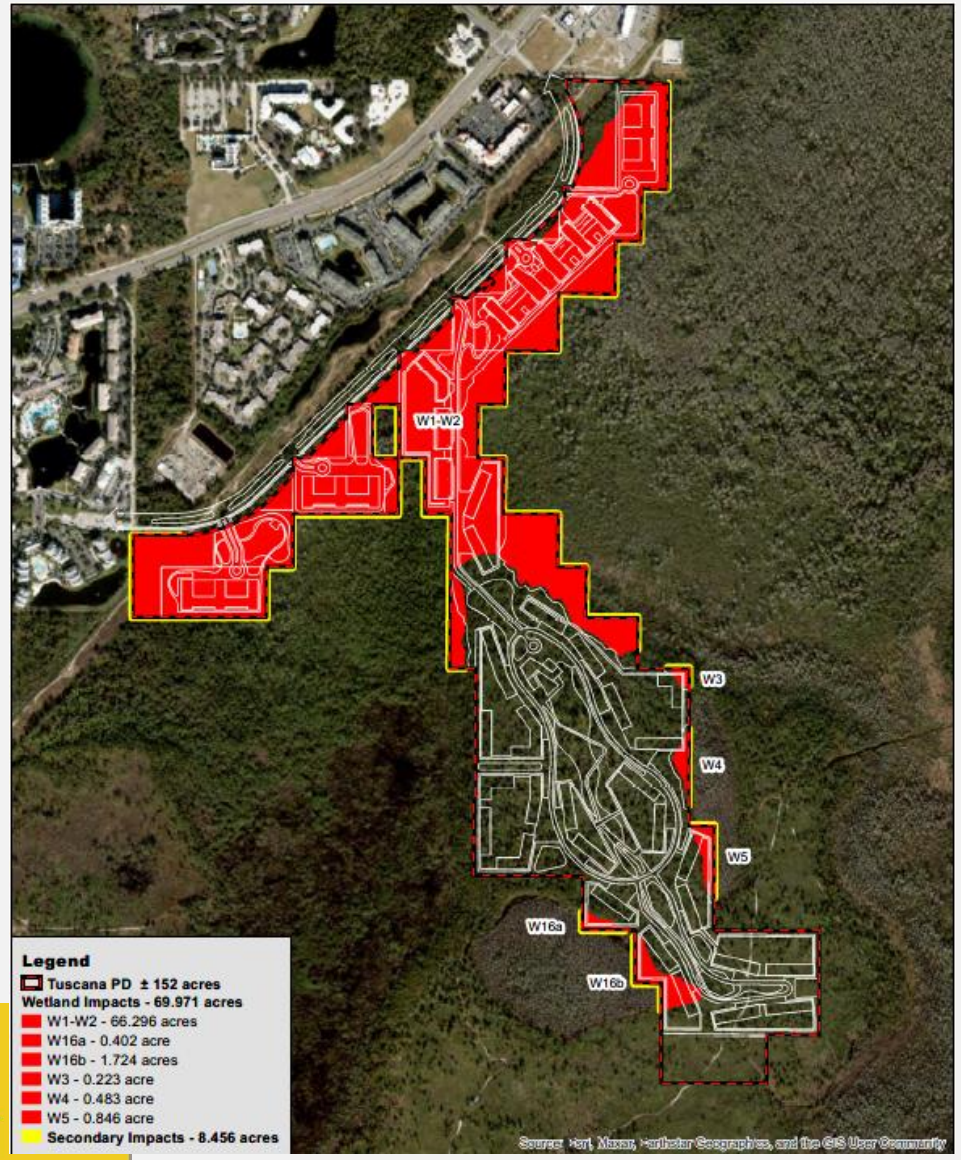
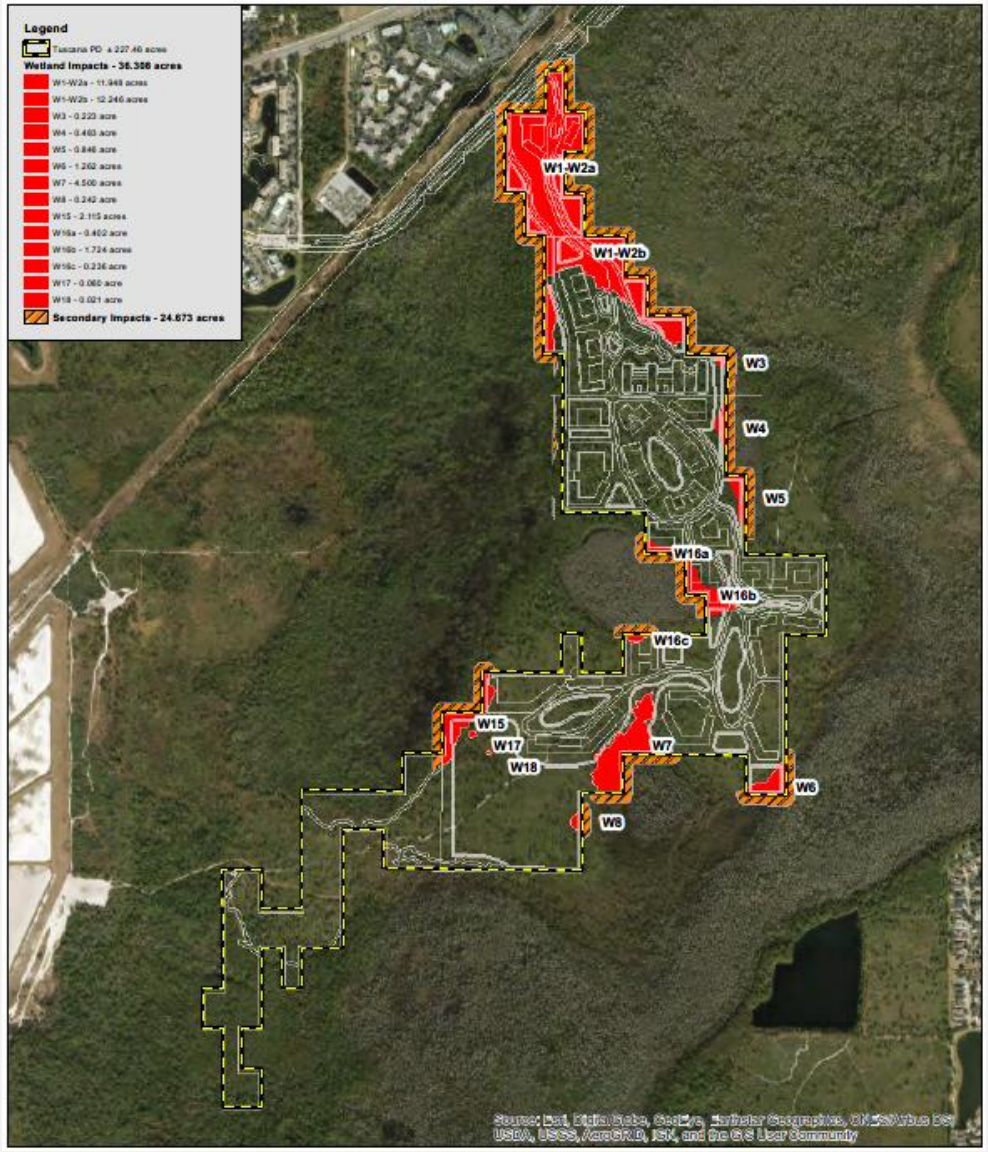
Plan Iterations





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Orange County
Comp Plan – Wetland Impact

C1.4.1 - Orange County shall continue to adopt and enforce regulations that protect and conserve wetlands and surface waters as defined in Orange County Code. Such regulations shall include criteria for identifying the functional habitat value of wetlands or surface waters.

When encroachment, alteration, or removal of a wetland or surface water is permitted, habitat compensation or mitigation as a condition of development approval shall be required. The basis for mitigation shall be determined by using Uniform Mitigation Assessment Method (UMAM) as the basis for evaluation, integrating any new rules and regulations into existing County programs.

C1.4.9 – An upland buffer of a minimum of 25 feet is recommended, unless otherwise stated elsewhere in Orange County Code or in the Orange County Comprehensive Plan for all wetland systems unless scientific data dictate a larger or smaller buffer based on wetland function or local conditions. This shall be incorporated into Chapter 15 of the Orange County Code.

FLU6.4.3 - All actions taken by the County with regard to development orders shall be consistent with Conservation Element Policy C1.4.1 and the regulations adopted pursuant thereto with respect to wetland protection.

- **Meet all of these policies – 20 of 22.3 acres of impacts for required entry roads – impacts being mitigated through UMAM**
- **Meet buffer requirements**
- **Consistent with code requirements**

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Proposed Wetland Condition

1. Prior to final development plan approval, the applicant will work with Stormwater Management Division, Development Engineering Division and EPD staff to identify areas where impacts to wetlands can be further minimized adjacent to the entry roads and minimized through alternative road alignment under a future modification while still meeting SFWMD and FFWCC design criteria.

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Questions?