

*Board of County Commissioners*

# Public Hearings

**March 20, 2018**

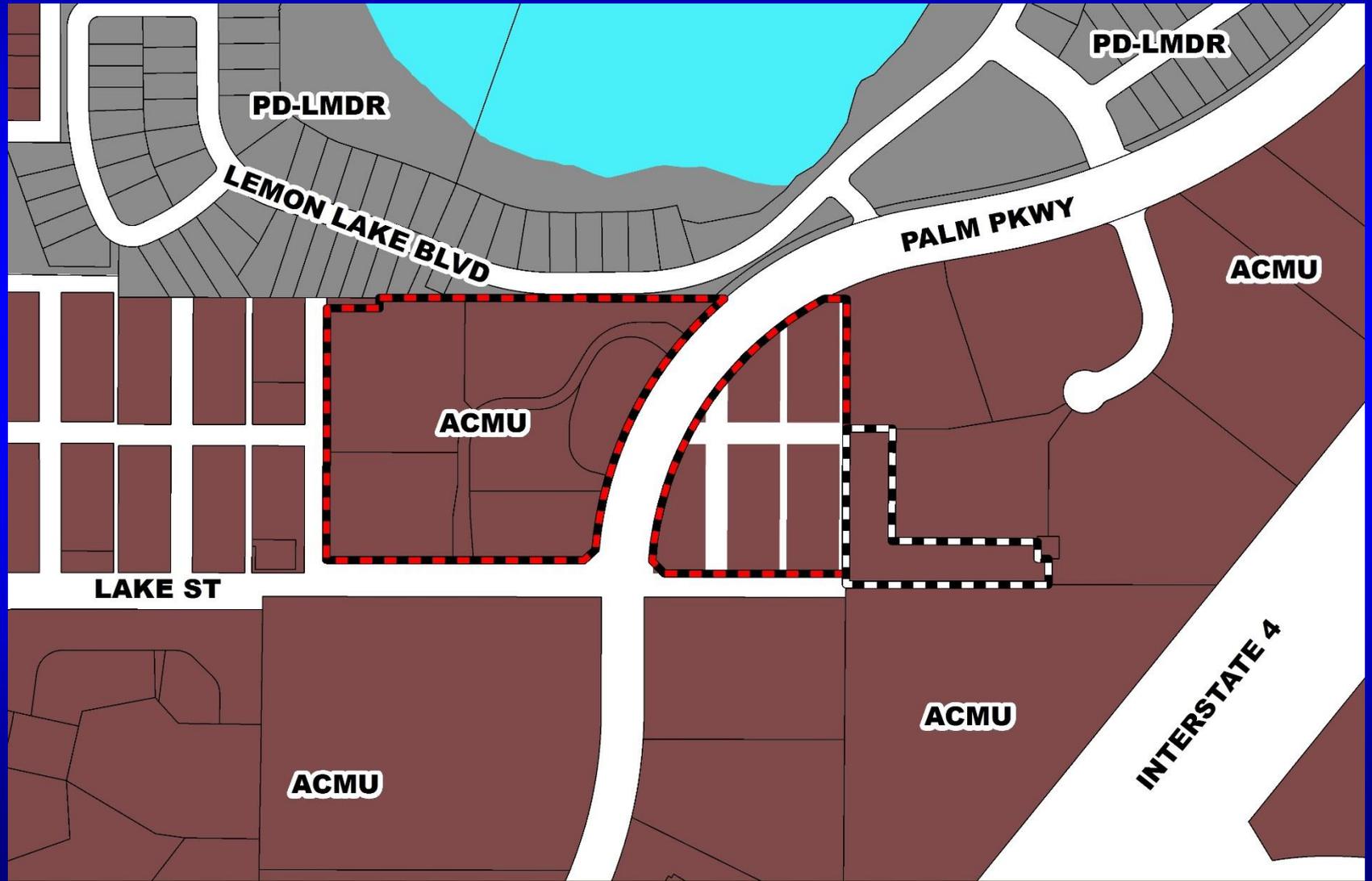


# **Buena Vista Park Planned Development / Land Use Plan (PD/LUP)**

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

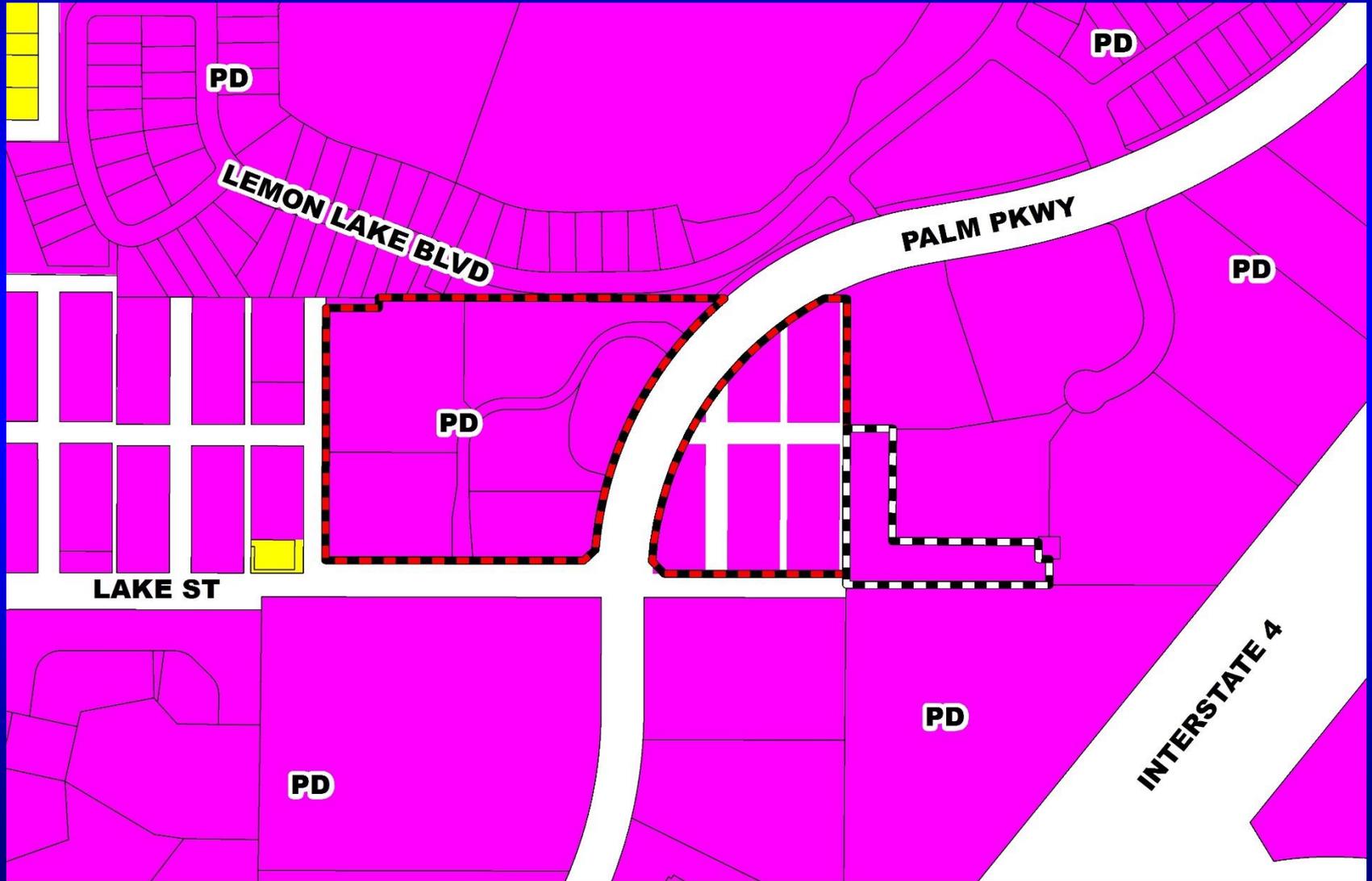


# Buena Vista Park Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





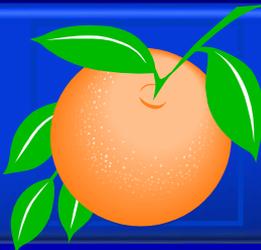
# Buena Vista Park Planned Development / Land Use Plan (PD/LUP) Zoning Map



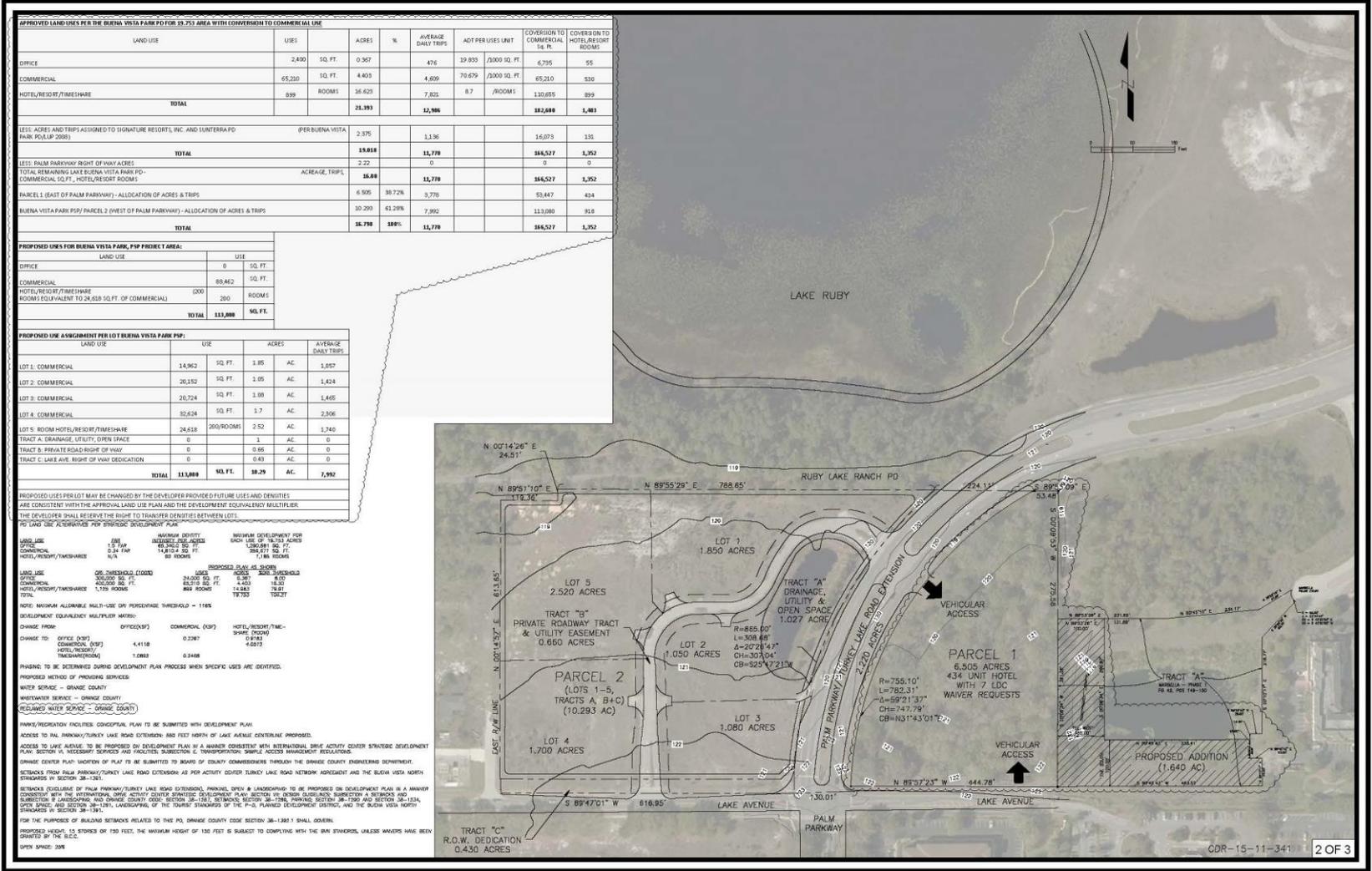


# Buena Vista Park Planned Development / Land Use Plan (PD/LUP) Aerial Map





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





# Action Requested

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

**District 1**

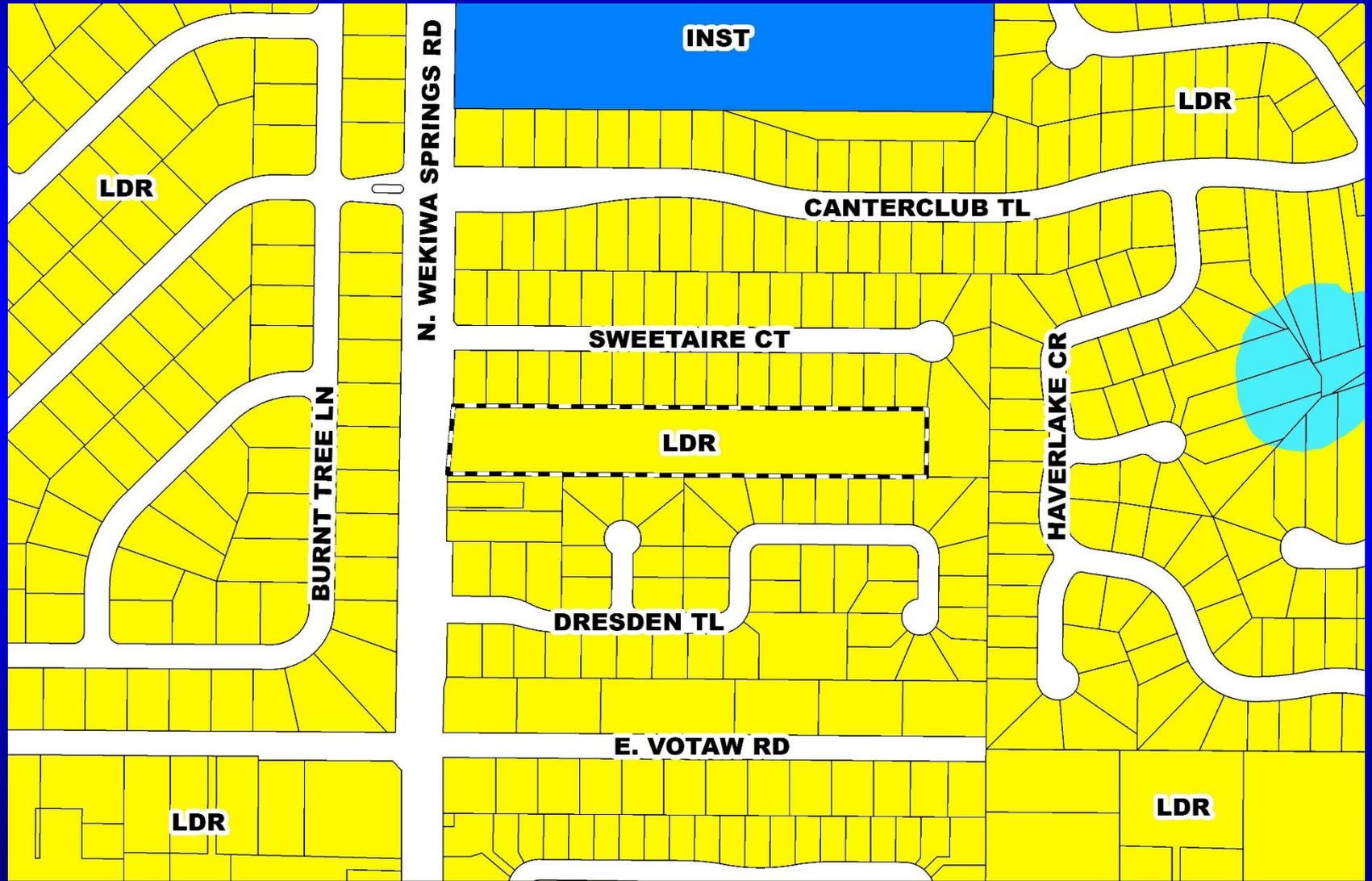


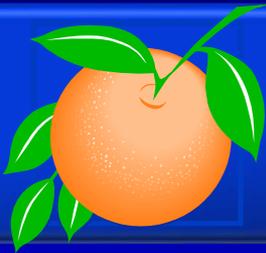
# **Wekiva Springs Preliminary Subdivision Plan (PSP)**

- Case:** PSP-17-08-236
- Project Name:** Wekiva Springs PSP
- Applicant:** Frank Russo, 457 N Wekiva, LLC
- District:** 2
- Acreage:** 4.27 gross acres
- Location:** North of Votaw Road / East of N. Wekiwa Springs Road
- Request:** To subdivide 4.27 acres in order to construct 13 single-family residential dwelling units.
- The request also includes the following waiver from Orange County Code:
1. A waiver from Orange County Code Section 34-152(c) is requested to allow for access to Tract D-1 (Stormwater Management Tract) from existing Wekiwa Springs Road right-of-way in lieu of access from an internal subdivision street.

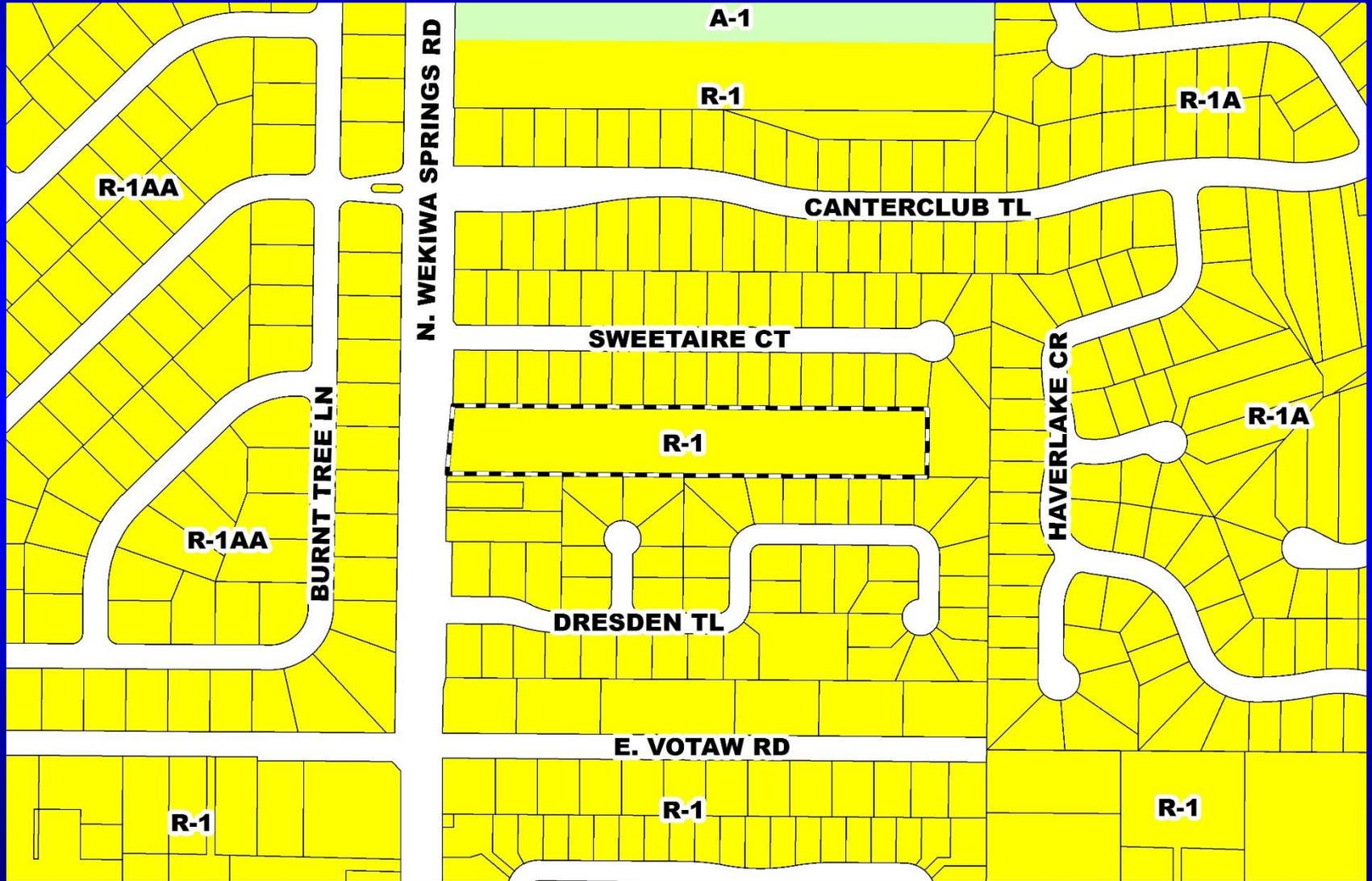


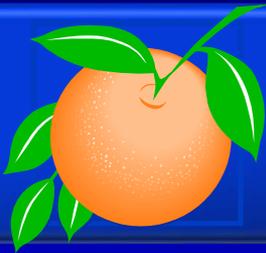
# Wekiva Springs Preliminary Subdivision Plan (PSP) Future Land Use Map





# Wekiva Springs Preliminary Subdivision Plan (PSP) Zoning Map



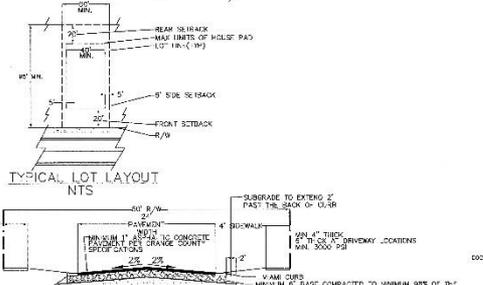
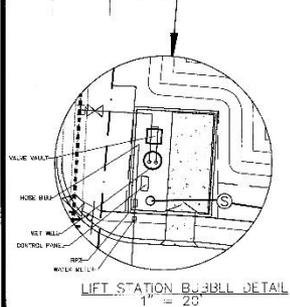
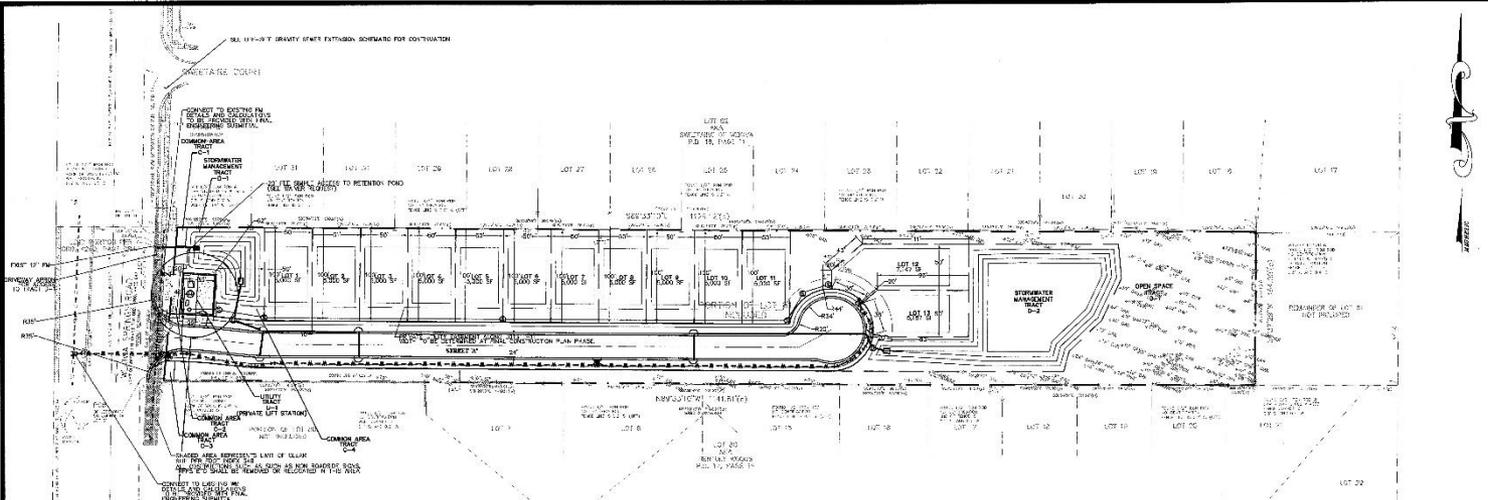


# Wekiva Springs Preliminary Subdivision Plan (PSP) Aerial Map





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



TRACT TABLE			
TYPE	TRACT NO.	ACRES	SUBDIVISION/OWNER
MANAGEMENT	B-2	23.824	OC / O'NEILL
TOTAL		23.824	
OPEN SPACE	B-1	4.1222	OC / O'NEILL
TOTAL		4.1222	
COMMON AREA	C-1	2.000	OC / O'NEILL
TOTAL		2.000	
ROADWAY	D-1	0.2000	OC / O'NEILL
TOTAL		0.2000	
UTIL	U-1	1.5000	OC / O'NEILL
TOTAL		1.5000	

**NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENGINEERING PRACTICE ACT AND ALL APPLICABLE CODES AND ORDINANCES OF THE STATE OF FLORIDA AND THE COUNTY OF ORANGE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL PLUMBING CODES (IPC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODES (IMC) AND THE INTERNATIONAL ELECTRICAL CODES (IEC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODES (IFC) AND THE INTERNATIONAL SAFETY CODES (ISC).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CODES (IEC) AND THE INTERNATIONAL SUSTAINABLE DESIGN RATING SYSTEM (SDRS).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION CONVENTIONS (IGBC).
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CONSTRUCTION CONVENTIONS (IWBC).
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CONSTRUCTION CONVENTIONS (IWBC).
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CONSTRUCTION CONVENTIONS (IWBC).
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CONSTRUCTION CONVENTIONS (IWBC).
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CONSTRUCTION CONVENTIONS (IWBC).
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CONSTRUCTION CONVENTIONS (IWBC).
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CONSTRUCTION CONVENTIONS (IWBC).
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CONSTRUCTION CONVENTIONS (IWBC).
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING CONSTRUCTION CONVENTIONS (IWBC).

SYMBOL LEGEND	
[Symbol]	MITERED END SECTION
[Symbol]	CURB ALLEY
[Symbol]	STORM PIP
[Symbol]	DITCH - BOTTOM 24" FT
[Symbol]	DRAINAGE ARROW
[Symbol]	SEWER MAIN 24"
[Symbol]	FIRE HYDRANT
[Symbol]	BLOWOFF VALVE
[Symbol]	WATER MAIN
[Symbol]	GATE VALVE
[Symbol]	FORSEAMAN
[Symbol]	PLUG VALVE

**CENTRAL  
FLORIDA  
ENGINEERING**

CIVIL & MECHANICAL CONSULTANT

1500 ALUCALATE P.O. BOX 10000, TALLAHASSEE, FL 32309  
PH: 904.833.1111 FAX: 904.833.1112  
WWW.CENTRALFLORIDAENGINEERING.COM

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

**PRELIMINARY SUBDIVISION PLAN**

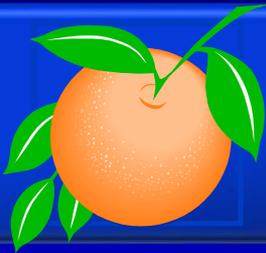
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

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

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

SHEET NO.

# C-2



# Action Requested

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

**District 2**



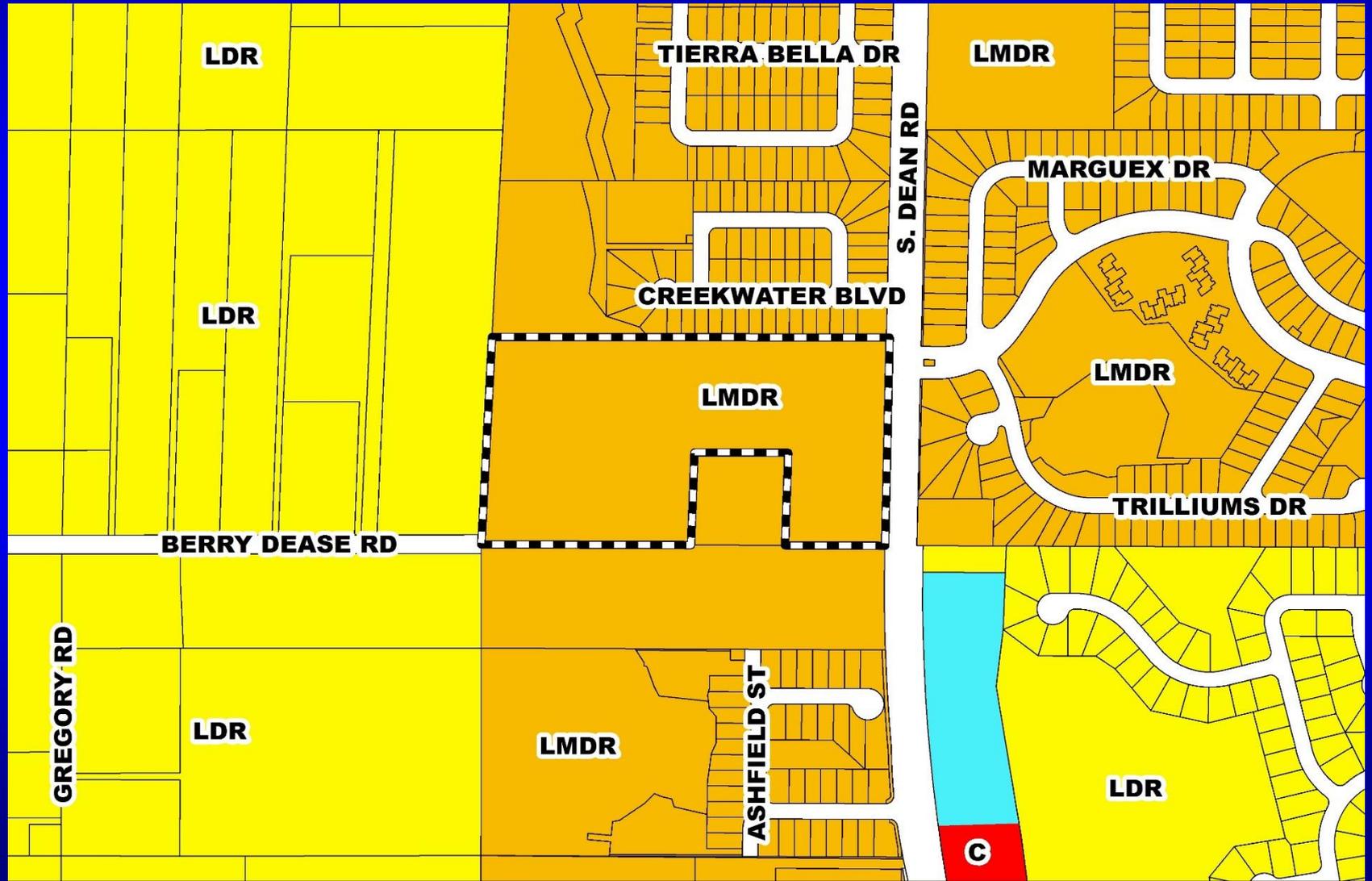
# Plunk

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

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

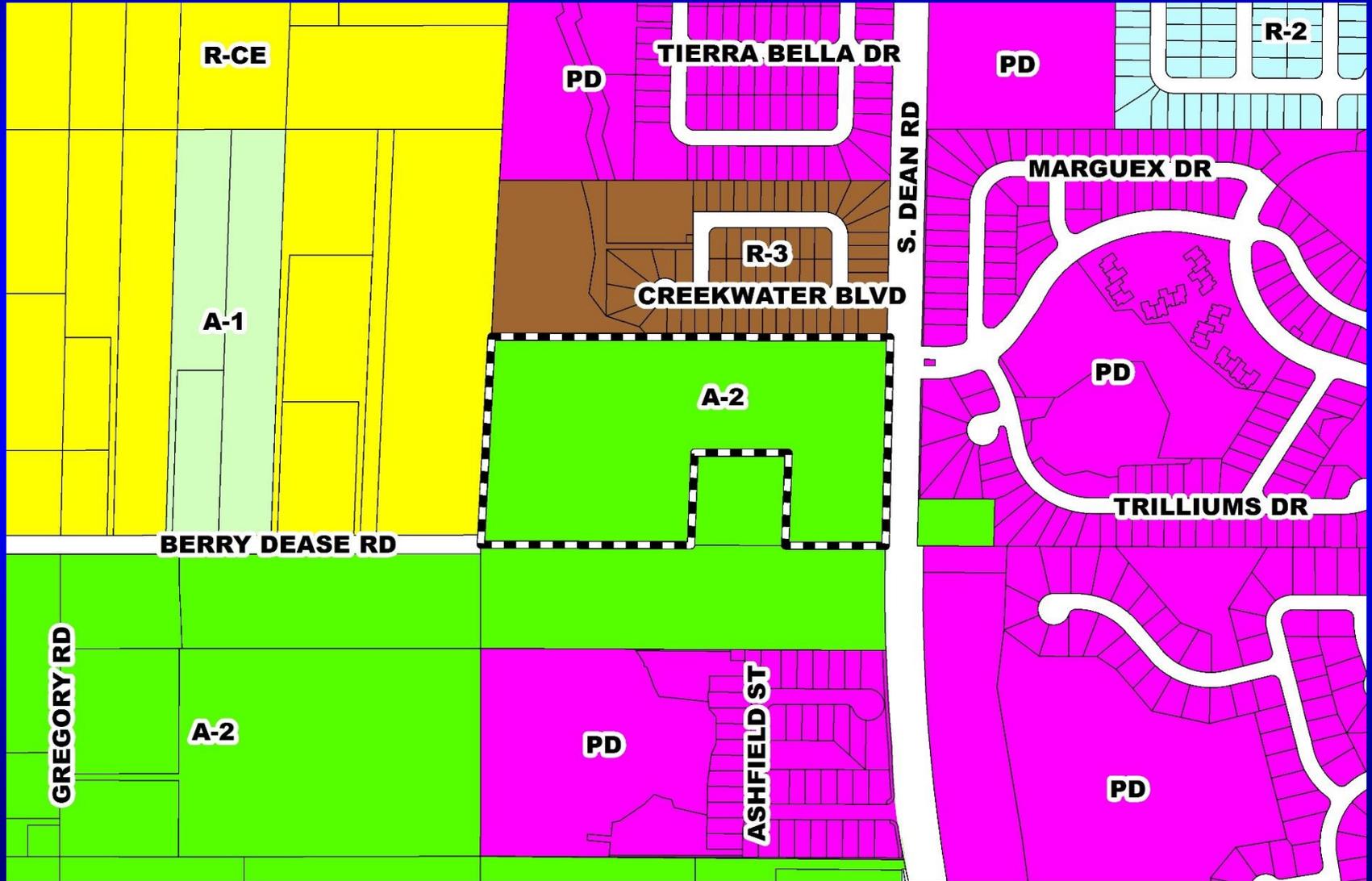


# Plunk Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





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





**Plunk**

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

**Aerial Map**





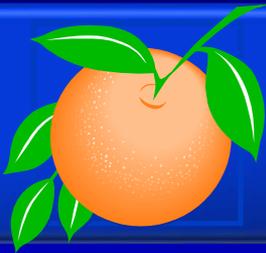


# Action Requested

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

## **District 3**

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

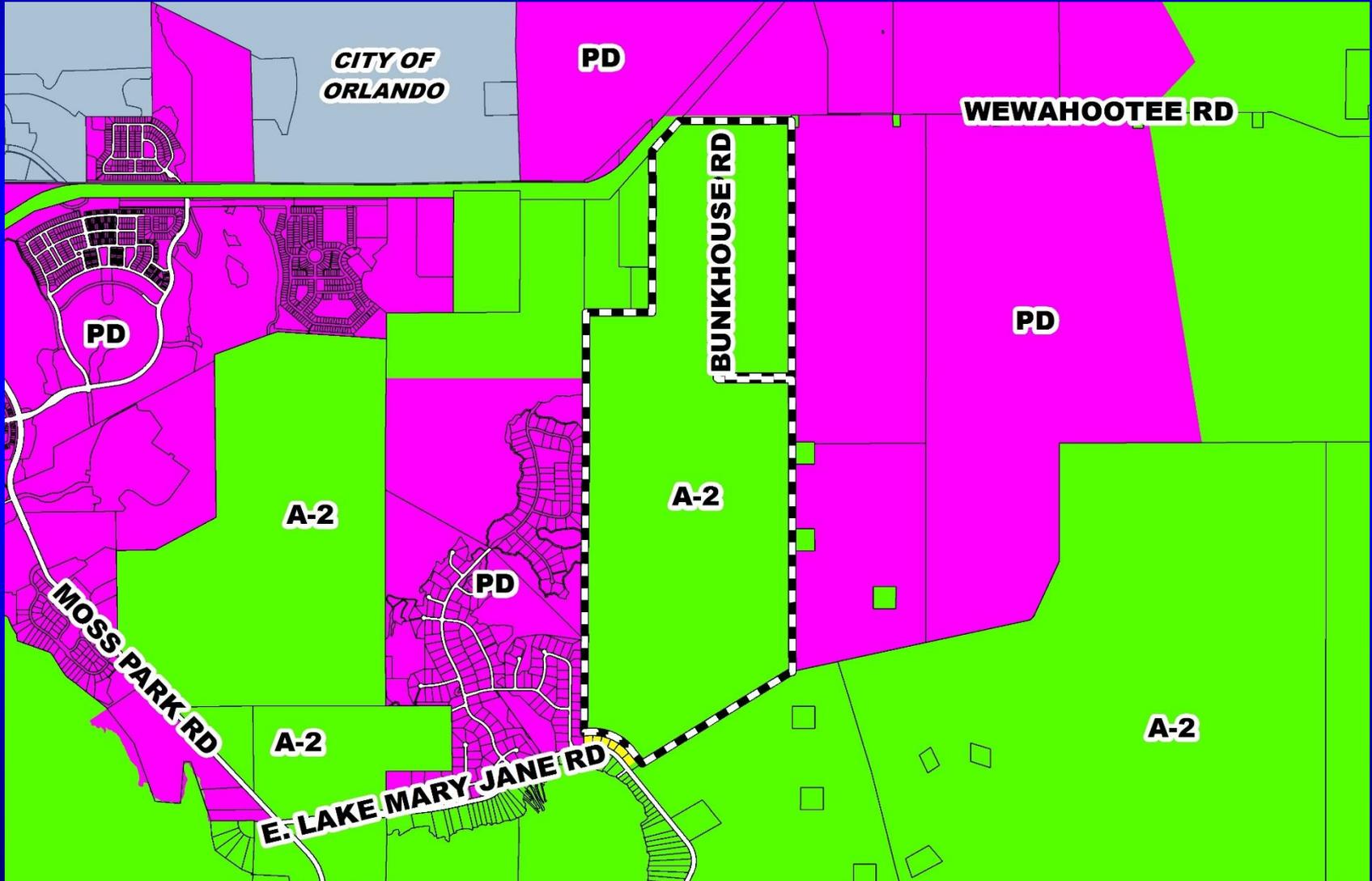


# Camino Reale Planned Development / Regulating Plan (PD/RP)

- Case:** LUP-16-08-260
- Project Name:** Camino Reale PD / RP
- Applicant:** Tom Daly, Daly Design Group
- District:** 4
- Acreage:** 1,032.9 gross acres (*overall PD*)
- Location:** General located 2 miles south of State Road 528 from 3.5 miles east of State Road 417
- Request:** To rezone 1,032.90 gross and 688 developable acres from A-2 to PD for a mixed-use project with up to 3,000 residential dwelling units (single-family and multi-family) and 330,000 square feet of non-residential uses including hotel, commercial, office, and/or industrial. The project also includes a public elementary school site and a 20-acre APF park. This request is associated with the following:
- Adequate Public Facilities (APF) Agreement; and
  - Transportation Term Sheet

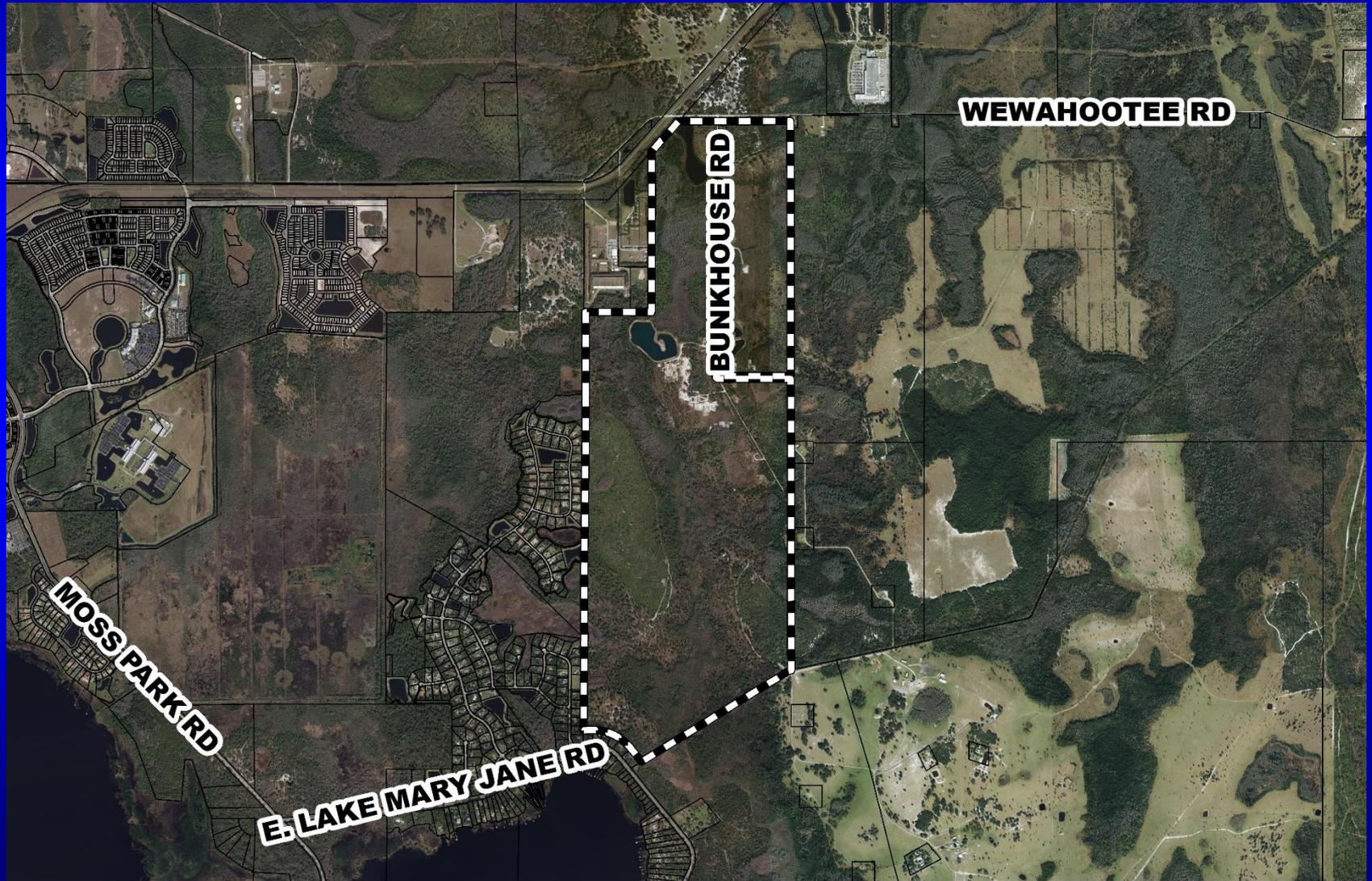


# Camino Reale Planned Development / Regulating Plan (PD/RP) Zoning Map





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





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

- Case:** LUP-16-08-260
- Project Name:** Camino Reale PD / RP
- Applicant:** Tom Daly, Daly Design Group
- District:** 4
- Acreage:** 1,032.9 gross acres (*overall PD*)
- Location:** General located 2 miles south of State Road 528 from 3.5 miles east of State Road 417
- Request:** To rezone 1,032.90 gross and 688 developable acres from A-2 to PD for a mixed-use project with up to 3,000 residential dwelling units (single-family and multi-family) and 330,000 square feet of non-residential uses including hotel, commercial, office, and/or industrial. The project also includes a public elementary school site and a 20-acre APF park. This request is associated with the following:
- **Adequate Public Facilities (APF) Agreement; and**
  - **Transportation Term Sheet**

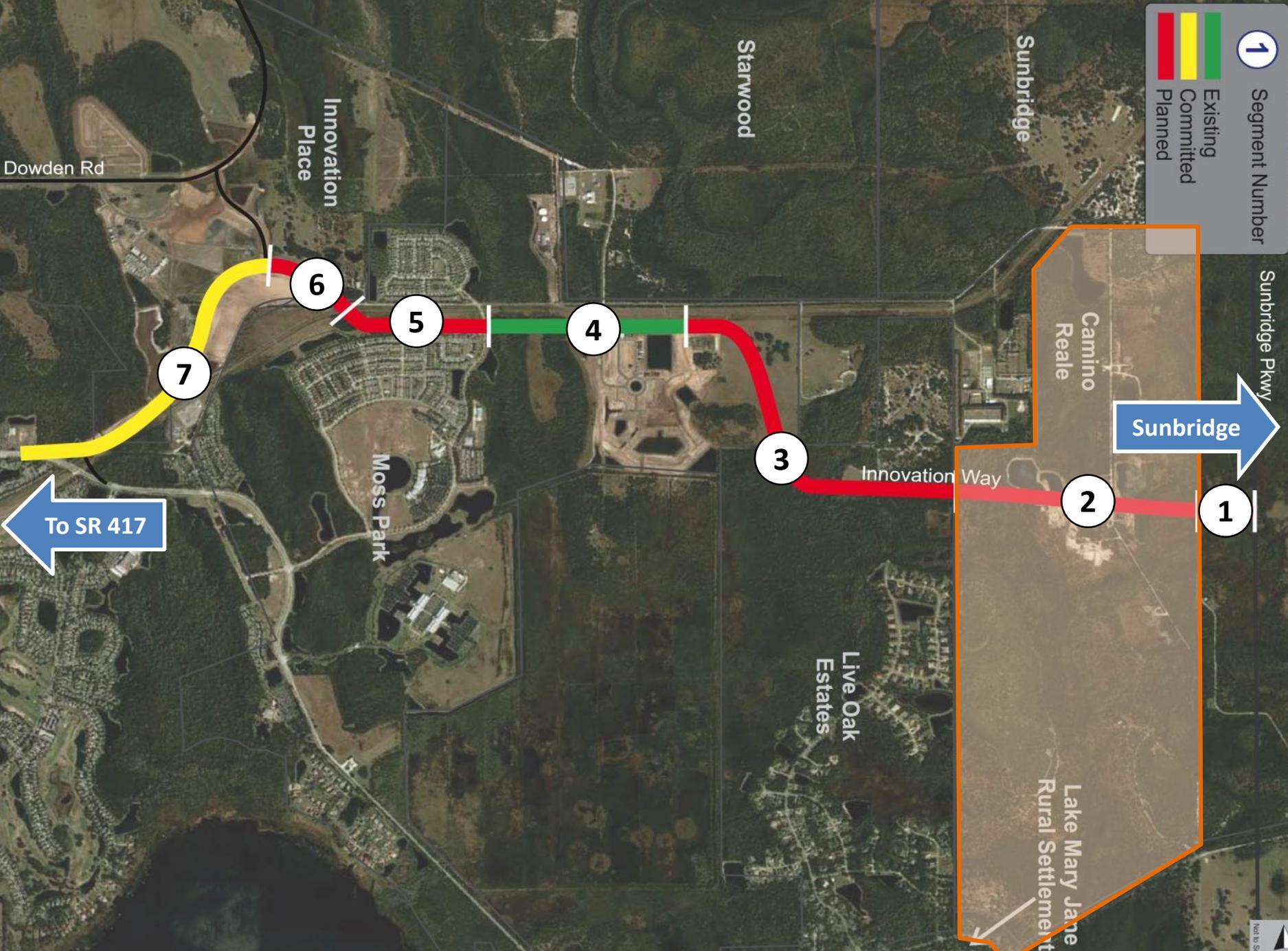


# Transportation Term Sheet

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

**1** Segment Number

Existing  
Committed  
Planned



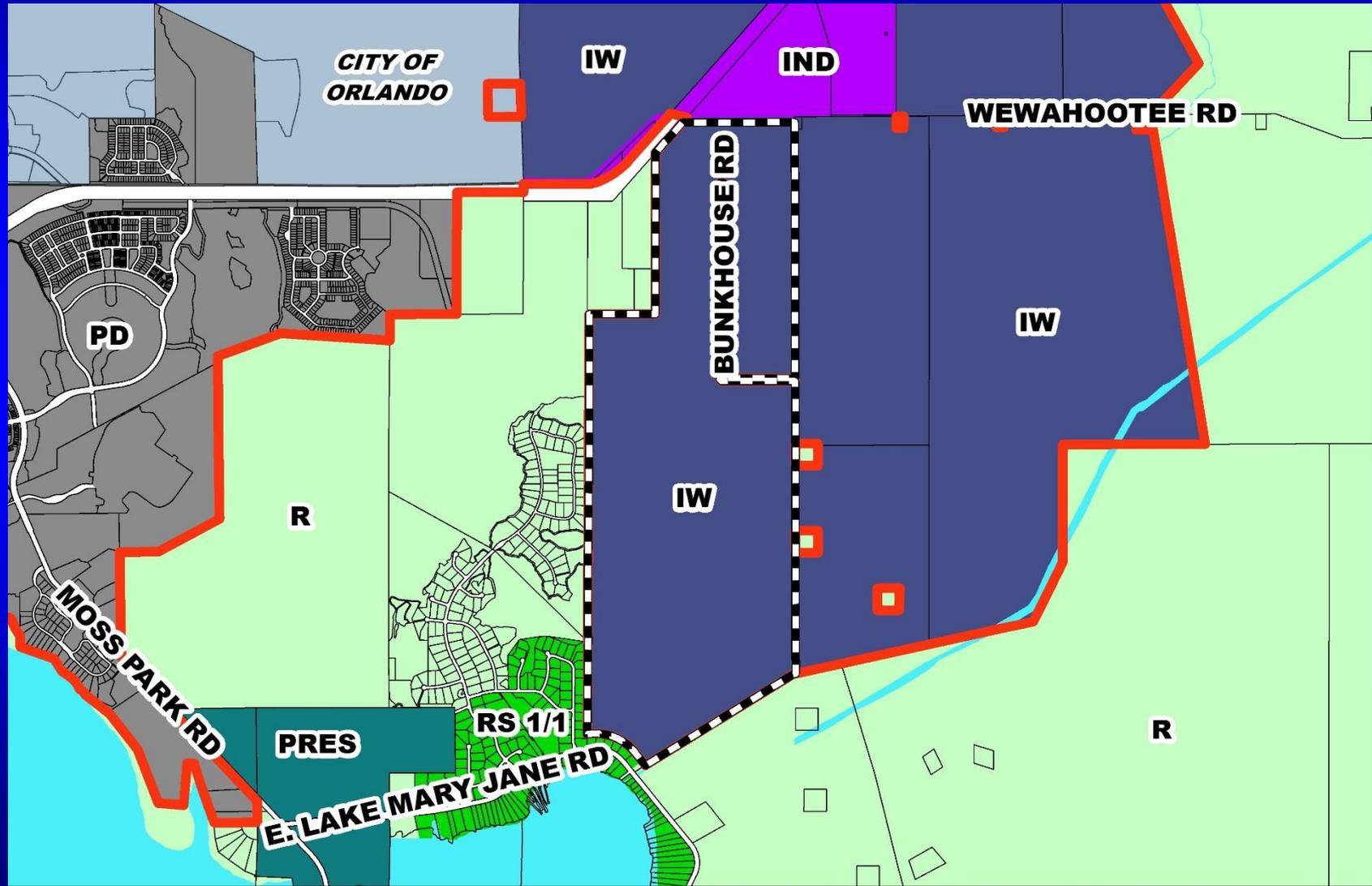


# Transportation Term Sheet

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

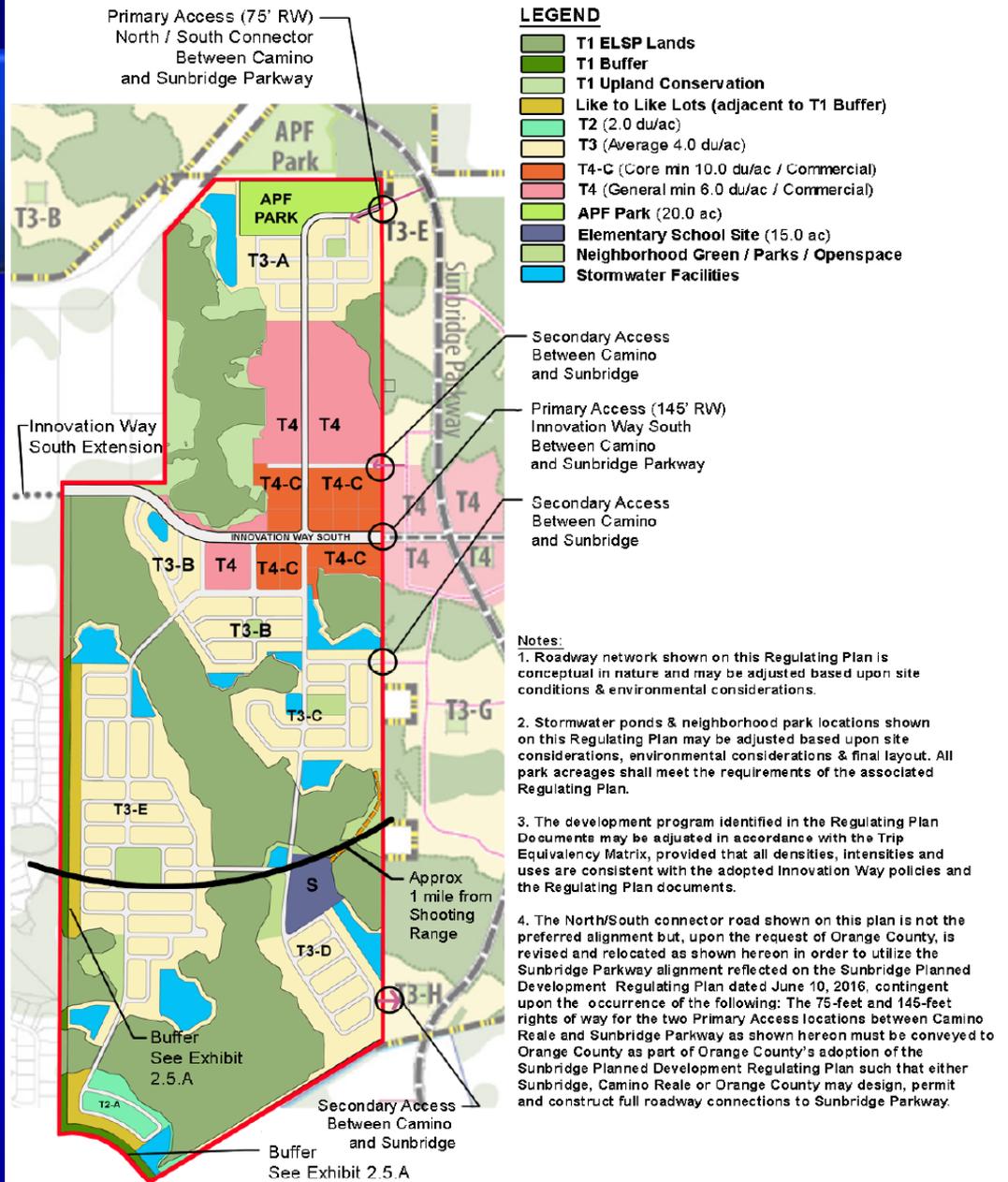


# Camino Reale Planned Development / Regulating Plan (PD/RP) Future Land Use Map





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

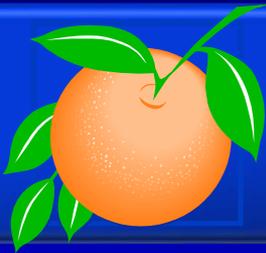




# PZC Recommendation

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

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



# Revised Condition

## Revised Condition #27:

~~There shall be no vehicle access to T M Ranch Road, via Bunkhouse Road.~~ No vehicular access shall be allowed from the Camino Reale property to Lake Mary Jane Road either directly or indirectly (via TM Ranch Road). This includes construction vehicles, equipment, service or any other vehicles associated with this property.



# Added Condition

## Proposed Condition #29:

The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.



# Action Requested

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

*And*

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

*And*

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



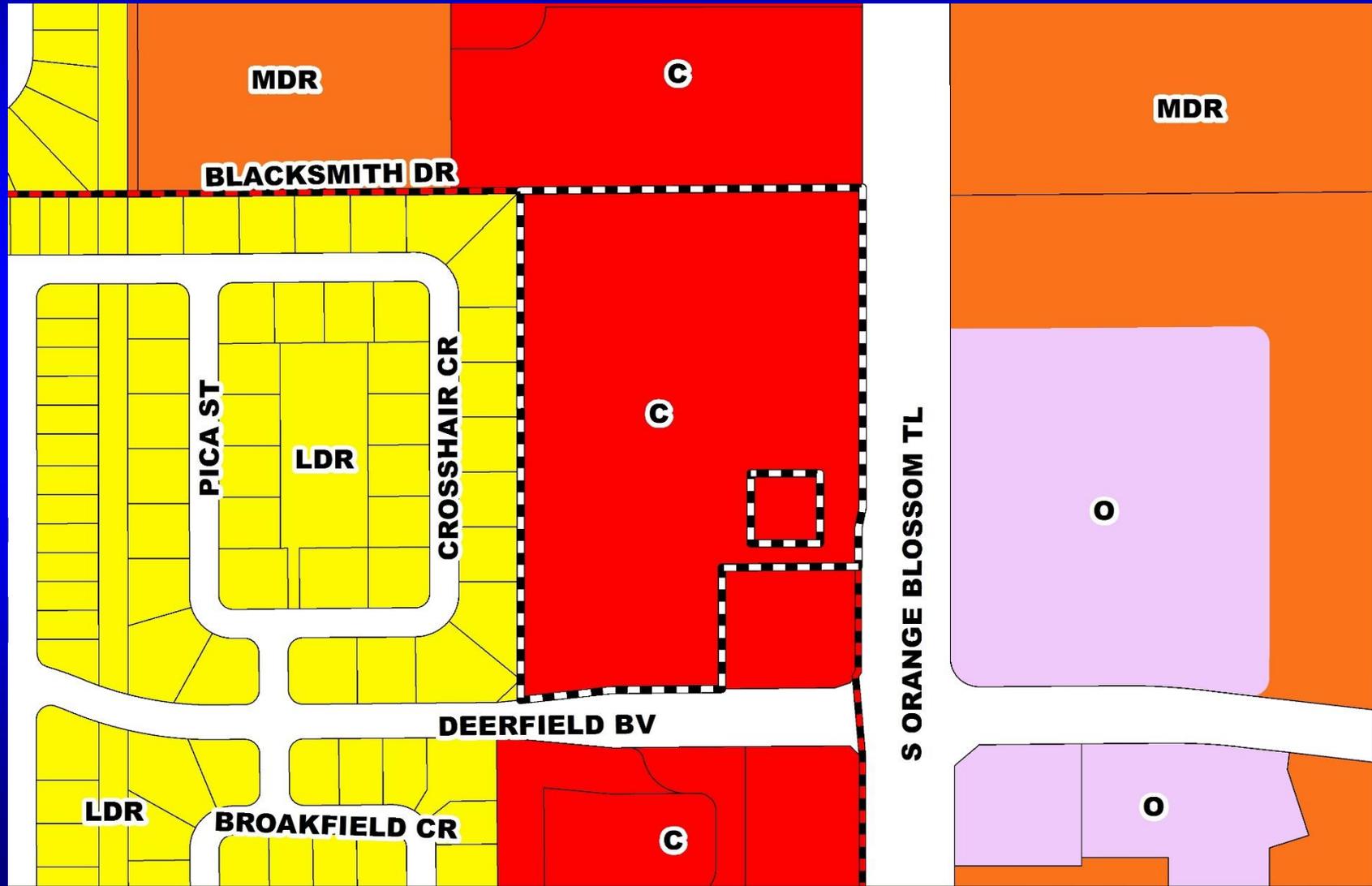
# Deerfield

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

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

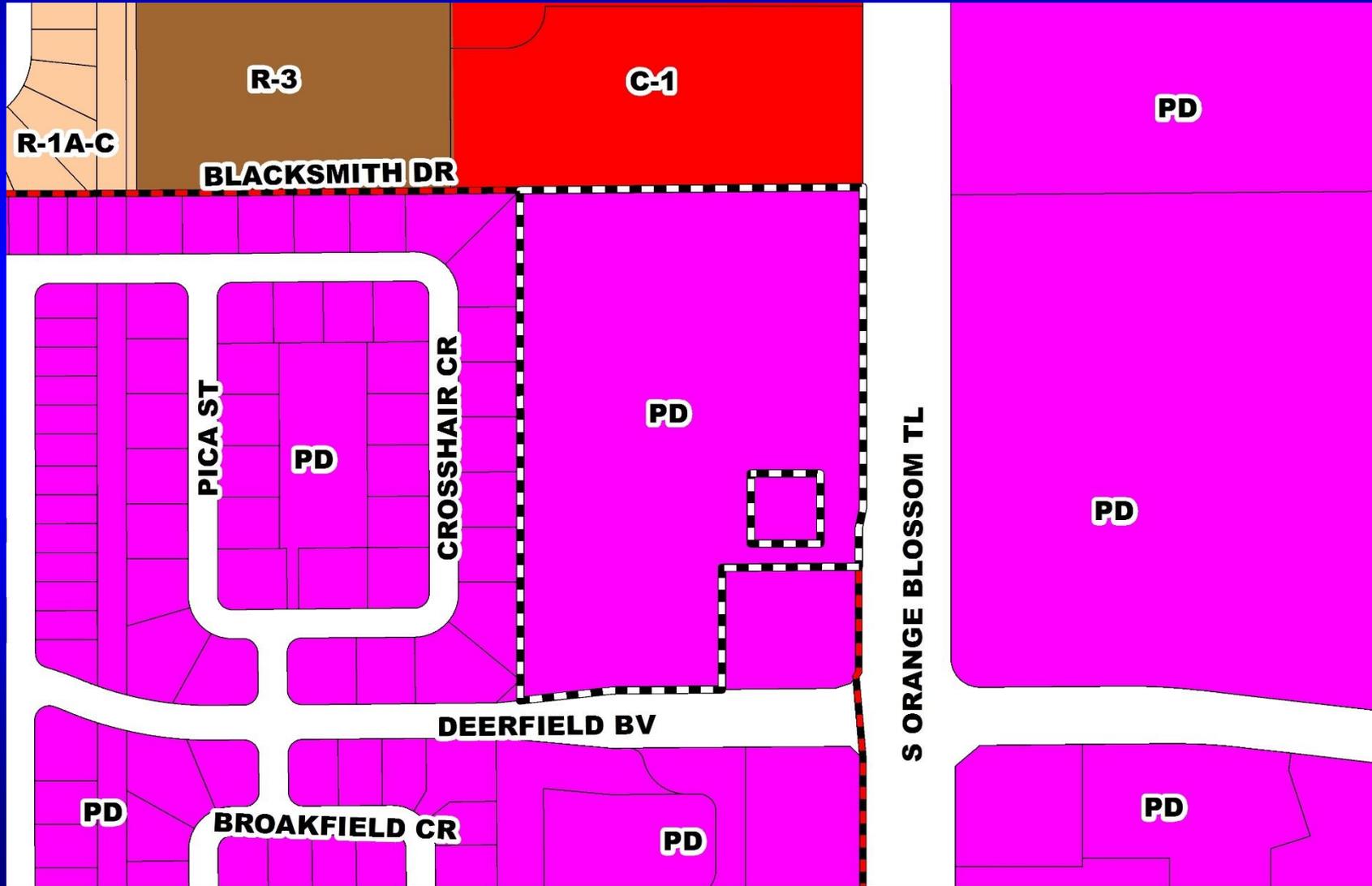


# Deerfield Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





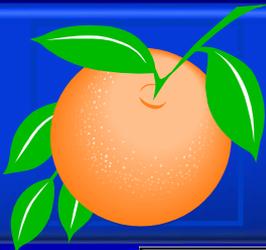
# Deerfield Planned Development / Land Use Plan (PD/LUP) Zoning Map





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

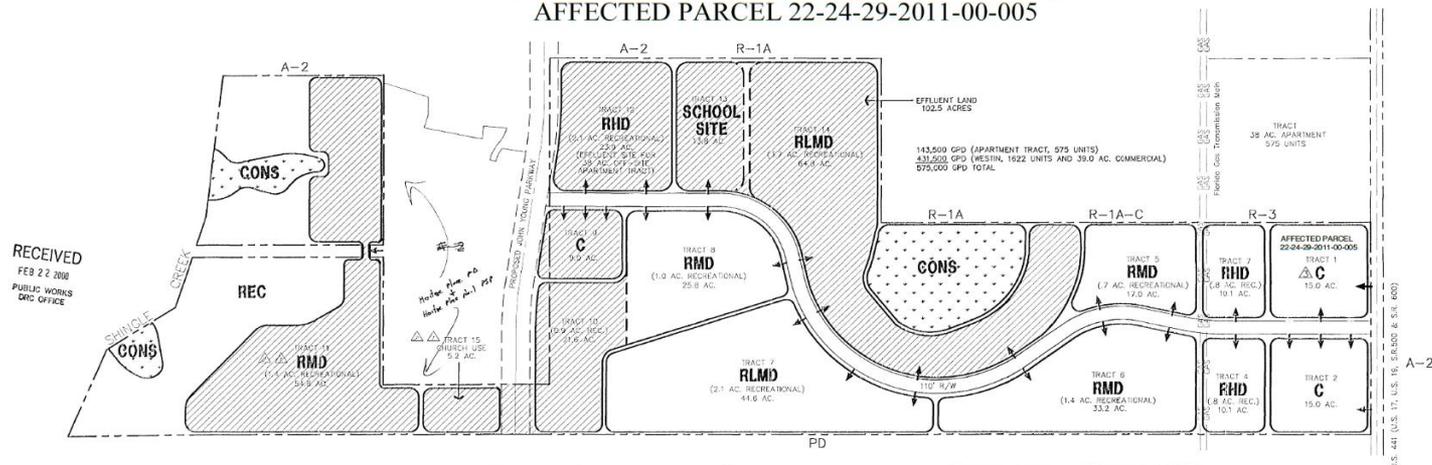




# Deerfield Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan

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

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



RECEIVED  
FEB 22 2008  
PUBLIC WORKS  
DRC OFFICE

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

\* 15 ACRES IN PHASE 2 HAVE BEEN RESERVED FOR AN ELEMENTARY SCHOOL SITE. SHOULD THE SCHOOL BOARD CHOOSE TO USE THE SITE, THE DEVELOPER RESERVED THE RIGHT TO TRANSFER THE UNITS ELIMINATED BY THE SITE TO OTHER RESIDENTIAL PARCELS WITHIN THE DEVELOPMENT. \*\* IN ADDITION TO THE AREA ADJACENT TO SINGLE CREEK, RECREATION OPEN SPACE AREAS WILL BE PROVIDED AS SHOWN WITHIN EACH PARCEL IN ACCORDANCE WITH ORANGE COUNTY PSD DISTRICT REQUIREMENTS. \*\*\* GROSS DENSITY: RECREATION - 0.2 DU/AC, CONSERVATION - 0.2 DU/AC. APPROX. MIN. LOT SIZE - 1/4 AC. ANTICIPATED MAX. BLDG. HEIGHT - 50'. WATER SERVICE - DUG. AND ORANGE COUNTY SEWAGE DISPOSAL - PHASE 1 - WASTEWATER TREATED AT PERIPHERAL SUBREGIONAL WASTEWATER TREATMENT PLANT WITH ON-SITE EFFLUENT DISPOSAL. PHASE 2 - PROPOSED SOUTH ORANGE COUNTY REGIONAL WASTEWATER TREATMENT FACILITY. STORMWATER MANAGEMENT - ON-SITE RETENTION/DEFERRED FACILITIES PER ORANGE COUNTY AND SWFD REGULATIONS. SCHOOL - ANTICIPATED NO. OF SCHOOL CHILDREN 1369 (PHASE 1/10, PHASE 2/10).

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

FEB 21 2008

### LAND USE PLAN (REVISED)

# Westin

A PLANNED RESIDENTIAL COMMUNITY  
PREPARED FOR:  
DAVID L. EVANS, TRUSTEE  
BLUE SPHERE DEERFIELD PLAZA LTD

RON HOWSE, P.A.  
ENGINEERING / LAND PLANNING DEVELOPMENT SPECIALIST  
P.O. BOX 70023, ST. CLOUD, FLORIDA 34710-1023  
PHONE: 407-957-3309 / FAX: 407-957-1019

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

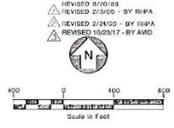
TIPTON & ASSOCIATES, INC.  
TRANSPORTATION PLANNING

FIDL PLANNING & DESIGN  
LAND PLANNING

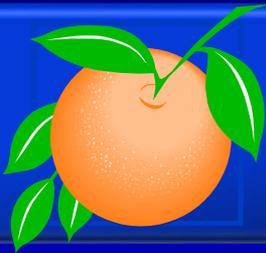
MATEER, HADBERT, FREY, BECHTEL & PHALIN, P.A.  
LEGAL CONSULTANT

JAMMAL & ASSOCIATES, INC.  
GEOLOGICAL ENGINEERING

PROFESSIONAL ENGINEERING CONSULTANTS, INC.  
LAND SURVEYING



MAP E



# Post-DRC Change

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

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

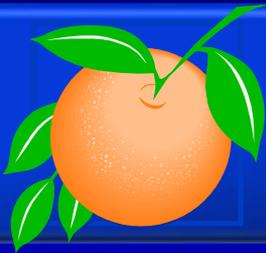


# Action Requested

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

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

**District 4**

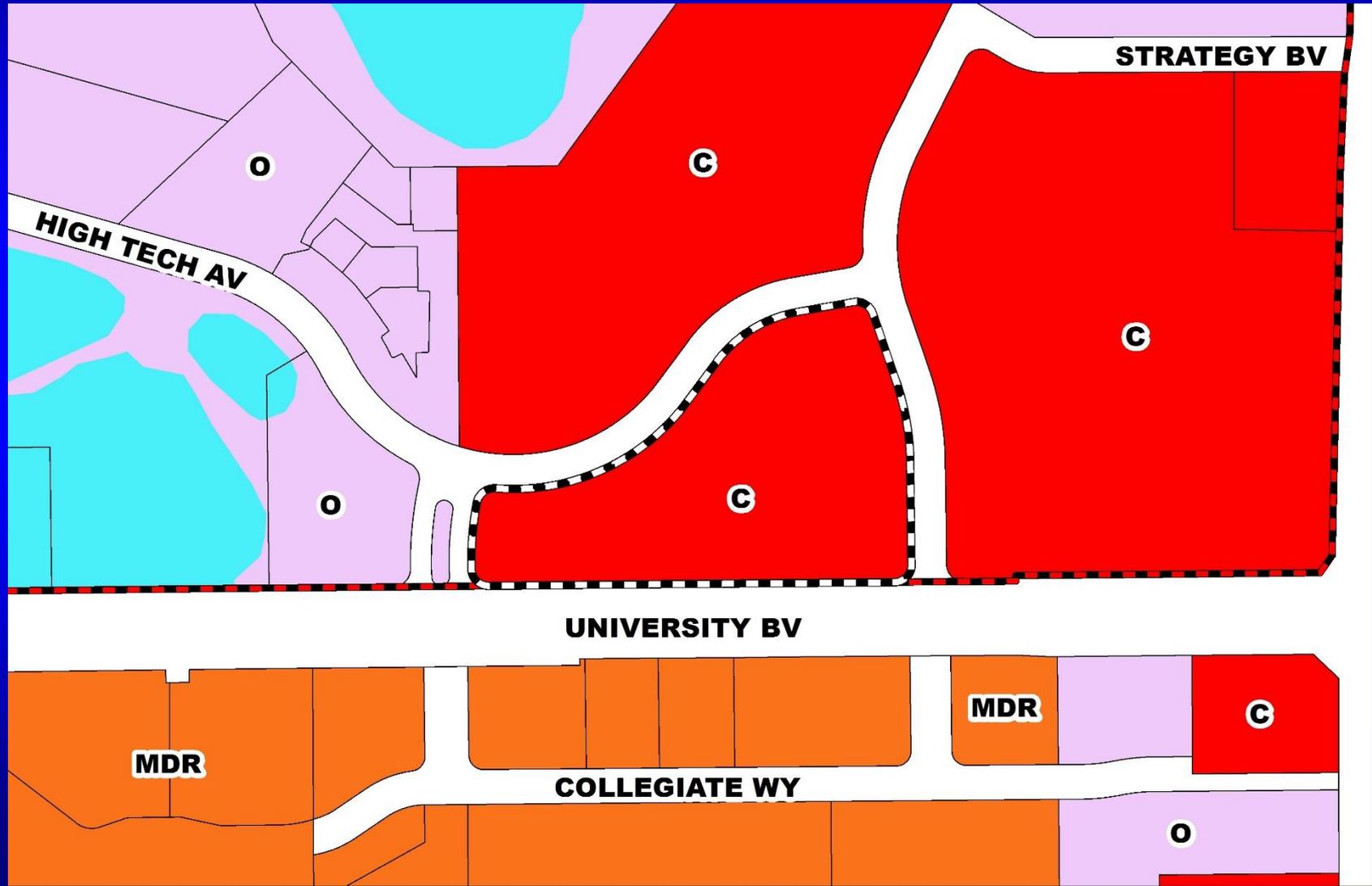


# Quadrangle Planned Development / Land Use Plan (PD/LUP)

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

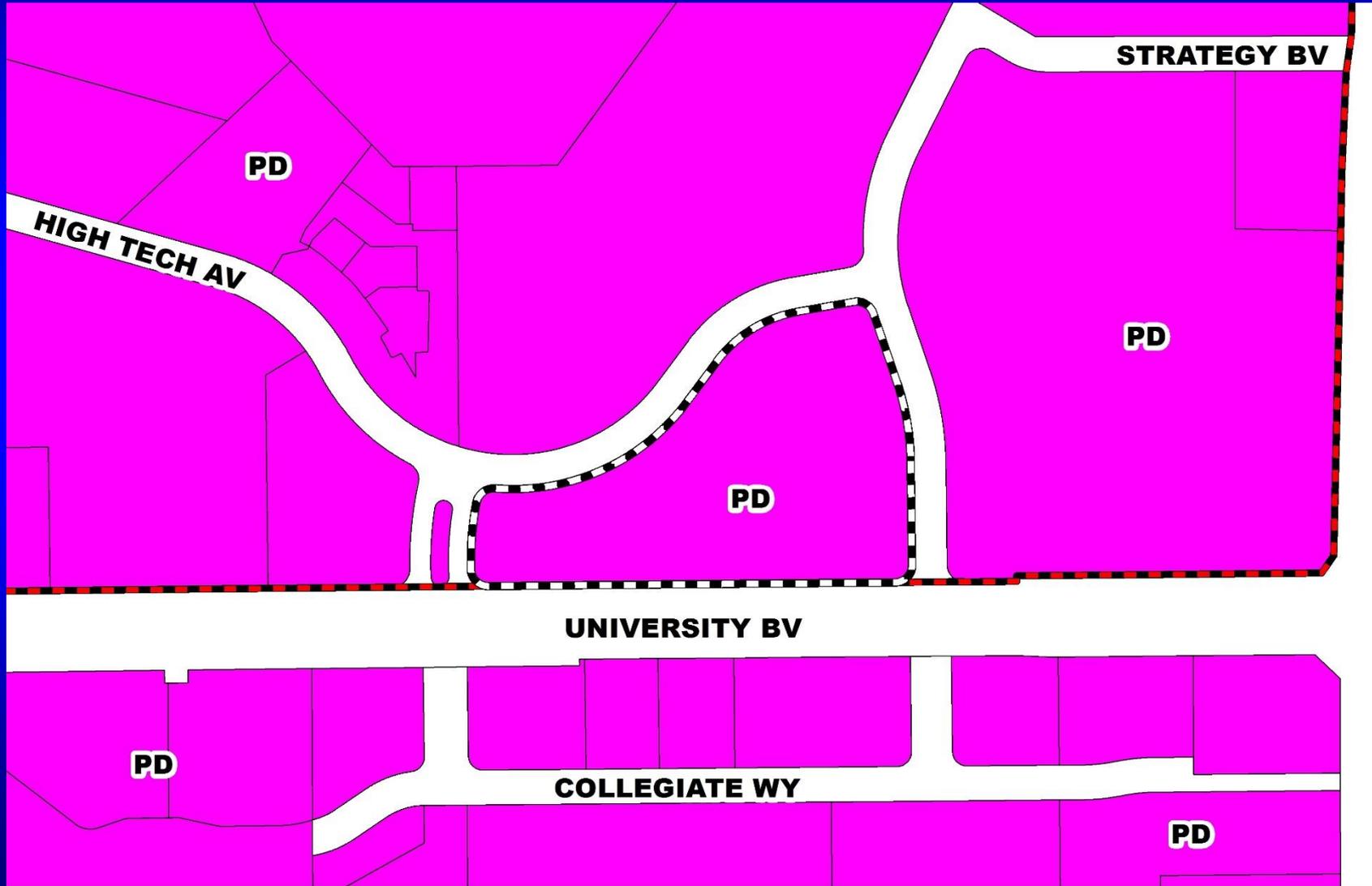


# Quadrangle Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





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





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





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

## QUADRANGLE STANDARDS

TRACTS	PARCEL ID NUMBER	LAND USE	NET AREA (AC)	DEVELOPED INTENSITY (FUT)	IMPROVISED AREA (AC)	NOTES
1A	04-22-21-7299-00-010	MULTIFAMILY	2,038	280 UNITS	1.18	
1B	04-22-21-7299-00-020	COMMERCIAL	1,400	32,000 SF	1.12	
1C	04-22-21-7299-00-030	COMMERCIAL	1,368	11,000 SF	1.18	
2	03-22-31-7270-00-000	OFFICE	7,400	61,700 SF	8.20	
3	03-22-31-7270-00-010	MULTIFAMILY	2,828	291 UNITS	8.20	
4A	04-22-21-7299-00-010	OFFICE	16,518	271 UNITS	8.20	SEE NOTE F
4B	04-22-21-7299-00-020	OFFICE	35.8	-	8.20	
4C	04-22-21-7299-00-030	OFFICE	8.70	126,000 SF	14.21	
5	04-22-21-7299-00-040	OFFICE	14.20	227,200 SF	16.01	
6	04-22-21-7299-00-050	OFFICE	6.08	-	8.20	
7	04-22-21-7299-00-060	OFFICE	2,682	113,220 SF	18.80	
8	04-22-21-7299-00-070	OFFICE	15.82	-	8.20	
9	04-22-21-7299-00-080	OFFICE	16.70	126,000 SF	14.21	
10	04-22-21-7299-00-090	OFFICE	8.42	227,200 SF	16.01	
11A	04-22-21-7299-00-100	OFFICE	6.08	-	8.20	
11B	04-22-21-7299-00-110	OFFICE	2.06	11,400 SF	1.39	
11C	04-22-21-7299-00-120	OFFICE	1.27	6,200 SF	1.08	
12	04-22-21-7299-00-130	OFFICE	1.69	113,000 SF	1.22	
13	04-22-21-7299-00-140	OFFICE	2.03	218,000 SF	3.41	
14	04-22-21-7299-00-150	OFFICE	5.84	-	8.20	
15	04-22-21-7299-00-160	OFFICE	3.20	67,000 SF	5.34	
16	04-22-21-7299-00-170	OFFICE	6.21	-	8.20	
17A	04-22-21-7299-00-180	OFFICE	1.52	8,300 SF	1.62	
17B	04-22-21-7299-00-190	OFFICE	3.16	(?)	8.20	SEE NOTE F
17C	04-22-21-7299-00-200	OFFICE	3.70	-	8.20	
18	04-22-21-7299-00-210	OFFICE	2.34	(?)	8.20	SEE NOTE F
19	04-22-21-7299-00-220	OFFICE	4.20	48,400 SF	3.42	
20	04-22-21-7299-00-230	OFFICE	1.69	113,000 SF	1.22	
21A	04-22-21-7299-00-240	OFFICE	8.41	126,000 SF	8.20	
21B	04-22-21-7299-00-250	OFFICE	3.26	(?)	8.20	SEE NOTE F
22	04-22-21-7299-00-260	OFFICE	1.26	-	8.20	
23	04-22-21-7299-00-270	OFFICE	4.09	322,000 SF	16.68	
24	04-22-21-7299-00-280	OFFICE	15.28	226,800 SF	15.43	
25A	04-22-21-7299-00-290	COMMERCIAL	18.28	75,800 SF	8.20	
25B	04-22-21-7299-00-300	COMMERCIAL	1.31	4,200 SF	8.21	
26	04-22-21-7299-00-310	OFFICE	1.02	261,000 SF	2.52	
27	04-22-21-7299-00-320	OFFICE	1.62	118,000 SF	1.26	
28	04-22-21-7299-00-330	OFFICE	35.78	203,000 SF	18.98	
29A	04-22-21-7299-00-340	OFFICE	2.66	119,000 SF	1.56	
29B	04-22-21-7299-00-350	OFFICE	5.18	21,700 SF	1.36	
29C	04-22-21-7299-00-360	COMMERCIAL	1.68	8,200 SF	6.20	
30	04-22-21-7299-00-370	OFFICE	444.14	959,000 SF	392.03	
TOTAL			475.01	26,521	SEE NOTE F	
NET			293.10	228.14		

**LAND USE PLAN SUMMARY NOTES**

- PARCEL TRACTS WITH UNDESIGNED DEVELOPED INTENSITIES HAVE NOT RECEIVED DEVELOPMENT PLAN APPROVAL AS OF 7/2/08.
- DEVELOPED INTENSITIES HAVE BEEN CALCULATED USING DATA FROM THE CURRENT APPROVED LAND USE PLAN. DEVELOPMENT PLANS ON FILE WITH ORANGE COUNTY AND ORANGE COUNTY PROPERTY APPRAISER RECORDS.
- SUMMARY OF LAND USE INTENSITY FOR DEVELOPED PARCELS BY LAND USE:
  - COMMERCIAL
  - OFFICE
  - HOTEL
  - MULTIFAMILY
  - STUDENT HOUSING
- DEVELOPED INTENSITIES AND IMPROVISED AREAS ARE ONLY SHOWN FOR PURPOSES OF INDICATING THE CURRENT LEVEL OF DEVELOPMENT IN THE QUADRANGLE AND SHOULD NOT BE INTERPRETED AS A LIMITATION OF THE MAXIMUM DEVELOPMENT OF AN TRACT.
- FOR THE DEVELOPED INTENSITIES AND IMPROVISED AREAS DESIGNATED AS OFFICE THIS SHALL BE CONSISTENT WITH 1.2.4 ZONING. THE FOLLOWING LAND USES ARE PROHIBITED IN THE QUADRANGLE FOR THE DEVELOPMENT ORDER, AS AMENDED BATTERY MANUFACTURING AND FOOD PROCESSING. MANUFACTURING OF METALS, BUILDING PRODUCTS, CHEMICALS OR TEXTILES AND OTHERS (EXCEPT FOOD, MANUFACTURING OF PLASTIC PRODUCTS, MANUFACTURING OF METALS, BUILDING PRODUCTS, CHEMICALS AND BATTERY MANUFACTURING AND FOOD PROCESSING) IS PROHIBITED IN THIS QUADRANGLE. MANUFACTURING OF METALS, BUILDING PRODUCTS, CHEMICALS AND BATTERY MANUFACTURING AND FOOD PROCESSING IS PROHIBITED IN THIS QUADRANGLE. MANUFACTURING OF METALS, BUILDING PRODUCTS, CHEMICALS AND BATTERY MANUFACTURING AND FOOD PROCESSING IS PROHIBITED IN THIS QUADRANGLE.

**SITE DATA**

1. ZONING CLASSIFICATION	PD
2. PROPERTY AREA SUMMARY	
a. OFFICE/SHOWROOM PARCELS	246.27 AC
b. COMMERCIAL PARCELS	26.58 AC
c. HOTEL PARCELS	17.77 AC
d. MULTI-FAMILY PARCELS	69.86 AC
e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING	14.00 AC
f. STORMWATER MGMT./CONSERVATION/OPEN SPACE	11.00 AC
g. ROADWAY RIGHTS OF WAY	25.00 AC
<b>TOTAL</b>	<b>475.01 AC</b>

**3. PROPOSED LAND USE**

DEVELOPMENT INTENTIONS	PD	BUILT	REMAINING
a. COMMERCIAL	11,572 SF	24,879 SF	131,000 SF
b. OFFICE/SHOWROOM	2,400,000 SF	669,000 SF	151,000 SF
c. HOTEL	80,000 SF	669,000 SF	151,000 SF
d. MULTI-FAMILY RESIDENTIAL	1,000,000 SF	1,000,000 SF	1,000,000 SF
e. STUDENT HOUSING	240 BEDS	240 BEDS	1,500 BEDS

**4. BUILDING HEIGHT LIMITATIONS**

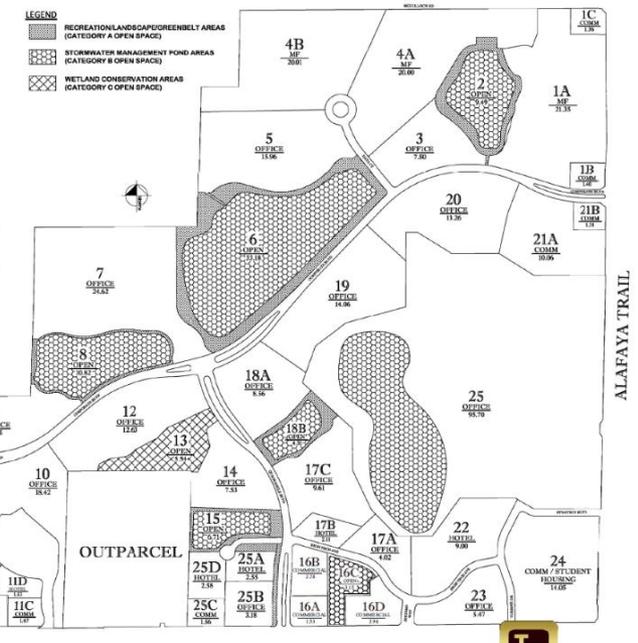
DEVELOPMENT INTENTIONS	PD
a. COMMERCIAL	4 STORIES / 50 FEET
b. OFFICE/SHOWROOM	5 STORIES / 70 FEET
c. HOTEL	30 STORIES / 120 FEET
d. MULTI-FAMILY RESIDENTIAL	4 STORIES / 50 FEET
e. COMMERCIAL/MULTI-FAMILY/STUDENT HOUSING	30 STORIES / 120 FEET

**5. BUILDING SETBACK CRITERIA**

FROM	PD
a. FROM FRONT YARD	25 FEET
b. FROM INTERNAL ROADWAYS	25 FEET
c. FROM UNIVERSITY BOULEVARD	114 FEET FROM R/W CENTERLINE
d. FROM ALAFLAYA TRAIL	50 FEET FROM R/W CENTERLINE
e. FROM ACCESSORY ROADWAY	10 FEET FROM PARCELS BOUNDARY
f. FROM RESIDENTIAL ADJACENT TO MP RESIDENTIAL	30 FEET FROM PARCELS BOUNDARY
g. FROM RESIDENTIAL ADJACENT TO NP RESIDENTIAL	25 FEET FROM PARCELS BOUNDARY
h. FROM RESIDENTIAL ADJACENT TO SP RESIDENTIAL	30 FEET FROM PARCELS BOUNDARY
i. FROM RESIDENTIAL ADJACENT TO SF RESIDENTIAL	30 FEET FROM PARCELS BOUNDARY

**QUADRANGLE LEGAL DESCRIPTION**

TRACTS	PARCEL ID NUMBER	PLAT BOOK	TRACTS	PARCEL ID NUMBER	PLAT BOOK
1A	04-22-21-7299-00-010	PLAT BK 38, PAGE 150	15A	04-22-21-7299-00-150	PLAT BK 38, PAGE 150
1B	04-22-21-7299-00-020	PLAT BK 38, PAGE 150	16A	04-22-21-7299-00-160	PLAT BK 38, PAGE 150
1C	04-22-21-7299-00-030	PLAT BK 38, PAGE 150	16B	04-22-21-7299-00-160	PLAT BK 38, PAGE 150
2	03-22-31-7270-00-000	PLAT BK 18, PAGE 38-40	16C	04-22-21-7299-00-160	PLAT BK 38, PAGE 150
3	03-22-31-7270-00-010	PLAT BK 18, PAGE 38-40	17A	04-22-21-7299-00-170	PLAT BK 38, PAGE 150
4A	04-22-21-7299-00-010	PLAT BK 38, PAGE 150	17B	04-22-21-7299-00-170	PLAT BK 38, PAGE 150
4B	04-22-21-7299-00-020	PLAT BK 38, PAGE 150	17C	04-22-21-7299-00-170	PLAT BK 38, PAGE 150
4C	04-22-21-7299-00-030	PLAT BK 38, PAGE 150	18A	04-22-21-7299-00-180	PLAT BK 38, PAGE 150
5	04-22-21-7299-00-040	PLAT BK 47, PAGE 132	18B	04-22-21-7299-00-180	PLAT BK 38, PAGE 150
6	04-22-21-7299-00-050	PLAT BK 17, PAGE 143-144	18C	04-22-21-7299-00-180	PLAT BK 38, PAGE 150
7	04-22-21-7299-00-060	PLAT BK 38, PAGE 150	19	04-22-21-7299-00-190	PLAT BK 38, PAGE 150
8	04-22-21-7299-00-070	PLAT BK 18, PAGE 10-11	20	03-22-31-7270-00-010	PLAT BK 47, PAGE 82
9	04-22-21-7299-00-080	PLAT BK 18, PAGE 10-11	21A	03-22-31-7270-00-010	PLAT BK 47, PAGE 82
10	04-22-21-7299-00-090	PLAT BK 18, PAGE 10-11	21B	03-22-31-7270-00-010	PLAT BK 47, PAGE 82
11A	04-22-21-7299-00-100	PLAT BK 67, PAGE 115-116	22	03-22-31-7270-00-010	PLAT BK 18, PAGE 38-40
11B	04-22-21-7299-00-110	PLAT BK 67, PAGE 115-116	23	03-22-31-7270-00-010	PLAT BK 18, PAGE 38-40
11C	04-22-21-7299-00-120	PLAT BK 67, PAGE 115-116	24	03-22-31-7270-00-010	PLAT BK 18, PAGE 38-40
12	04-22-21-7299-00-130	PLAT BK 67, PAGE 115-116	25	03-22-31-7270-00-010	PLAT BK 18, PAGE 38-40
13	04-22-21-7299-00-140	PLAT BK 18, PAGE 10-11	26	03-22-31-7270-00-010	OR BOOK 3006, PAGE 2947
14	04-22-21-7299-00-150	PLAT BK 17, PAGE 143-144	27A	04-22-21-7299-00-270	PLAT BK 23, PAGE 48
15	04-22-21-7299-00-160	PLAT BK 17, PAGE 143-144	27B	04-22-21-7299-00-270	PLAT BK 23, PAGE 48
16	04-22-21-7299-00-170	PLAT BK 23, PAGE 48	28	04-22-21-7299-00-280	PLAT BK 23, PAGE 48



**QUADRANGLE TRADE-OFF MATRIX**

TO GET	HOTEL	MULTI-FAMILY UNIT	OFFICE	RETAIL	STUDENT HOUSING BEDS
1 HOTEL ROOM	N/A	1,539	489	174	4,663
1 MULTI-FAMILY UNIT	0.747	N/A	305	130	3,427
1,000 SF OF OFFICE	2.047	2.241	N/A	288	6,148
1,000 SF OF RETAIL	5.745	7.944	2,807	N/A	25,798
1 STUDENT HOUSING BED	0.214	0.282	0.158	0.038	N/A

**QUADRANGLE TRIP GENERATION TABLE**

LAND USE	CODE	QUANTITY	UNITS	DAILY TRIPS	PM PEAK TRIPS
OFFICE	710	2,700,000	0	30,510	4,097
RETAIL	820	320,000	57	14,059	3,389
MULTI-FAMILY	200	1,108	80	6,795	617
HOTEL	310	588	800	4,892	386
<b>TOTAL</b>				<b>56,992</b>	<b>6,493</b>

NOTE: THIS TABLE IS BASED ON THE ORIGINAL DEVELOPMENT PROGRAM TO DETERMINE THE MAXIMUM NUMBER OF TRIPS AVAILABLE.

A WAIVER FROM SEC. 38-1476 FOR TRACT 23 ONLY TO ALLOW 3.50 PARKING SPACES PER 1,000 SQUARE FEET, IN LIEU OF 4.00 SPACES PER 1,000 SQUARE FEET OF NET OFFICE SPACE, CONSISTENT THE PROVIDED PARKING STUDY PERFORMED BY TMC ON 06/30/17.



# Action Requested

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

**District 5**

*Board of County Commissioners*

# Public Hearings

**March 20, 2018**