



# ***Board of County Commissioners***

**2016-2 Regular Out-of-Cycle  
Amendments**

**&**

**Concurrent Rezoning and  
Substantial Change Requests**

***Public Hearings***

**November 29, 2016**



# **2016-2 Regular Out-of-Cycle Amendment Process**

- **Transmittal public hearings**  
**LPA – May 19, 2016**  
**BCC – June 28, 2016**
- **State and regional agency comments**  
**August 2016**
- **Adoption public hearings**  
**LPA – September 15, 2016**  
**BCC – November 29, 2016**



# Today's Hearings

- **Public Hearing I-15**
  - **2016-2-A-4-2**  
Sunbridge Future Land Use Map Amendment
  - **2016-2-B-FLUE-1**  
USA Expansion
  - **Ordinance Adoption**
  - **LUP-16-06-216**  
Sunbridge PD-RP Rezoning
    - Adequate Public Facilities Agreement
    - Road Term sheet
    - Environmental Land Stewardship Agreement
- **Public Hearing J-16**
  - **CDR-16-08-271**
    - Development Order Rescission



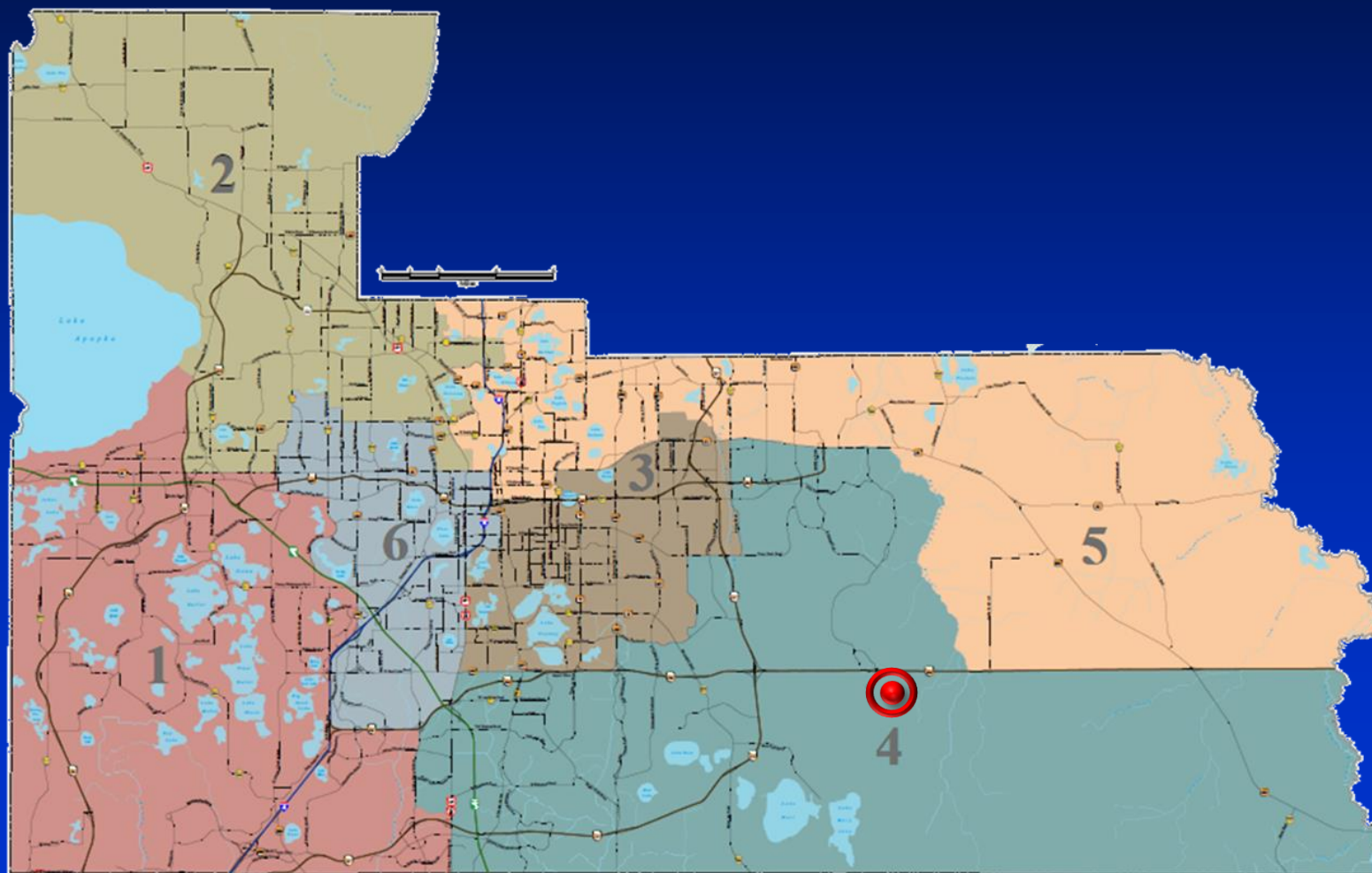
# 2016-2-A-4-2

- Agent:** James Zboril, President, Tavistock East Services, LLC
- Owner:** Suburban Land Reserve Inc.; Farmland Reserve, Inc.; Central Florida Property Holdings 100 & 200, LLC.
- From:** Industrial (IND) and Rural (R)
- To:** Innovation Way (IW)
- Acreage:** 4,787 gross acres / 3,094 developable acres
- Proposed Use:** Up to 7,370 residential dwelling units (single and multi-family), 6,350,000 SF of office / retail uses, 2,900,000 SF of industrial uses, and 490 hotel rooms. Also includes two middle schools, one elementary school, a fire station, and other APF facilities.



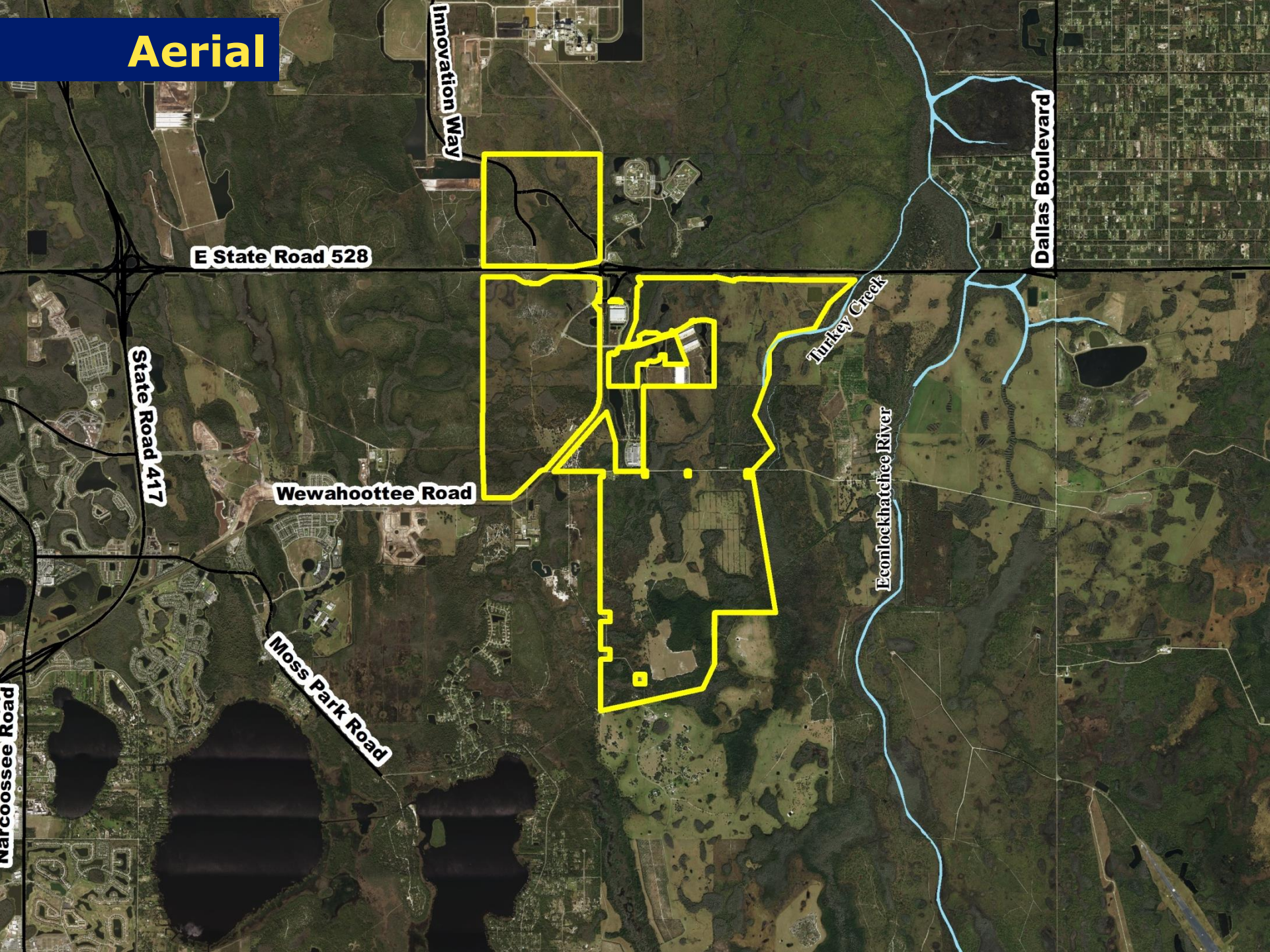
# 2016-2-A-4-2

## Location





# Aerial



Innovation Way

E State Road 528

Dallas Boulevard

State Road 417

Wewahoottee Road

Turkey Creek

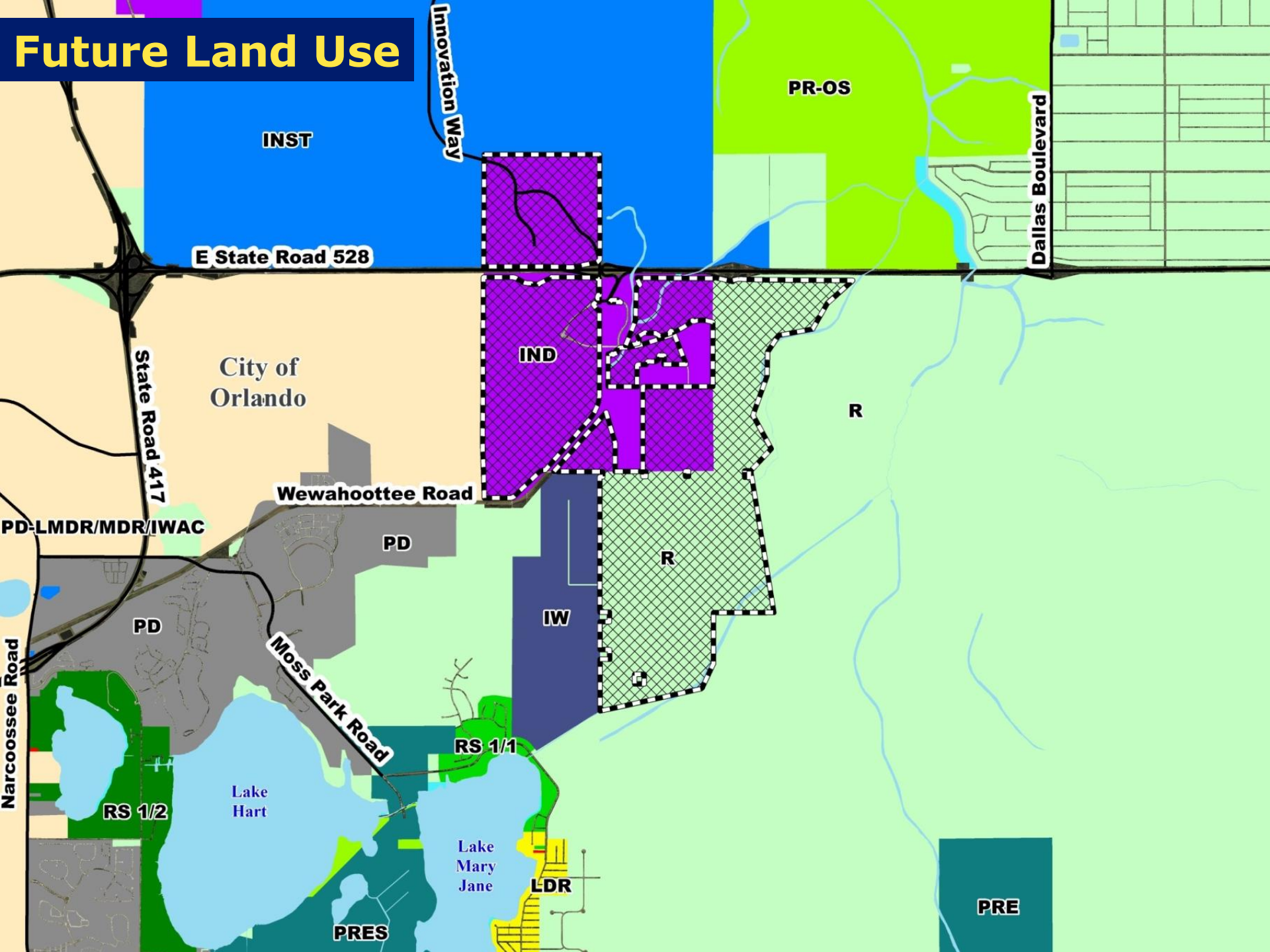
Econlockhatchee River

Moss Park Road

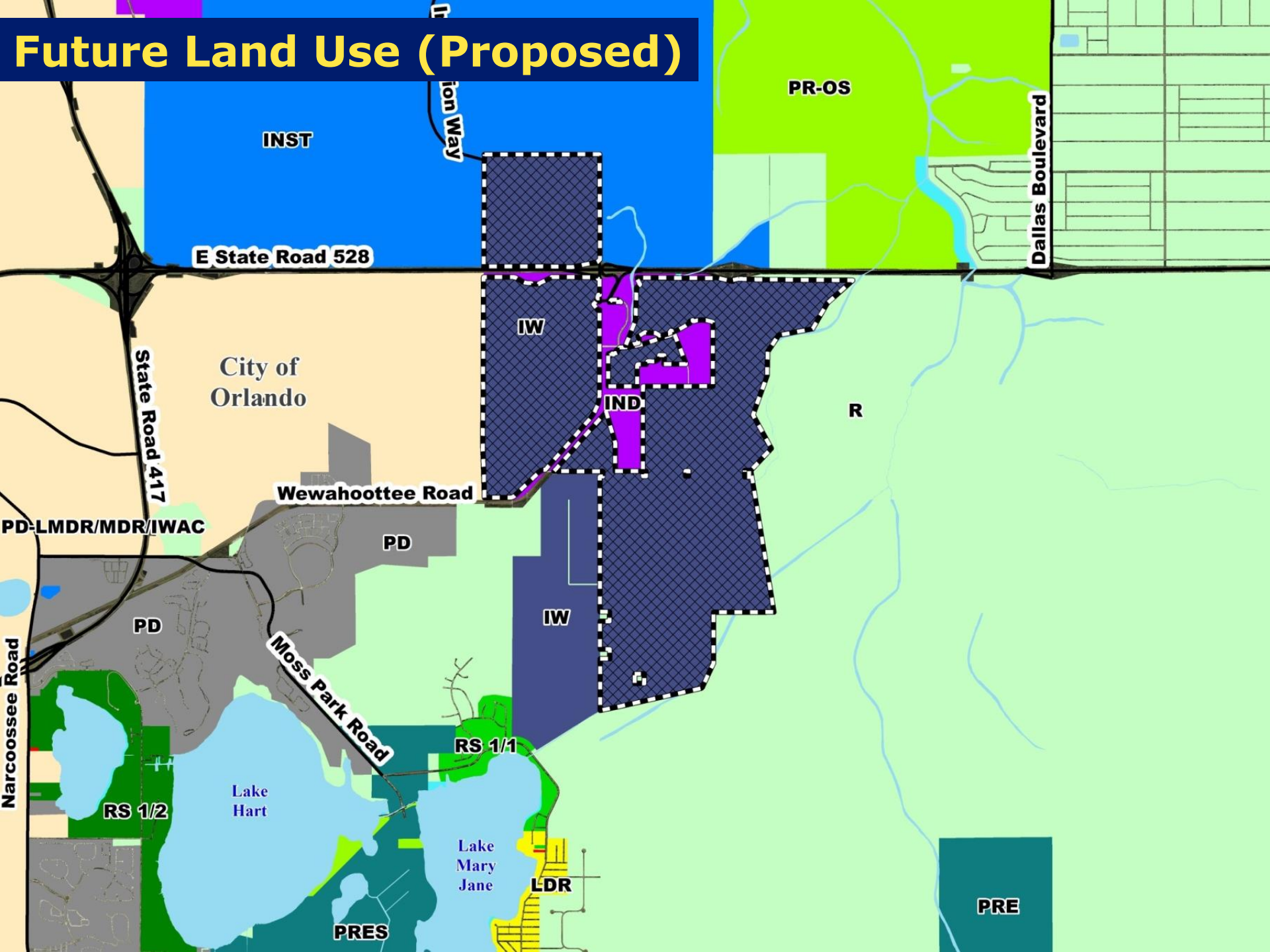
Narcoossee Road



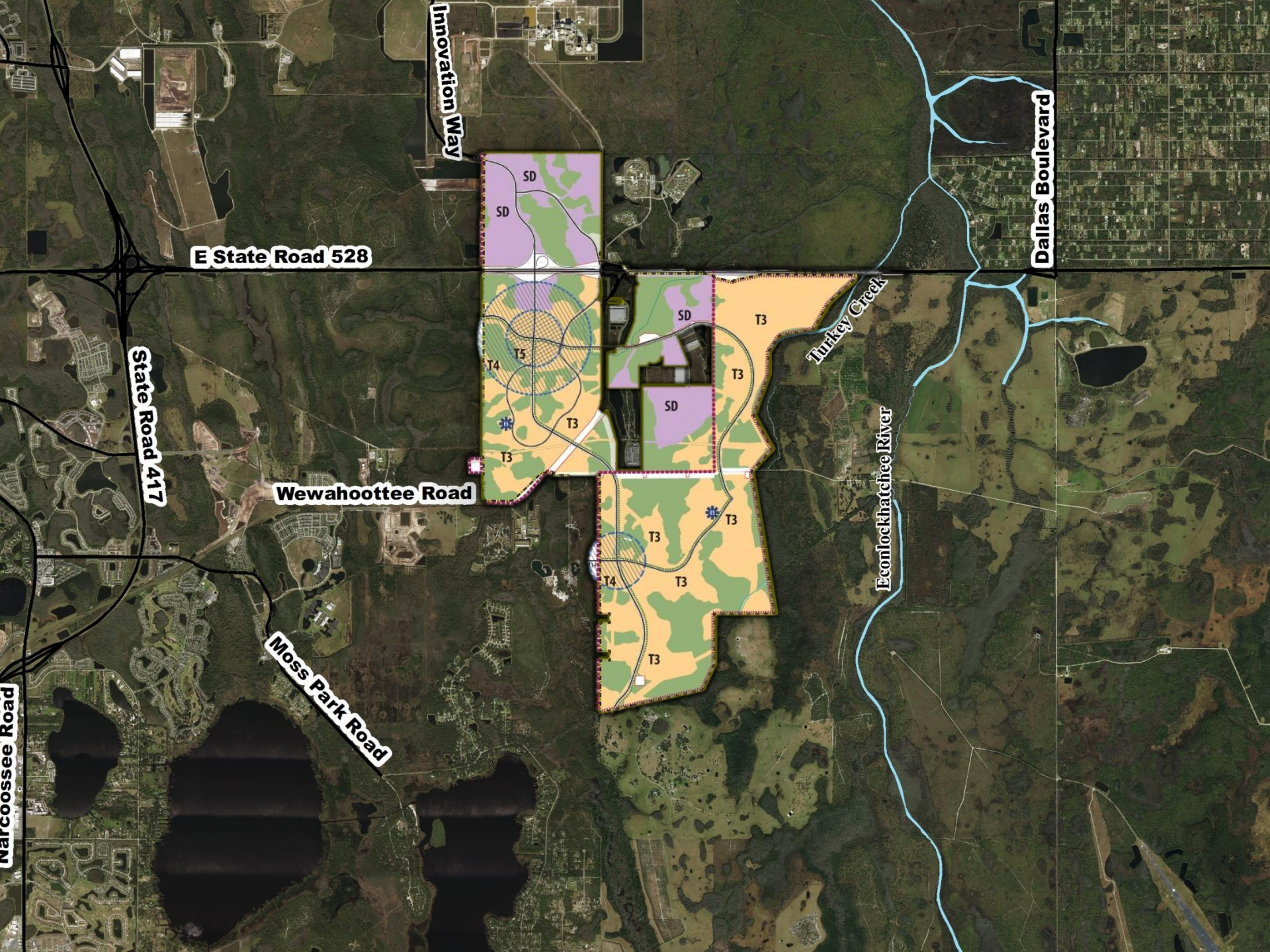
# Future Land Use



# Future Land Use (Proposed)







Innovation Way

E State Road 528

Dallas Boulevard

State Road 417

Wewahoottee Road

Moss Park Road

Narcoossee Road

Turkey Creek

Econlockhatchee River

SD

T4

T3

T3

SD

T3

T3

SD

T3

T3

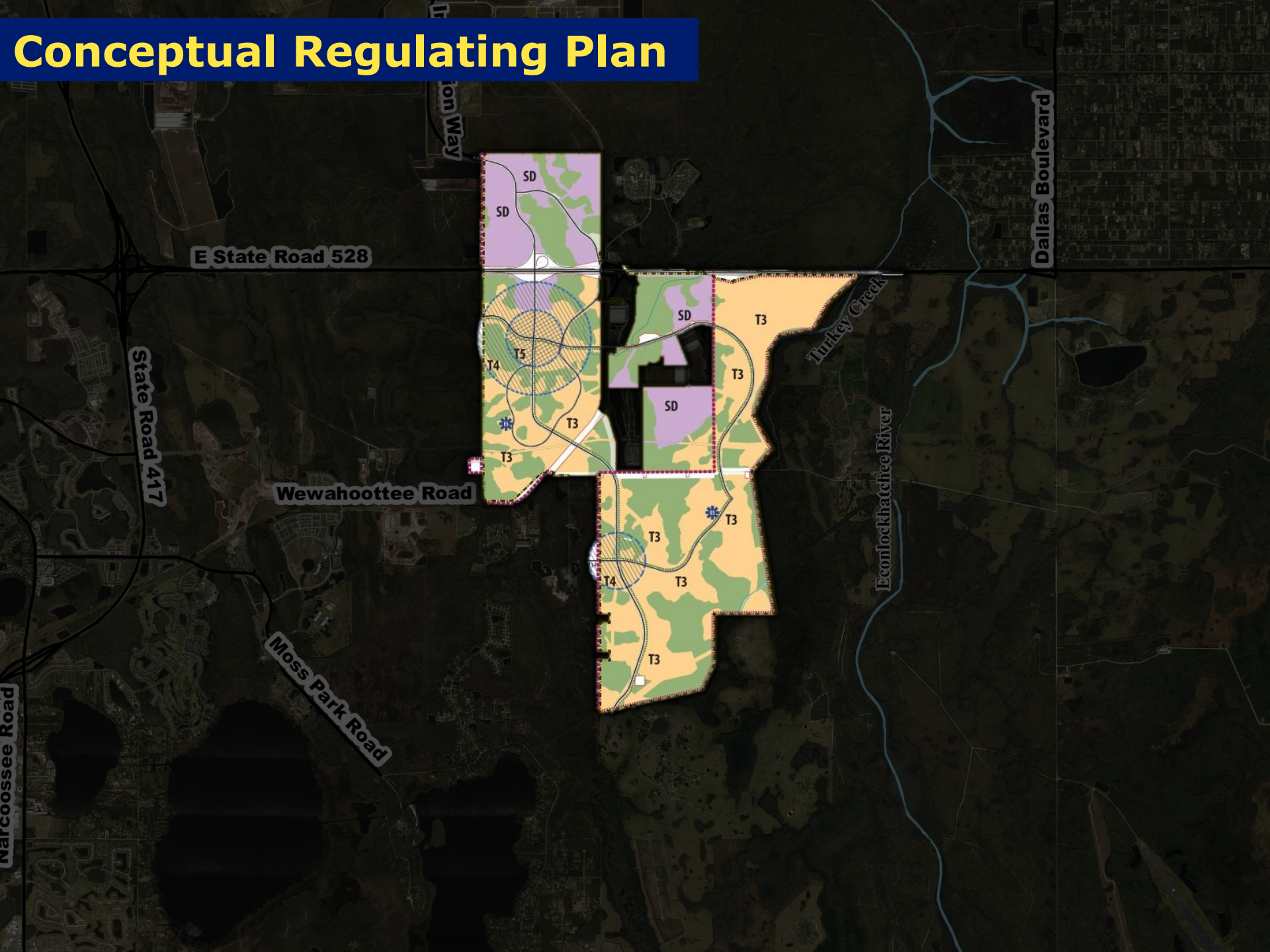
T4

T3

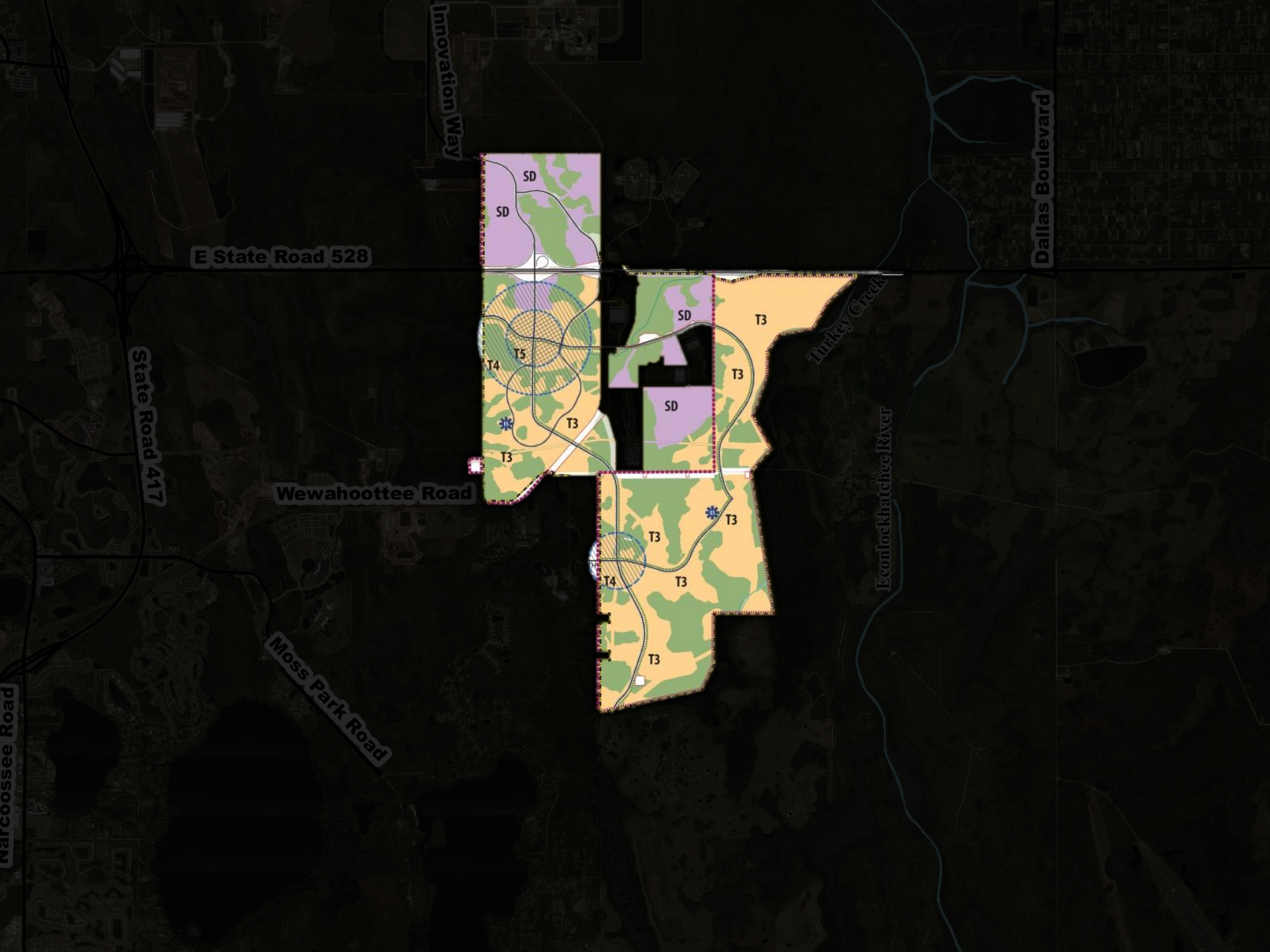
T3



# Conceptual Regulating Plan









# Conceptual Regulating Plan

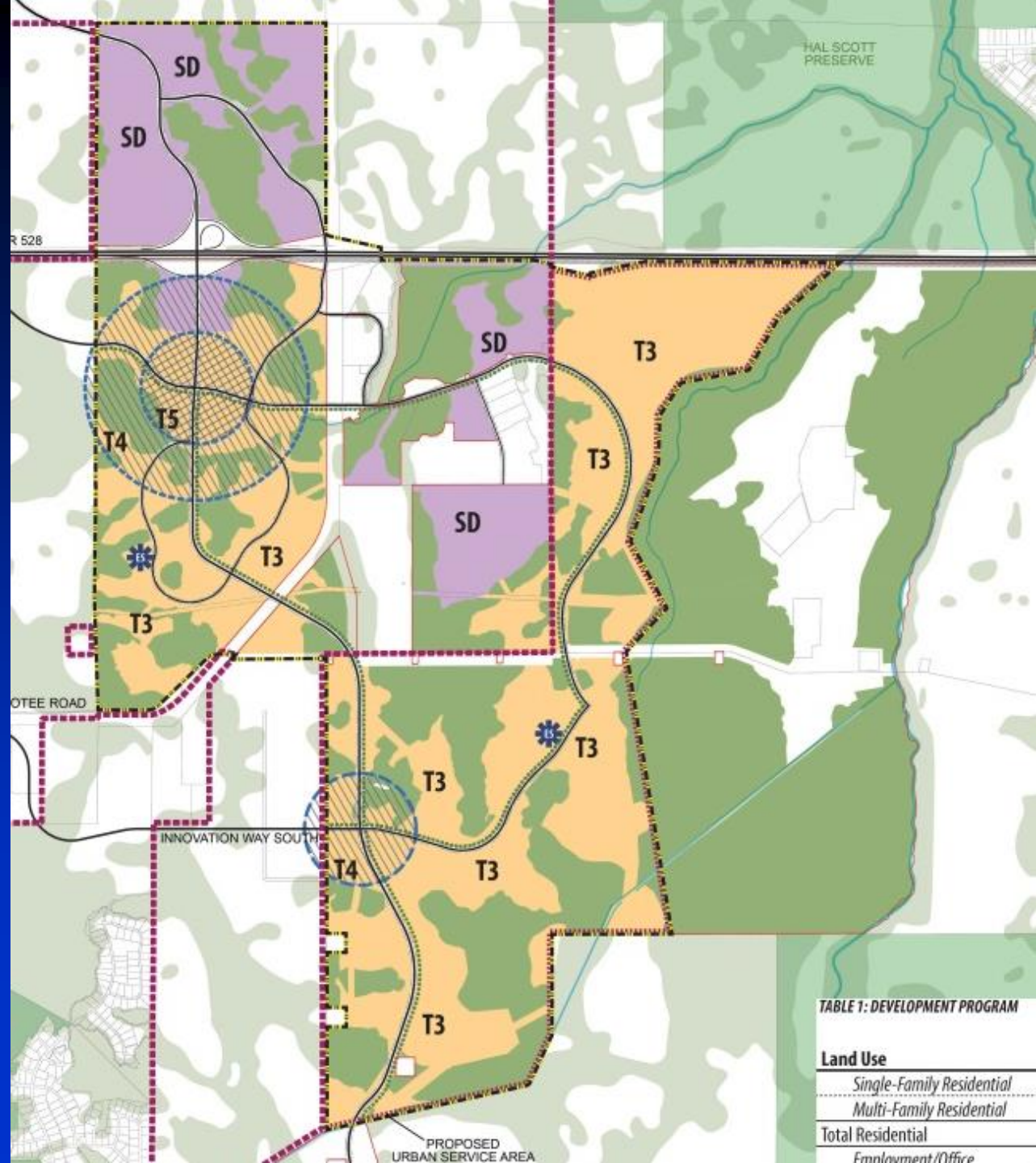


TABLE 1: DEVELOPMENT PROGRAM

## Land Use

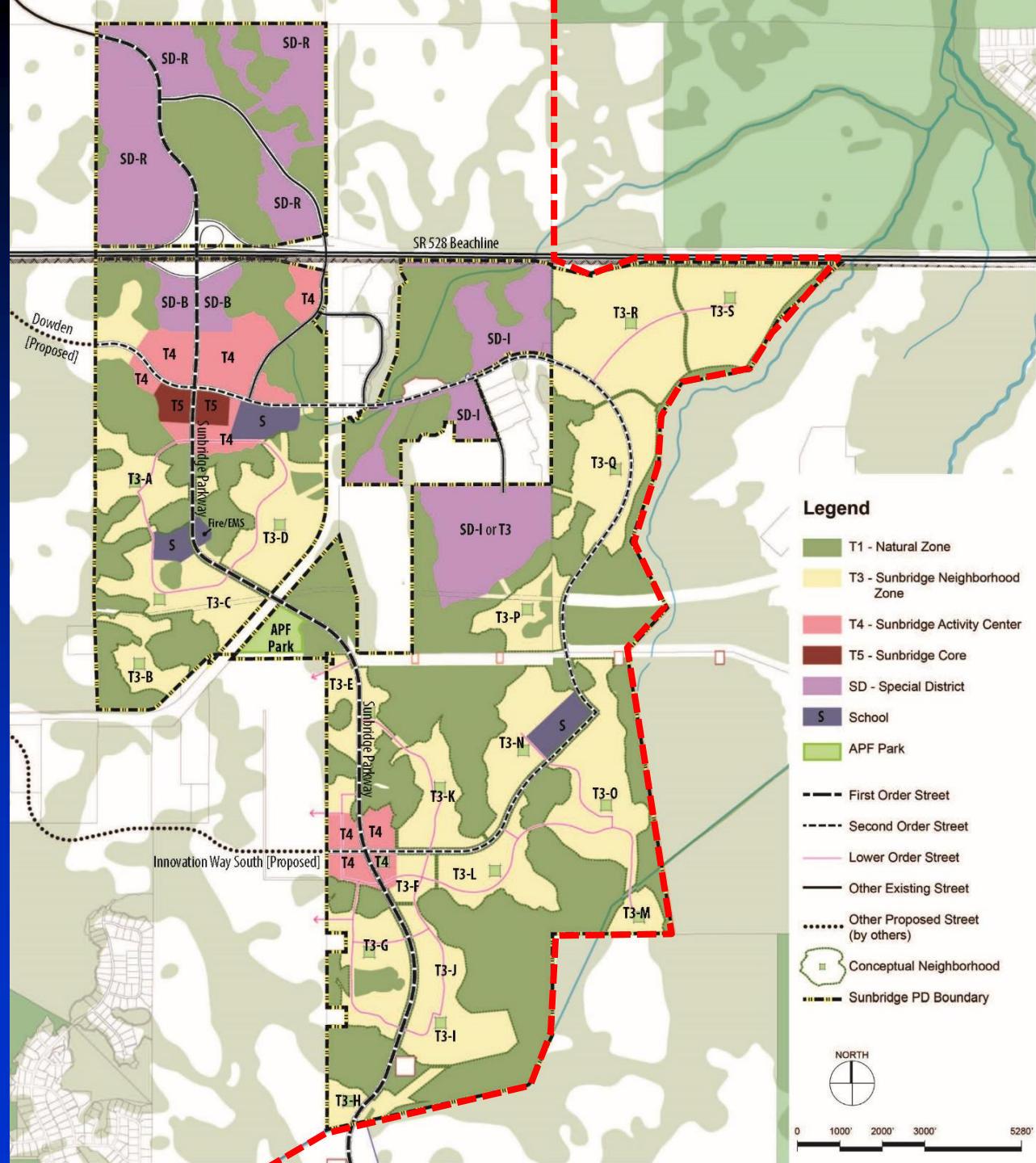
Single-Family Residential

Multi-Family Residential

Total Residential

Employment/Office

# Final Regulating Plan



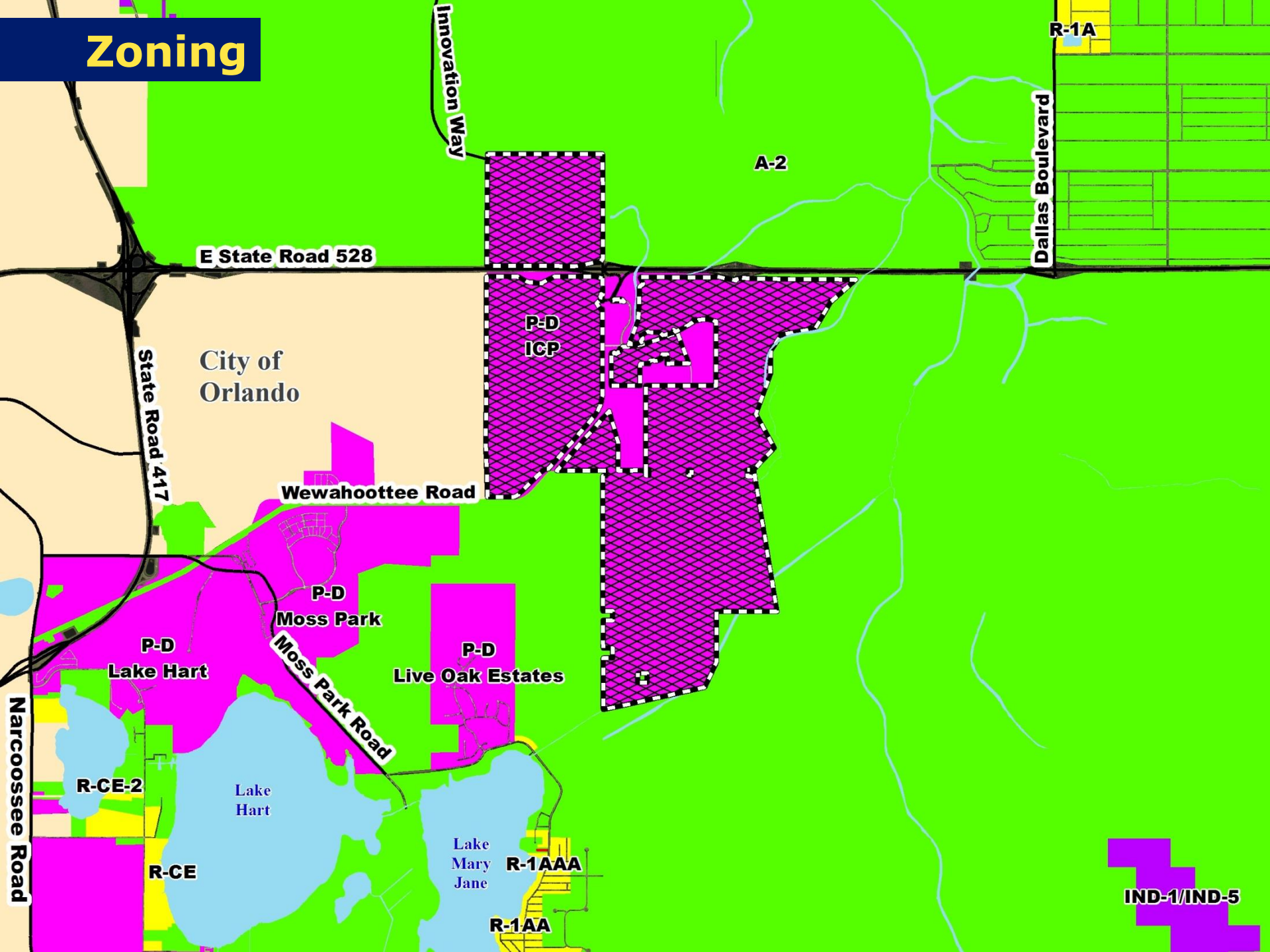


# LUP-16-06-216

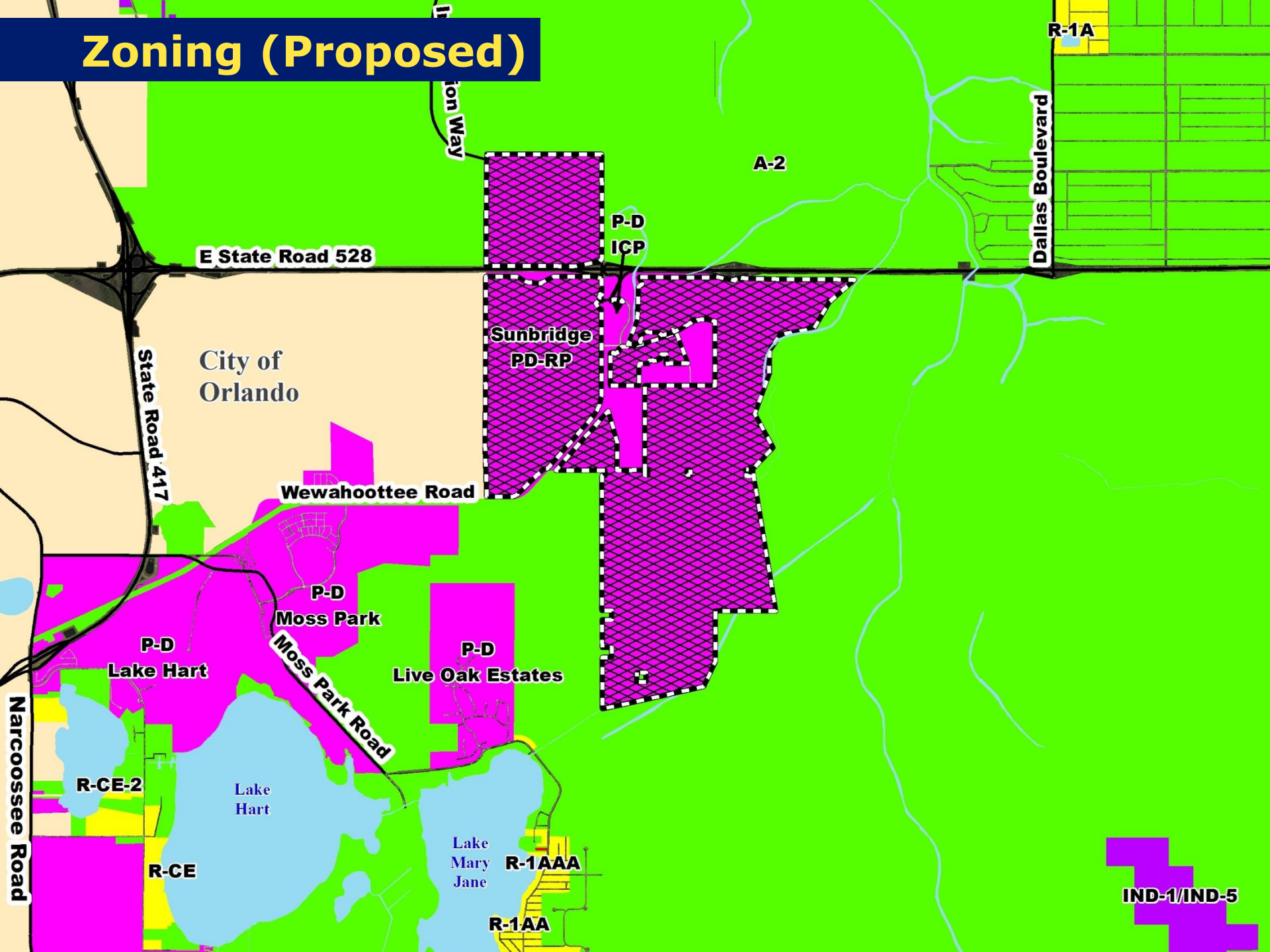
- Agent:** James Zboril, President, Tavistock East Services, LLC
- Owner:** Suburban Land Reserve Inc.; Farmland Reserve, Inc.; Central Florida Property Holdings 100 & 200, LLC
- From:** A-2 (Farmland Rural District) and PD (Planned Development)
- To:** PD-RP (Planned Development – Regulating Plan)
- Acreage:** 4,787 gross acres / 3,094 developable acres
- Proposed Use:** Up to 7,370 residential dwelling units (single and multi-family), 6,350,000 SF of office / retail uses, 2,900,000 SF of industrial uses, and 490 hotel rooms. Also includes two middle schools, one elementary school, a fire station, and other APF facilities.



# Zoning

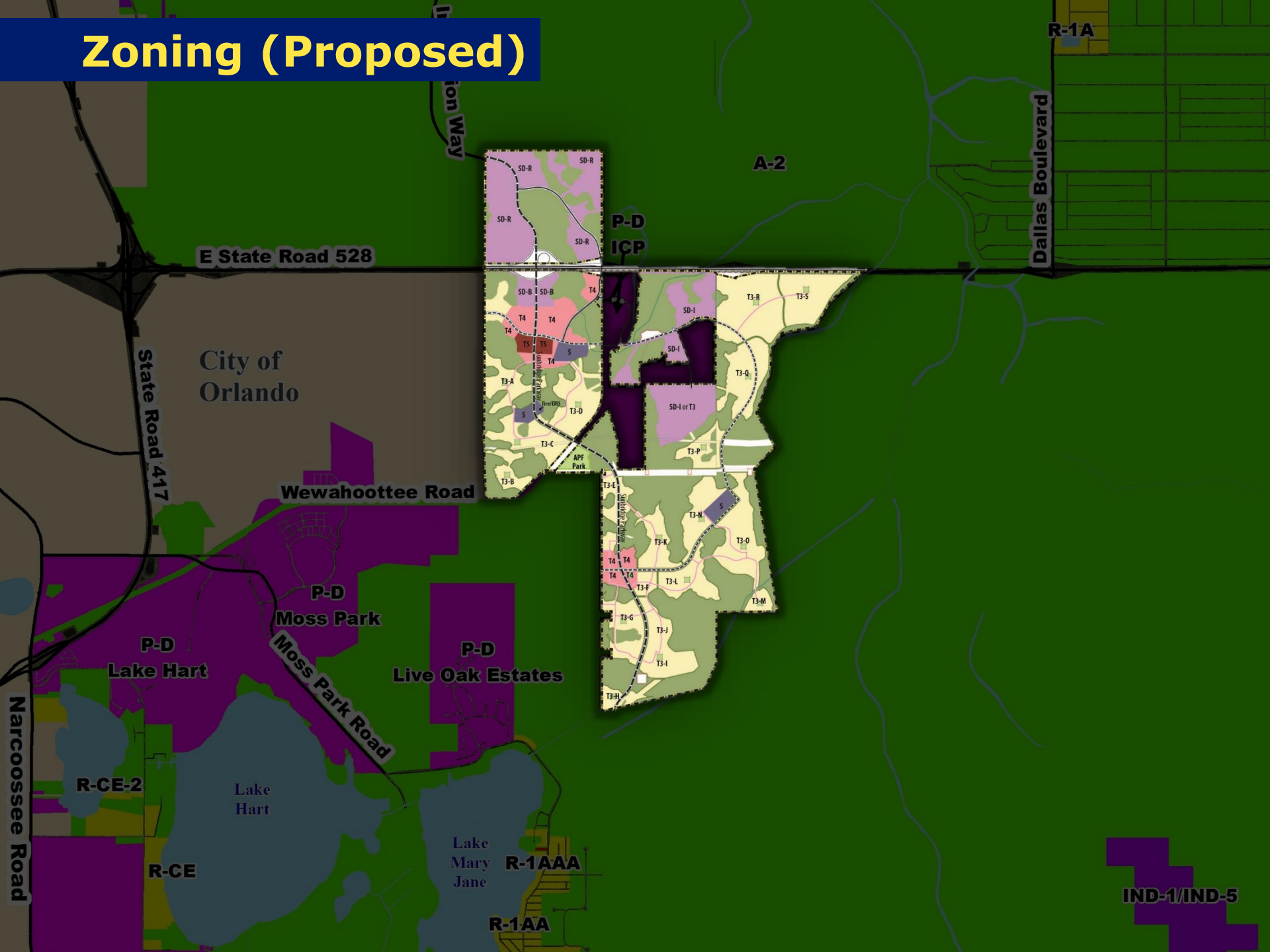


# Zoning (Proposed)



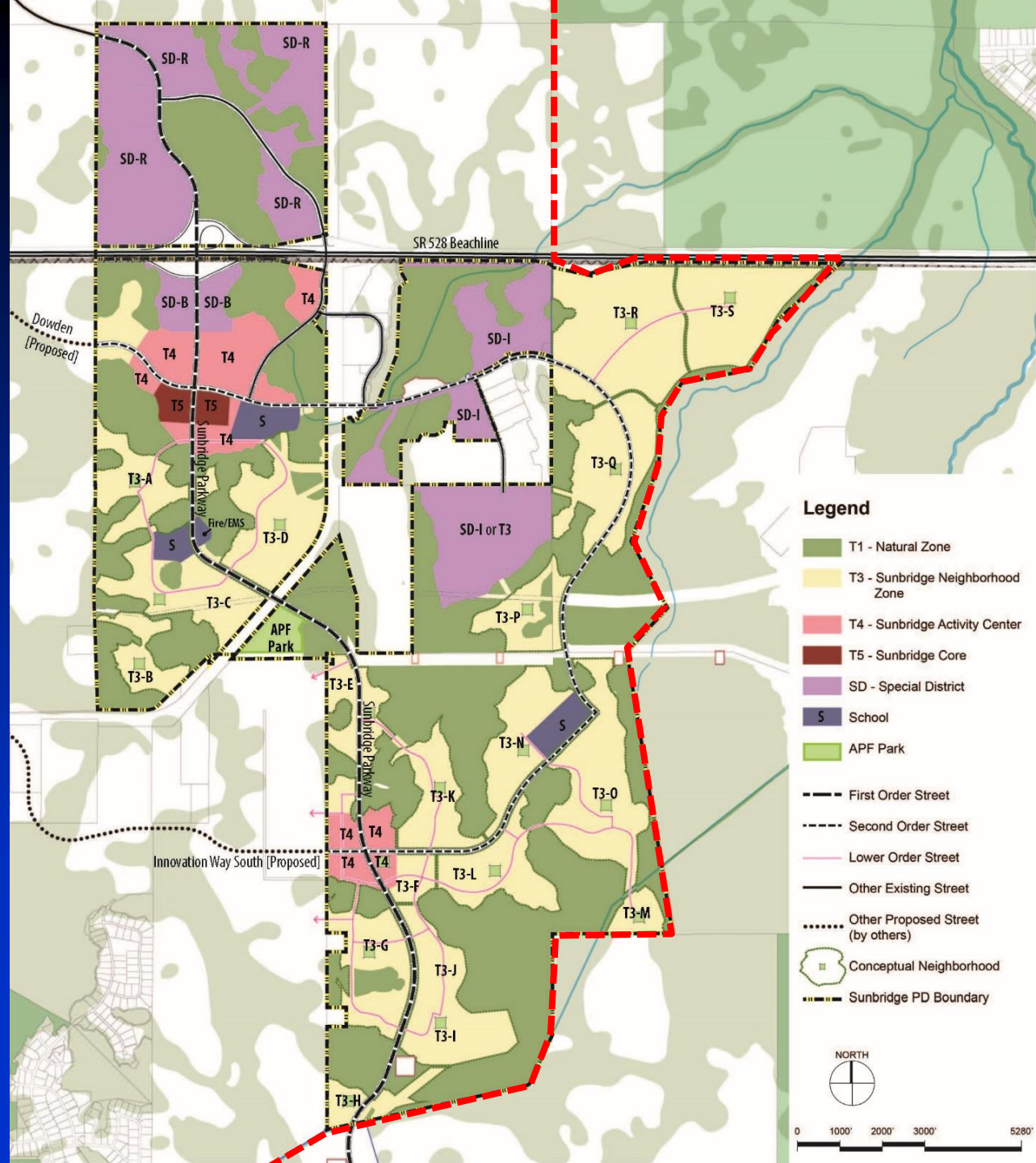


# Zoning (Proposed)





# Final Regulating Plan



# Proposed North/South Road

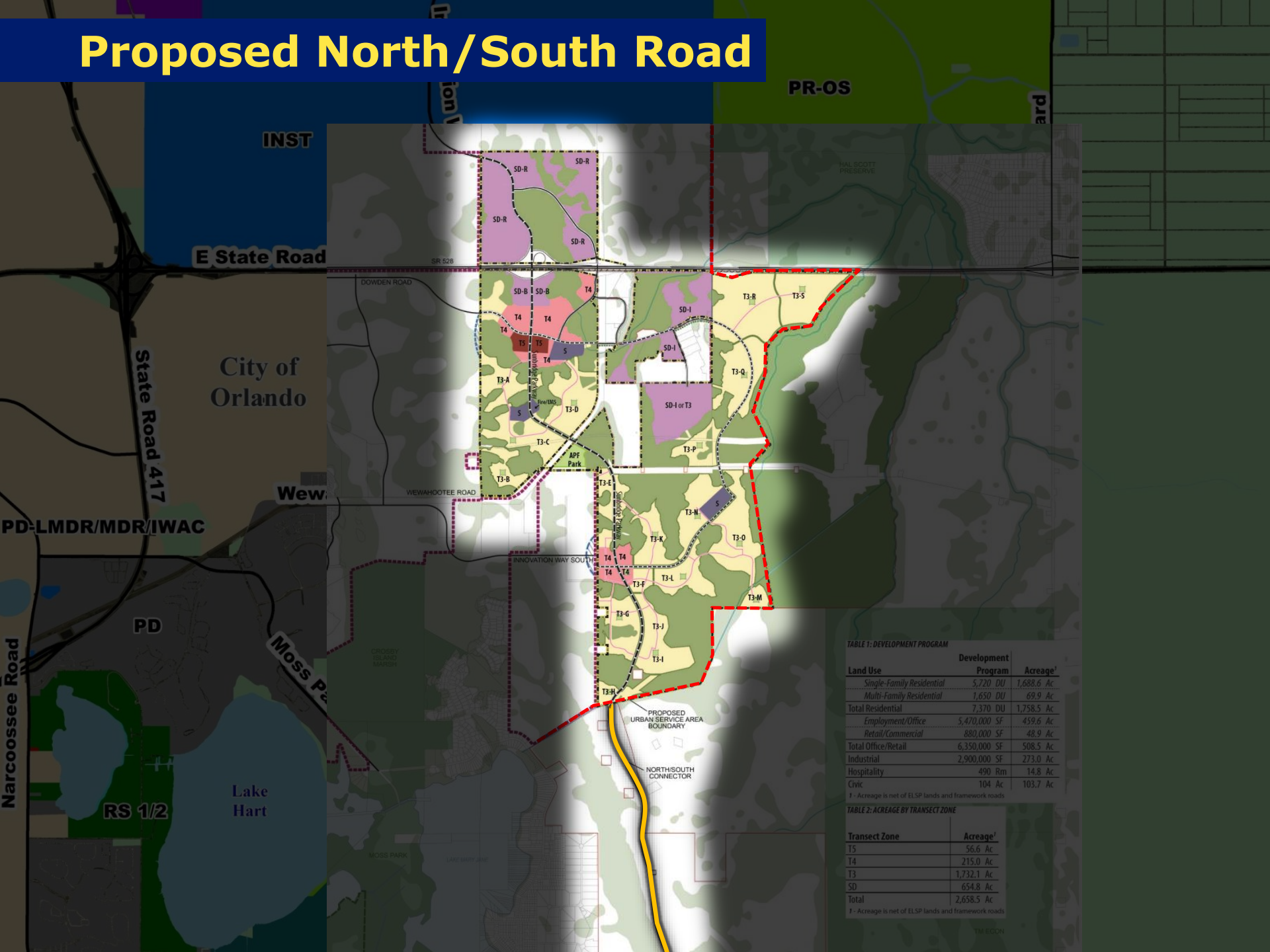


TABLE 1: DEVELOPMENT PROGRAM

Land Use	Development Program	Acreage <sup>1</sup>
Single-Family Residential	5,720 DU	1,688.6 Ac
Multi-Family Residential	1,650 DU	69.9 Ac
Total Residential	7,370 DU	1,758.5 Ac
Employment/Office	5,470,000 SF	459.6 Ac
Retail/Commercial	880,000 SF	48.9 Ac
Total Office/Retail	6,350,000 SF	508.5 Ac
Industrial	2,900,000 SF	273.0 Ac
Hospitality	490 Rm	14.8 Ac
Civic	104 Ac	103.7 Ac

<sup>1</sup> - Acreage is net of ELSP lands and framework roads

TABLE 2: ACREAGE BY TRANSECT ZONE

Transect Zone	Acreage <sup>1</sup>
T5	56.6 Ac
T4	215.0 Ac
T3	1,732.1 Ac
SD	654.8 Ac
Total	2,658.5 Ac

<sup>1</sup> - Acreage is net of ELSP lands and framework roads

# Regulating Plan Code Document



Sunbridge



## Planned Development Regulating Plan

August 12, 2016

**RECEIVED**

By The Development Review Committee (DRC) Office at 3:35 pm, Aug 12, 2016



# Regulating Plan Code Document

## Features:

- **Neighborhood Examples**



# Regulating Plan Code Document

- Features:**
- **Neighborhood Examples**
- **Development Standards**

Density and Intensity				
Residential				
Min Density (DU/Ac) <sup>1</sup>			1	2
Max Density (DU/Ac) <sup>1</sup>			10	2
Non-Residential				
Min Gross FAR <sup>3</sup>			N/A	4
Max Gross FAR			0.50	4
Lot Development Standards	SFD	SFA	MF	NR
Principal Building Setback				
Front Yard Minimum	15'	15'	10'	0'
Street Side Yard Minimum	10'	10'	10'	5'
Side Yard Minimum	5' 5	0'/5' <sup>9</sup>	10'	5'
Rear Yard Minimum	15'	15'	15'	15'
Garage Setback				
Front Load Minimum	20' <sup>6</sup>	20'	N/A	N/A
Alley Load Minimum	3'/20' <sup>7</sup>	3'/20' <sup>7</sup>	3'/20' <sup>7</sup>	N/A
Encroachments				
Porch Maximum	8'	8'	8'	N/A
Building Stories Maximum	3	3	3	3
Lot Width Minimum	30' <sup>8,10</sup>	20' <sup>8</sup>	40'	40'

Table 2.1.2: T3 Development Standards

SFD: Single-Family Detached  
SFA: Single-Family Attached (Duplex/Townhome)  
MF: Multi-Family  
NR: Non-Residential

<sup>1</sup> Density calculated on net developable acreage.  
<sup>2</sup> Granny flats and garage apartments will not be included in unit or density calculations  
<sup>3</sup> Minimum FAR shall be applied to the overall development plan and not to each freestanding phase. The Developer shall maintain a cumulative record of FAR approved to date and provide it with each PSP or DP.  
<sup>4</sup> In T3, non-residential uses, except for civic and amenity related uses, shall only be located in Neighborhood Nodes.  
<sup>5</sup> 3' minimum allowed on lots less than 40' in width.  
<sup>6</sup> Front loaded garages must be recessed at least five feet from front of primary structure.  
<sup>7</sup> Any setback beyond minimum shall be at least 20'.  
<sup>8</sup> Garages on lots less than 40' wide shall be alley accessed.  
<sup>9</sup> 5' side setback required for end units.  
<sup>10</sup> See Appendix for illustrative example of lot layout including mix of lot sizes, including 30' wide lots with 3' side setbacks.

# Regulating Plan Code Document

## Features:

- Neighborhood Examples
- Development Standards
- Use Table

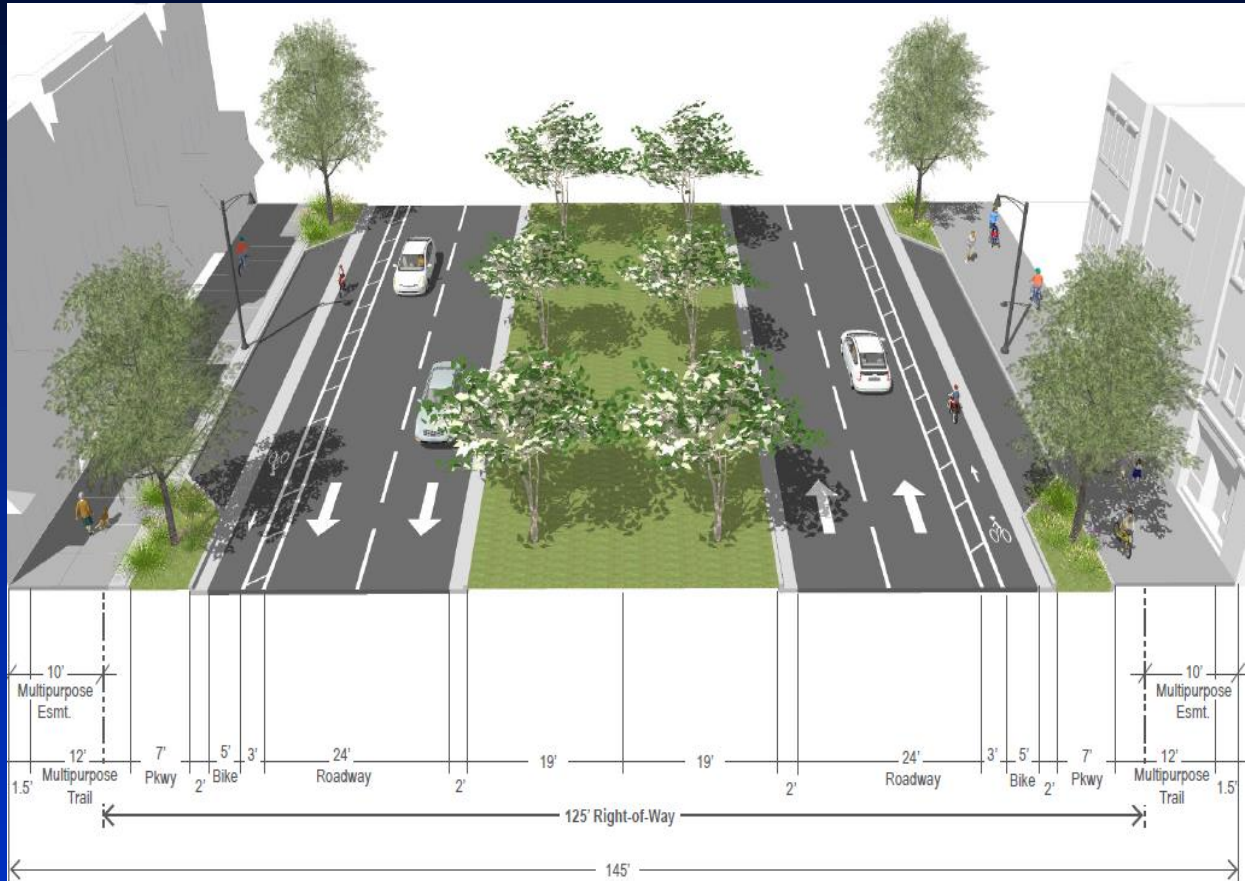
Residential Uses	T3	T3 Node <sup>1</sup>	T4	T5	SD-B	SD-I	SD-R
Accessory Apartments <sup>2</sup>	P	P	P	--	--	--	--
Assisted Living Facility	P	--	P	P	--	--	--
Family Day Care	P	P	P	P	P	--	P
Nursing Home	--	--	P	P	P	--	P
Multi Family	P3	P	P	P	P	--	P
Single Family, Detached	P	--	P	--	--	--	--
Townhomes	P	P	P	P	--	--	--
Non-Residential Uses	T3	T3 Node <sup>1</sup>	T4	T5	SD-B	SD-I	SD-R
Agriculture	P	--	P	P	P	P	P
Child Day Care	P	P	P	P	P	P	P
Civic	P	P	P	P	P	P	P
Commercial Recreation	--	--	P	P	P	P	P
Communication Towers	P	P	P	P	P	P	P
Conservation Uses	P	P	P	P	P	P	P
Drive-thru. Facilities	--	P	P	P	P	P	P
Eating and Drinking	--	P	P	P	P	P	P
Hospitals/Clinics	--	--	P	P	P	P	P
Hotels/Motels	--	--	P	P	P	P	P
Institutional	P	P	P	P	P	P	P
Manufacturing/Processing	--	--	--	P	P	P	P
Office	--	P	P	P	P	P	P
Outdoor Storage	--	--	--	--	--	P	--
Personal Storage (Indoor)	--	--	P	P	P	P	P
Retail	--	P	P	P	P	P	P
Services, Personal	--	P	P	P	P	P	P
Services, Automotive	--	--	P	P	P	P	P
Schools	P	P	P	P	P	P	P
Warehouse/Distribution	--	--	--	--	P	P	P



# Regulating Plan Code Document

## Features:

- Neighborhood Examples
- Development Standards
- Use Table
- Street Cross Sections



# Regulating Plan Code Document

## Features:

- Neighborhood Examples
- Development Standards
- Use Table
- Street Cross Sections
- **Park Design**



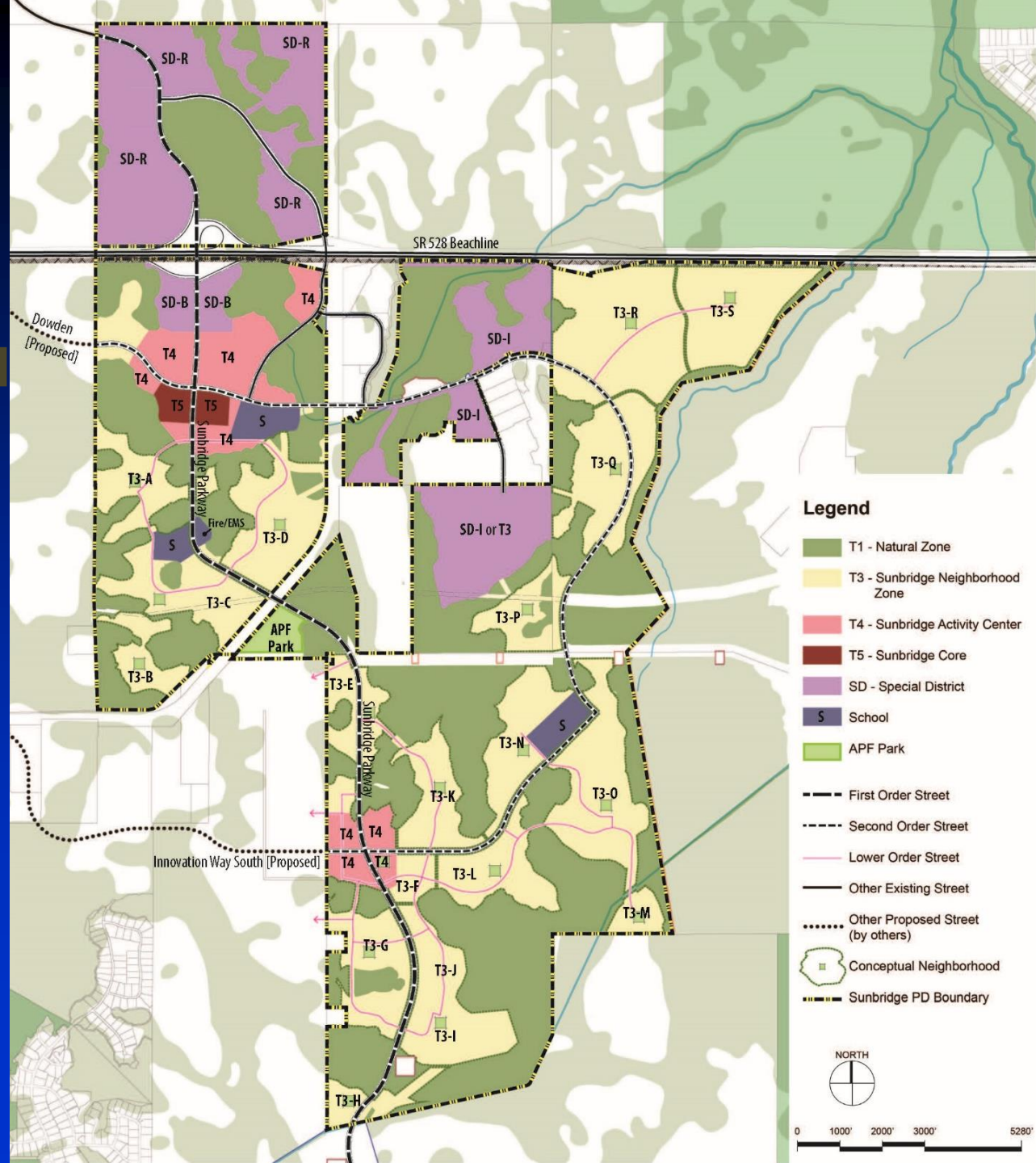
Figure 4.1.3 (a): Example Neighborhood Park Layout

Note: This layout is indicative of the intent of the park standards. Other comparable layouts that achieve the stated intent are permitted without exception.

# Regulating Plan Code Document

## Features:

- Neighborhood Examples
- Development Standards
- Use Table
- Street Cross Sections
- Park Design
- Adequate Public Facilities

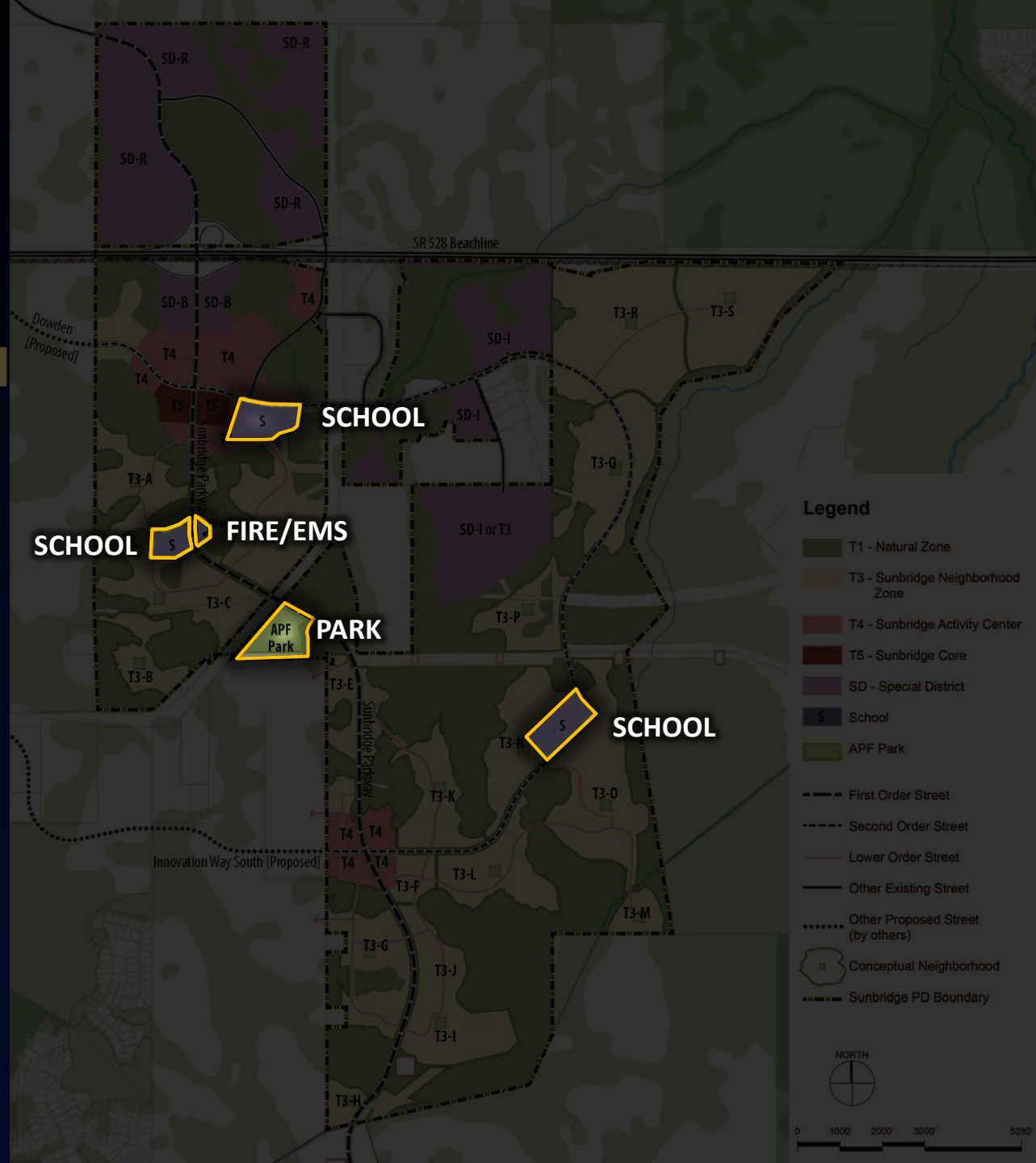




# Regulating Plan Code Document

## Features:

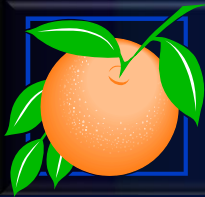
- Neighborhood Examples
- Development Standards
- Use Table
- Street Cross Sections
- Park Design
- Adequate Public Facilities



# FINAL PD-RP DEVELOPMENT PROGRAM

LAND USE	UNITS / SQ. FT.	ACREAGE
Single-Family Residential	5,720 units	1,688.60
Multi-Family Residential	1,650 units	69.90
<b>TOTAL RESIDENTIAL</b>	<b>7,370 units</b>	<b>1,758.50</b>
Office	5,470,000 sq. ft.	459.60
Retail / Commercial	880,000 sq. ft.	48.90
<b>TOTAL OFFICE &amp; COMMERCIAL</b>	<b>6,350,000 sq. ft.</b>	<b>508.50</b>
Industrial	2,900,000 sq. ft.	273.00
Hospitality	490 hotel rooms	14.80
Civic	N/A	103.70





# **LUP-16-06-216**

## **Term Sheet:**

- **Term Sheet recommended due to vested rights certificate #92-007**
- **Term Sheet addresses:**
  - **Completion of Sunbridge Parkway**
  - **Impact Fee Credits and concurrency vesting**
  - **Future monitoring and mitigation**
  - **Connections to adjacent properties**
- **Transportation Agreement required prior to or concurrent with first PSP/DP**
- **Approval of Term Sheet is a Requested Action**



# LUP-16-06-216

## Conditions of Approval:

6. A ~~Transportation Agreement~~ Term Sheet shall be required prior to or concurrently with consideration of the Sunbridge PD-RP by the Board of County Commissioners, with a Transportation Agreement approved by the County prior to or concurrently with the first Preliminary Subdivision Plan or Development Plan for development within the Sunbridge PD.





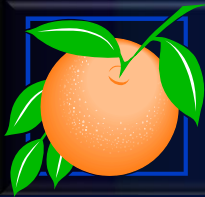
# LUP-16-06-216

## Term Sheet:

20. There will be no roads connecting parcel CS-2, as shown on the attached Exhibit "F" to any roads within the ~~Lake and Pine Estate section within the Lake Mary Jane Settlement, located along the southwestern boundary of the Camino South parcel.~~ Any ingress or egress by road to said parcel shall only occur via direct connection to the Sunbridge Parkway. Further, there will be no roads connecting parcel CS-2 to parcel CS-1. Access over the Roberts Island Slough shall be permitted in connection with ingress and egress to and from CS-2 and for Sunbridge Parkway as depicted on Exhibit "F".

# Road Term Sheet – Term Amendment





**LUP-16-06-216**

## **Environmental Land Stewardship:**

**This agreement sets forth the commitment by the property owners to:**

- **Preserve Stewardship Lands within the property**
- **Provide the general location of Stewardship Lands**
- **Provide the approximate acreage of Stewardship Lands**
- **Provide draft sketches of the proposed Stewardship Land boundaries**



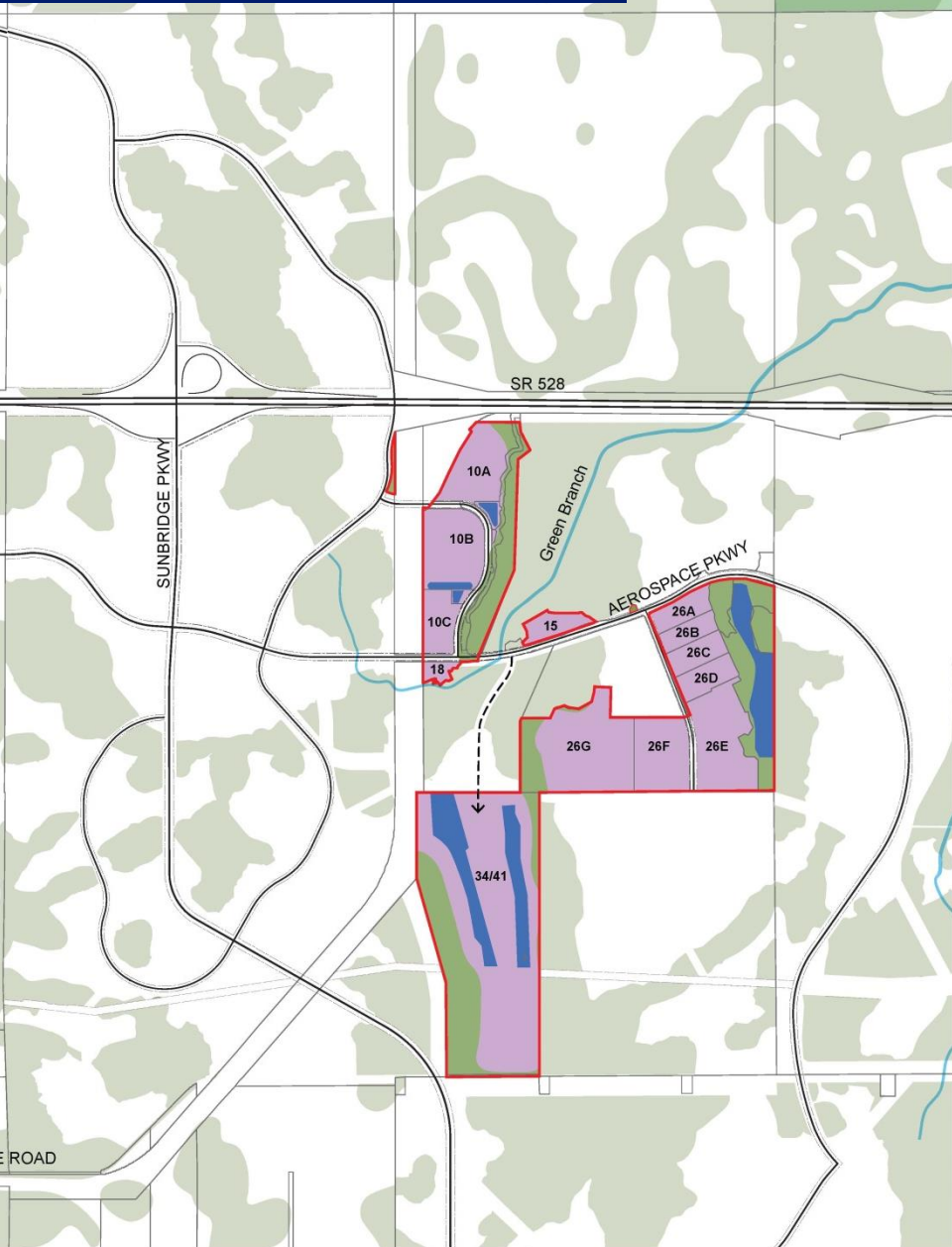
# CDR-16-08-271

- Agent:** James Zboril, President, Tavistock East Services, LLC
- Owners:** B and M Development, LLC; Correct Craft Real Estate, LLC; GPT Transport Owner, LLC; GPT Transport Owner II, LLC; I-Con Systems Industries, LLC; International Corporate Park Property Owners Assn. Inc.; Lincoln International Corp. Park Property Owners Assn., Inc; LT, LLC; NEO Land, LLC; PPF Lincoln ICP Land, LLC; Orange County BCC; Suburban Land Reserve, Inc.; and VIF II/Beachline, LLC
- Project Name:** International Corporate Park (ICP) Planned Development/Land Use Plan (PD/LUP)
- Acreage:** 371 gross acres
- Request:** To extract 2,476.18 gross acres from the existing ICP Planned Development (PD), concurrently with an associated request to rescind the ICP Development of Regional Impact (DRI). Development program of up to 3,107,900 sq. ft. of warehouse/manufacturing/distribution



# Land Use Plan

HAL SCOTT  
PRESERVE



## ICP PD PARCELS

Parcel #	Acreage
06-24-32-1500-00-001	0.04
06-24-32-1500-01-000	120.76
31-23-32-0000-00-008	2.72
31-23-32-0000-00-010	6.29
31-23-32-3333-00-001	28.24
31-23-32-3333-00-002	4.65
31-23-32-3333-00-003	4.04
31-23-32-3333-01-000	6.67
31-23-32-3333-02-000	5.59
31-23-32-3333-03-000	6.94
31-23-32-3333-04-000	7.28
31-23-32-3333-05-000	28.22
31-23-32-3859-00-001	1.82
31-23-32-3859-00-002	1.06
31-23-32-3859-00-003	3.94
31-23-32-3859-00-004	0.86
31-23-32-3859-00-005	0.16
31-23-32-3859-00-006	0.09
31-23-32-3859-00-007	0.20
31-23-32-3859-00-008	15.25
31-23-32-3859-00-010	0.38
31-23-32-3859-00-020	21.36
31-23-32-3859-00-030	18.67
36-23-31-0000-00-005	0.20
36-23-31-3848-00-012	18.64
36-23-31-3848-00-013	41.93
36-23-31-3848-03-000	0.19
36-23-31-3848-10-000	0.17
<b>Total Acreage</b>	<b>307.64</b>

\*ICP PD shows 30.61 acres but does not account for the 3.37 acres reserved by ICP on 10/20/15 (2015 10/20 ICP PD 3095)

## DEVELOPMENT PROGRAM

Tract#	Land Use	Acreage	Floor Area Range
10A	Warehouse / Distribution / Office Showroom / Manufacturing*	16.7	0.25 - 1.0
10B	Manufacturing	21.4	0.25 - 1.0
10C	Warehouse / Distribution / Office Showroom / Manufacturing*	9.4	0.25 - 1.0
26A	Warehouse / Distribution	6.9	0.25 - 1.0
26B	Warehouse / Distribution	5.6	0.25 - 1.0
26C	Warehouse / Distribution	6.9	0.25 - 1.0
26D	Warehouse / Distribution	7.3	0.25 - 1.0
26E	Warehouse / Distribution	26.2	0.25 - 1.0
26F	Warehouse / Distribution	18.6	0.25 - 1.0
26G	Warehouse / Distribution	41.9	0.25 - 1.0
34/41	Manufacturing	136.8	0.25 - 1.0
15	Warehouse / Distribution / Office Showroom / Manufacturing*	6.3	0.25 - 1.0
18	Warehouse / Distribution / Office Showroom / Manufacturing*	2.7	0.25 - 1.0

**Total Acreage in Developable Tracts 306.7**

\* and other uses permitted in the I-2 zoning district

NOTE: Tract # reflects original PD Parcel. Due to estimates in original area calculations, along with subsequent creation of stormwater, buffer, and road parcels, areas will not total to original acreage.

## PROJECT STAGING BY LAND USE

Land Use	Square Footage
Manufacturing	667,000 GSF
Warehouse / Distribution	1,967,640 GSF
Warehouse / Distribution / Office Showroom / Manufacturing	473,260 GSF
<b>Total</b>	<b>3,107,900 GSF</b>

Single Stage/Phase

## LEGEND

- ICP PD Boundary
- INDUSTRIAL
  - Office/Showroom
  - Warehouse/Distribution
  - Manufacturing
  - Other Permitted Uses in the I-2 Zoning District
- OPEN SPACE / STORMWATER / UTILITIES
- SURFACE WATERS

# INTERNATIONAL CORPORATE PARK

Orange County, Florida

## A PLANNED DEVELOPMENT

August 17, 2016

Revised September 8, 2016

## AMENDED LAND USE PLAN

### GENERAL NOTES:

- Exact location of access points, open space, lakes and parcel boundaries to be determined at development plan submission.
- Median access on major arterial will have +/- 1,320 feet spacing.
- Access driveways for arterials and collectors will have 330 feet minimum spacing.

RECEIVED

By The Development Review Committee (DRC) Office at 4:19 pm, Sep 04, 2016



0 300' 600' 900'

# ***Board of County Commissioners***

## **2016-2 Staff-Initiated Out-of-Cycle Amendments**

***Public Hearings***

**November 29, 2016**





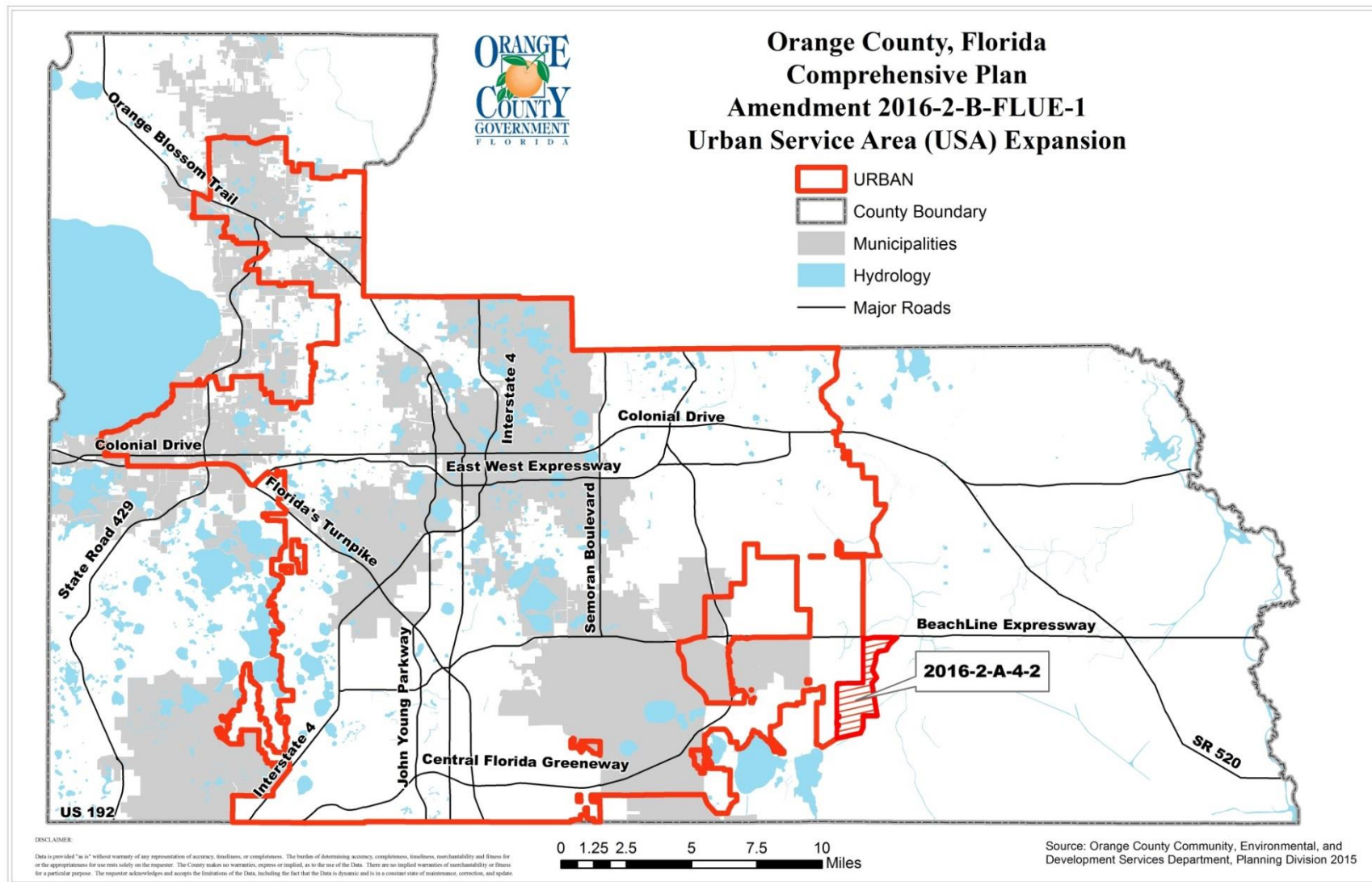
# 2016-2-B-FLUE-1

**Request:** Amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)

**District:** Countywide



# 2016-2-B-FLUE-1



# ***Board of County Commissioners***

**Applicant Presentation**

***Public Hearings***

**November 29, 2016**





# Order of Actions

- **CDR-16-08-271**
  - Development Order Rescission
- **2016-2-A-4-2**  
Sunbridge Future Land Use Map Amendment
- **2016-2-B-FLUE-1**  
USA Expansion
- **Ordinance Adoption**
- **LUP-16-06-216**  
Sunbridge PD-RP Rezoning
  - Adequate Public Facilities Agreement
  - Road Term sheet
  - Environmental Land Stewardship Agreement



**CDR-16-08-271**

**DRC Recommendation:**

**APPROVE**

## **Action Requested**

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the International Corporate Park Planned Development, subject to the sixteen (16) conditions listed in the staff report.**
- **Approve Order for rescission of Development Order for International Corporate Park DRI (consent agenda item E12)**



# **Amendment 2016-2-A-4-2**

**Staff Recommendation: ADOPT**

**LPA Recommendation: ADOPT**

## **Action Requested**

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goals, Objectives, and Policies FLU1.4.2, GOAL FLU5, OBJ FLU5.1, FLU5.1.2, FLU5.1.5, FLU5.2.1, OBJ FLU5.5, OBJ FLU8.2, and FLU8.2.1);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2016-2-A-4-2, Industrial (IND) and Rural (R) to Innovation Way (IW)**





# **2016-2-B-FLUE-1**

**Staff Recommendation:**

**ADOPT**

**LPA Recommendation:**

**ADOPT**

## **Action Requested**

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2016-2-B-FLUE-1**



# **Regular Cycle Ordinance**

## **State-Expedited Review Amendments Action Requested**

**Make a finding of consistency with the Comprehensive Plan, determine that the amendments are in compliance, and adopt the Ordinance, consistent with today's actions, approving the proposed Future Land Use Map and Text Amendments.**



**LUP-16-06-216**

**DRC Recommendation:**

**APPROVE**

**PZC Recommendation:**

**APPROVE**

## **Action Requested**

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the Sunbridge Planned Development - Regulating Plan (PD-RP), subject to the twenty-nine (29) conditions listed in the staff report.**
- **Approve the Adequate Public Facilities Agreement for Sunbridge PD (from Consent Agenda E2)**
- **Approve the Sunbridge PD Road Term sheet (from Consent Agenda E14)**
- **Approve the Environmental Land Stewardship Agreement International Corporate Park, Innovation Way East and Camino Reale South (consent agenda item E3)**





# ***Board of County Commissioners***

**2016-2 Regular Out-of-Cycle  
Amendments**

**And**

**Concurrent Rezoning or  
Substantial Change Requests**

***Public Hearings***

**November 29, 2016**