I-DRIVE DISTRICT OVERLAY ZONE

BOARD of COUNTY COMMISSIONERS

February 7, 2017

ORANGE COUNTY PLANNING DIVISION

COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT

Public Hearings

I-Drive District Overlay Zone

2016

PZC

July 21	Public Hearing – 9 am
Oct 28	Public Hearing – 10 am

2016/17

BCC

Dec 13	Public Hearing #1 – 5:01 pm
Feb 7	Public Hearing #2 – 2 pm

OUTLINE

PART 1 ORDINANCE & DEVELOPMENT STANDARDS

PART 2 REQUESTED ACTION

PART 1

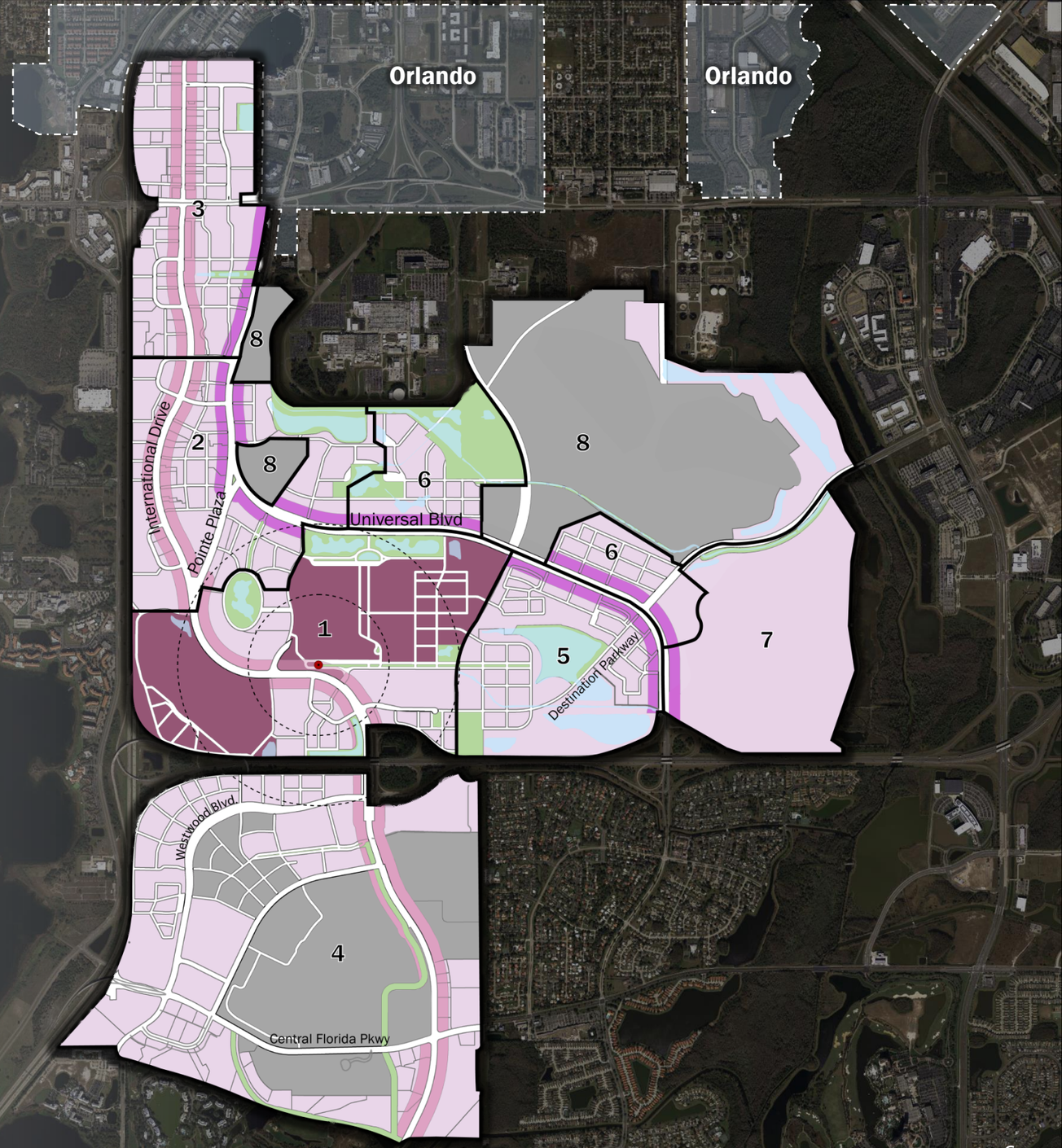
ORDINANCE & DEVELOPMENT STANDARDS

I-Drive District Overlay

Plaza International District (1979)

Sec. 38-860 Convention Plaza District Overlay (1995)

Sec. 38-860
I-Drive District Overlay (2016)

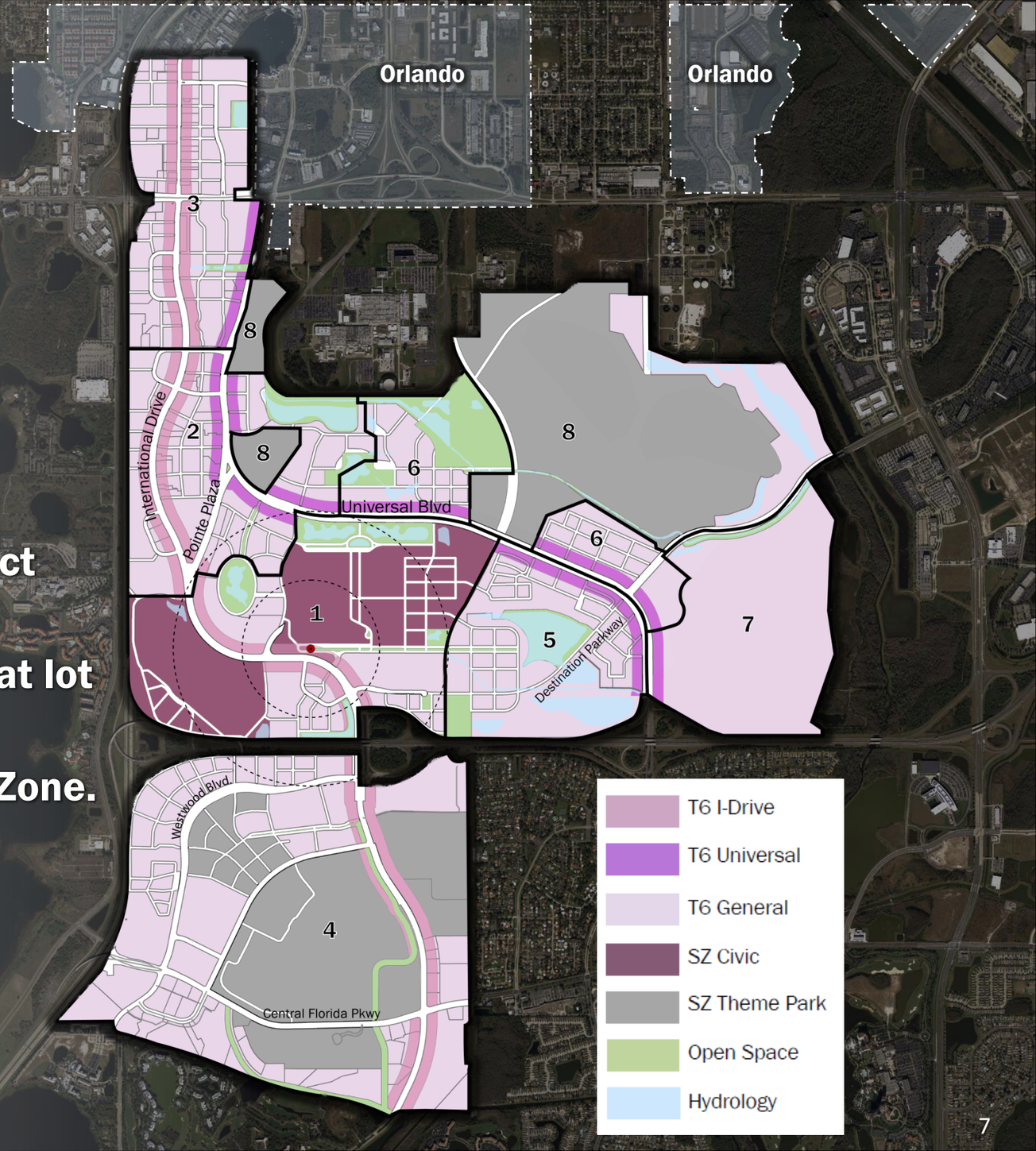


I-Drive District Overlay

REGULATING PLAN

Transect Zones

- TOD & Corridor based
- Designation given to each lot within the district
- Dictates the standards for development on that lot
- Some lots may show more than one Transect Zone.



I-Drive District Overlay Zone

DRAFT February 3, 2017

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Sec. 38-861. Block Configuration	3
Sec. 38-862. Street Types	4
Sec. 38-863. Open Space Types	10
Sec. 38-864. Site and Building Requirements	13
Sec. 38-865. Uses	16
Sec. 38-866. Off-street Parking and Loading	19
Sec. 38-867. Landscape	22
Sec. 38-868. Approval Requirements	22
Sec. 38-869. Definitions	24
Sec. 38-870 - 38.875. Reserved	

I-Drive District Overlay

Sec. 38-860 District and Transects

Sec. 38-861 Block Configuration

Sec. 38-862 Street Types

Sec. 38-863 Open Space Types

Sec. 38-864 Site and Building Requirements

Sec. 38-865 Uses

Sec. 38-866 Off-street Parking and Loading

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I-Drive District Overlay

Sec. 38-860 District and Transects

Sec. 38-861 Block Configuration

Sec. 38-862 Street Types

Sec. 38-863 Open Space Types

Sec. 38-864 Site and Building Requirements

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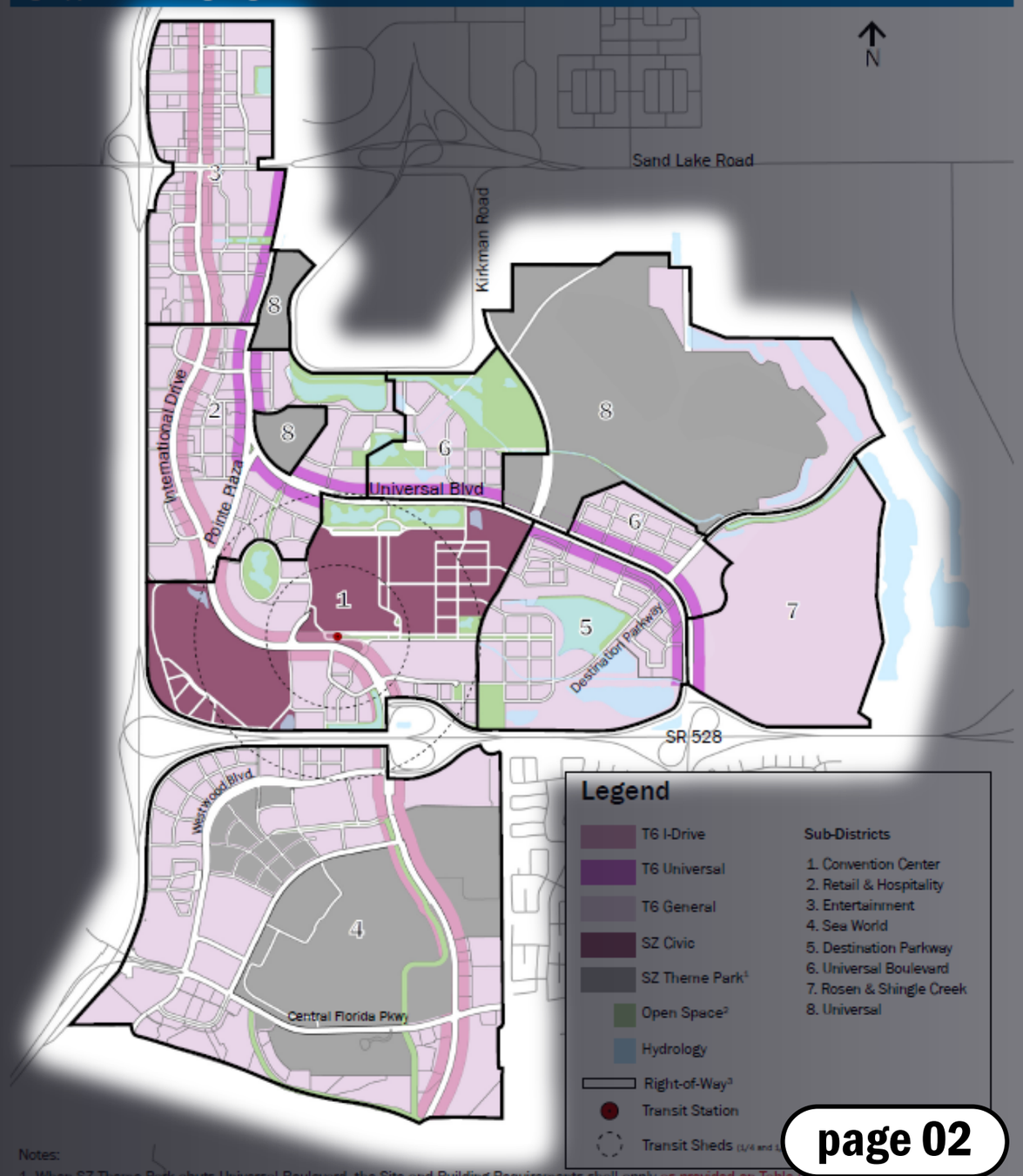
Figure (1). I-Drive District Regulating Plan.



Notes:
1. When SZ Theme Park abuts Universal Boulevard, the Site and Building Requirements shall apply as provided on Table (1).
2. Open Spaces are conceptual and the underlying land shall be treated as a T6 General Transect.
3. Block configurations are conceptual and will be established at Site Plan submittal.

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I-Drive District Overlay

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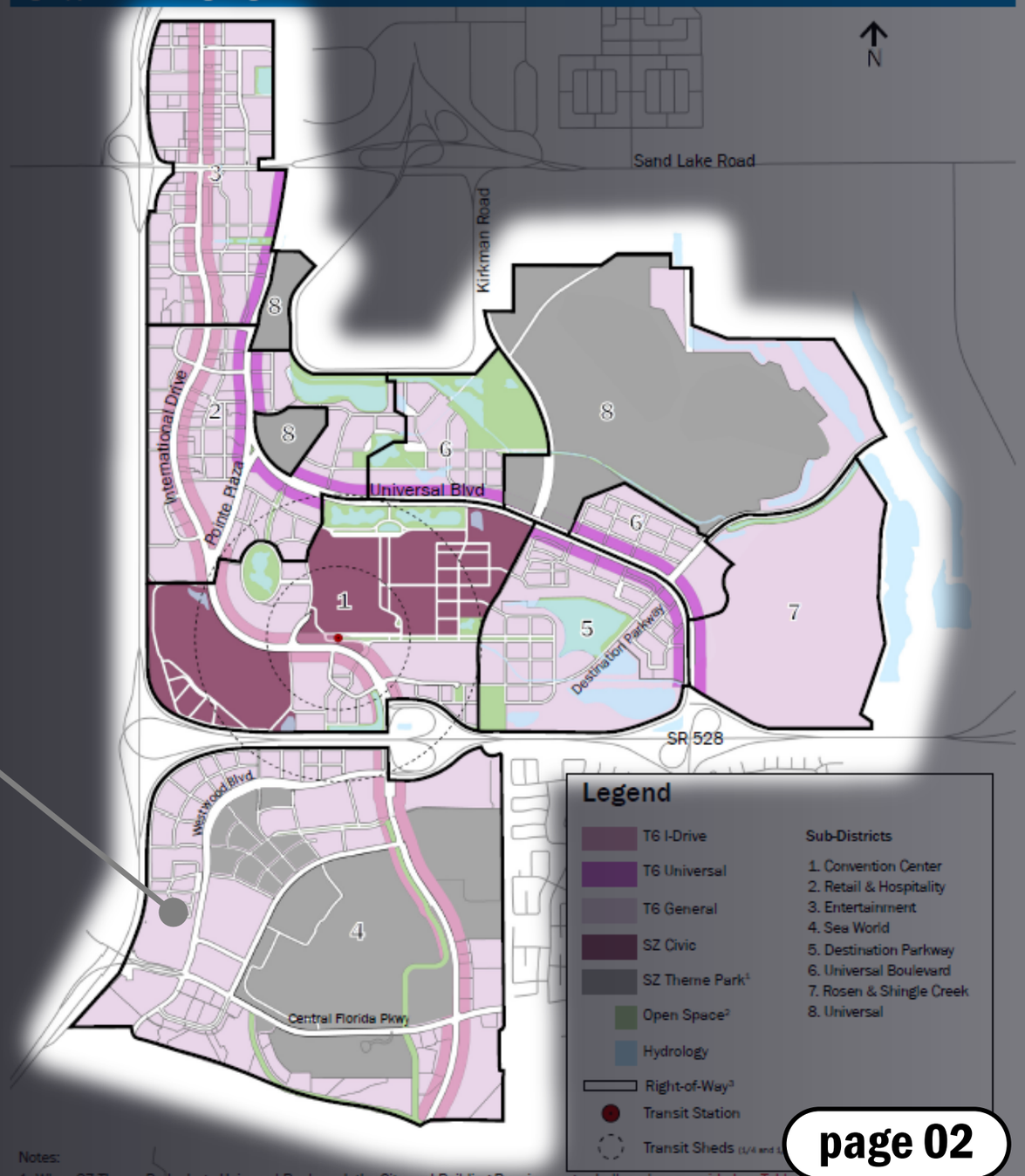

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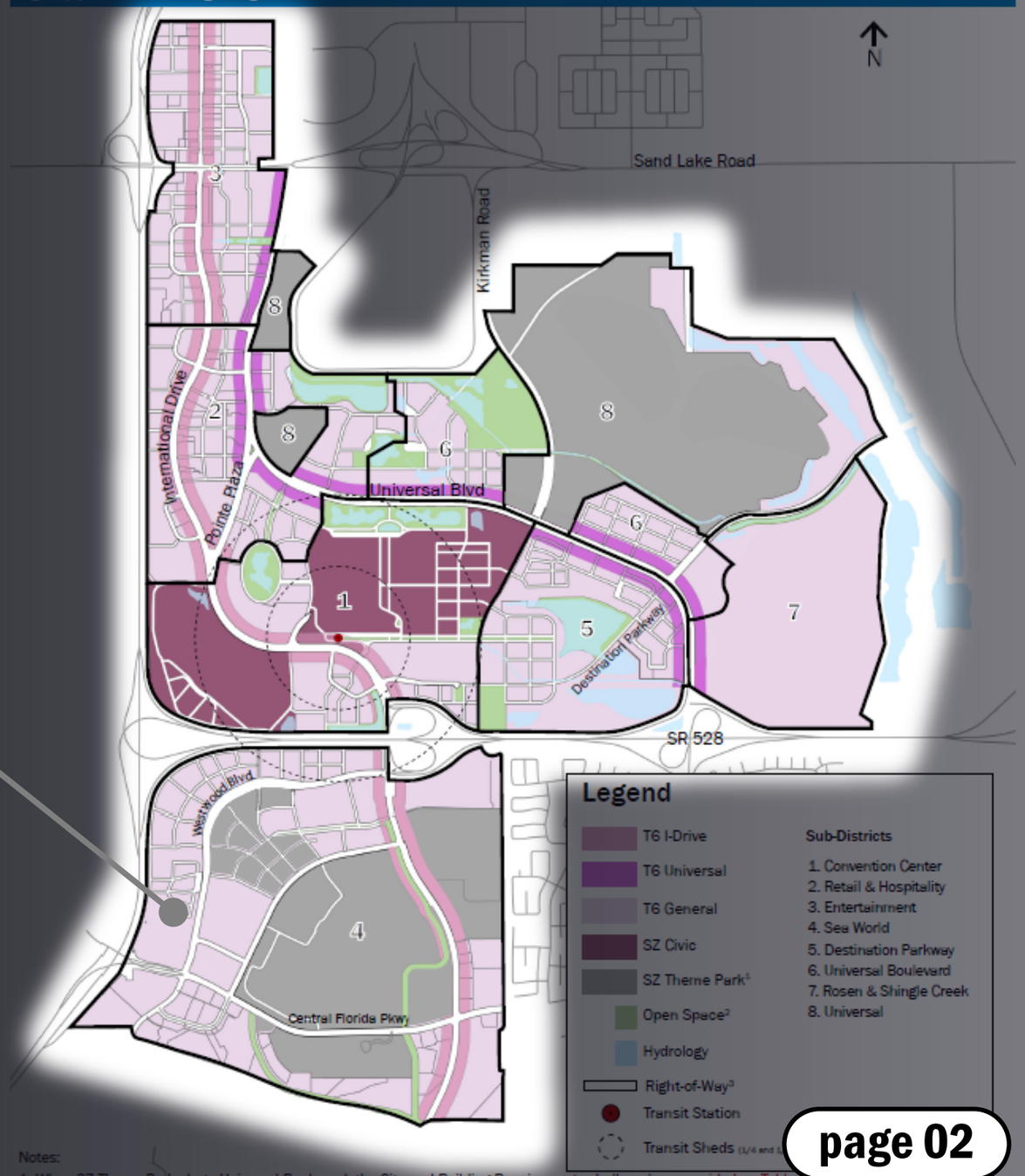

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Figure (1). I-Drive District Regulating Plan.

Notes:

1. When SZ Theme Park abuts Universal Boulevard or International Drive, the Site and Building Requirements shall apply as provided on Table (22).
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I-Drive District Overlay

Notes:

1. When SZ Theme Park abuts Universal Boulevard or International Drive, the Site and Building Requirements shall apply as provided on Table (22).

Table (22). I Drive Transects Requirements. Page 13
Under SZ Theme Park Column

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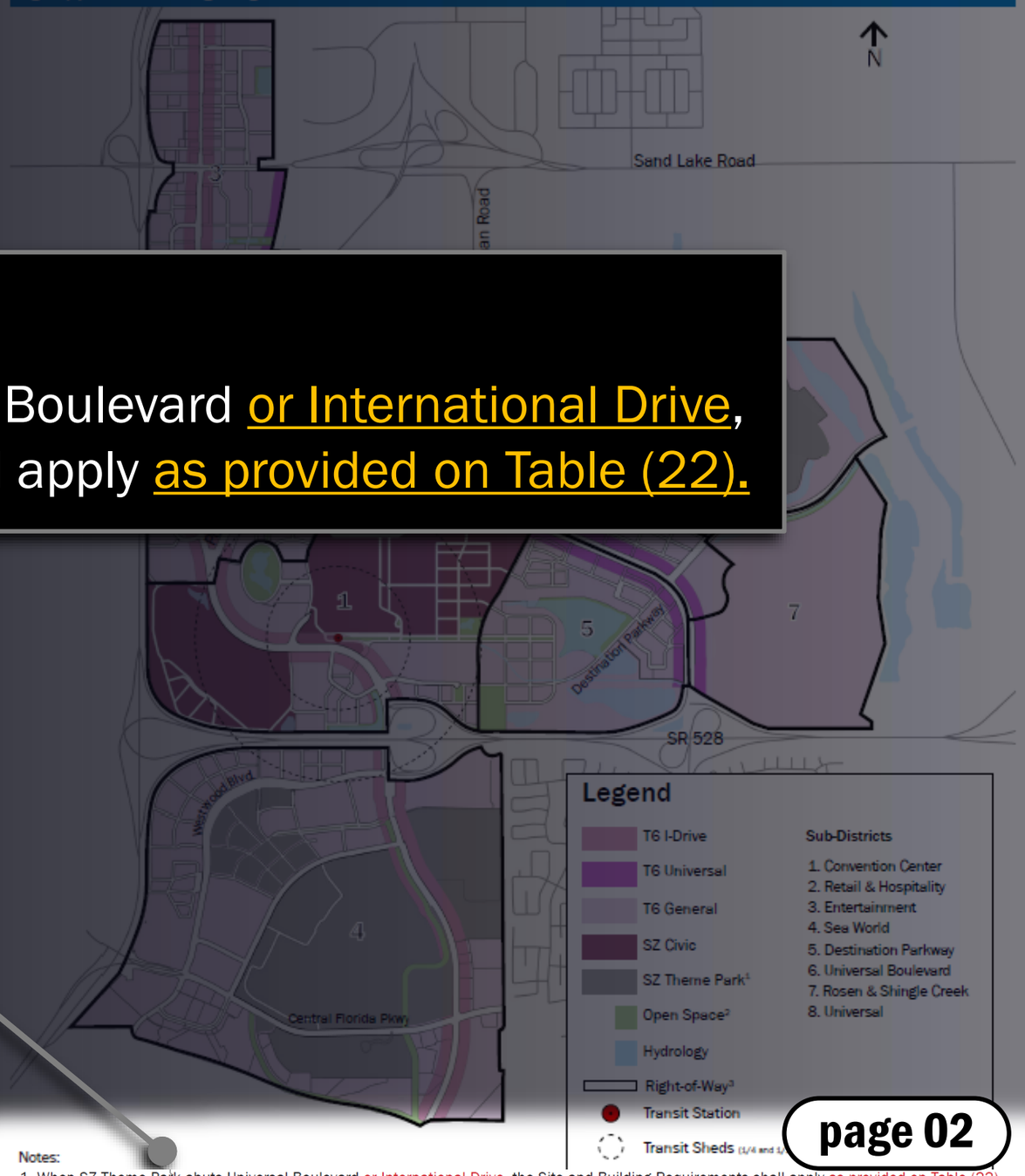

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I-Drive District Overlay

Sec. 38-860 District and Transects

Sec. 38-861 Block Configuration

Sec. 38-862 Street Types

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Figure (5). Street Types Plan

* See Street Types for lane configurations and additional standards.

Note: The boulevard, avenue and street network shown in Figure (5) is conceptual only. Actual alignments will be determined and established at site plan approval stage

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I-Drive District Overlay

Site Plan Approval.

(5) Maintenance. Aside from county-owned roadway facilities, all streets shall be maintained by the property owner, POA, HOA or entity.

d. Street Types.

Street Types defined in this section outline acceptable street configurations. New streets shall be designed using the principles and characteristics defined by each Street Type.

e. Vehicular Travel Lanes

The number and width of vehicular travel lanes are determined by the Street Type.

f. Vehicular On-Street Parking.

buffer, parking or barrier. It may be raised or level with the street. This track occurs on one side of the street as a two-way facility or an each side of the street as paired, one-way facilities. Minimum width for a one-way cycle track is 5' with a 3' minimum buffer. Minimum width for a two-way cycle track is 10', with a 3' minimum buffer.

(2) Shared Lane. A shared lane is a lane that is shared between vehicles and bicycles on roads posted 25 MPH or less. It includes a thermoplastic bicycle marker combined with a double arrow (known as a "sharrow") at every 250 feet or less. Sharrow location and design require County Traffic Engineer approval. This improvement occurs in both directions. Refer to Figure (7) Bicycle Facilties for sharrow dimensions.

(3) Best Practices. For additional information, reference the most current National Association of City Transportation Officials' (NACTO's) Urban Bikeway Design Guide or FHWA Separated Bike Lane Planning and Design (SBL) Guide. The County Engineer may provide interim approval for alternative designs.

Note:

The boulevard, avenue and street network shown in Figure (5) is conceptual only. Actual alignments will be determined and established at site plan approval stage

Figure (5). Street Types Plan

* See Street Types for lane configurations and additional standards.

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e. Prohibited Uses.

The following list of uses are prohibited within the I-Drive District, except as ancillary or accessory uses in Special Zone: Theme Park or as may be expressly ~~provided~~ permitted or allowed elsewhere in Sections 38-860 through 38-875.

Table (35). Prohibited Uses.

(1) Accessory buildings in the front or side yards for retail purposes.

(2) Adult entertainment establishments.

(3) Animal slaughtering or the confinement of animals for feeding, finishing, and preparation for slaughter, including stockyards and feeding pens.

(4) Any business commonly known as "check cashing," or any business in which a material part of its services includes future employment wages or other compensation (often known as "payday loans," or "pay day advances"), but not including retail businesses which provide a check cashing service as an incidental part of their business and financial institutions such as banks, credit unions, and trust companies.

~~(4)~~(5) Asphalt, manufacturing or refining, or any similar petroleum or petrochemical refining or manufacturing process.

~~(5)~~(6) Asphalt or concrete paving, mixing, or batching plant.

~~(6)~~(7) Auctions.

~~(7)~~(8) Automobile towing services.

~~(8)~~(9) Bail bond agencies, as defined by F.S. § 648.25(1)(2016).

~~(9)~~(10) Biological waste transfer station.

~~(10)~~(11) Biomedical "biohazardous" waste transfer station.

~~(11)~~(12) Blast furnace, or similar heat—or glare—generating operations.

~~(12)~~(13) Bone distillation or the reduction, rendering, incineration or storage of garbage, offal, animals or animal waste, fats, fish or similar materials or products.

~~(13)~~(14) Bottle clubs.

~~(14)~~(15) Building material storage.

~~(15)~~(16) Bus, cab, truck repair, storage and terminal.

~~(16)~~(17) Cement, lime, gypsum or plaster of paris manufacture, or the open storage of raw materials or finished products related to such manufacture.

~~(17)~~(18) Cold storage frozen food lockers.

~~(18)~~(19) Contractors' storage and equipment yards, including welldrilling equipment and land clearing equipment.

~~(19)~~(20) Corrosive acid manufacture or bulk storage, including, but not limited to, hydrochloric, nitric, sulfuric or similar acids.

~~(20)~~(21) Cultivation, processing and sale of cannabis.

~~(21)~~(22) Display, sale or storage of food, commodities or equipment outside an enclosed building, except for restaurants with outdoor seats and tables.

~~(22)~~(23) Flea markets, except for those operating in conjunction with not-for-profit functions;

~~(23)~~(24) Gas Stations.

~~(24)~~(25) Glue, size, or gelatin manufacture where the processes involve the refining or recovery of such products from fish, animal or refuse materials.

~~(25)~~(26) Heavy equipment rental and sales.

(27) Helicopter commercial enterprises (heli-tours or similar uses)

~~(26)~~(28) Junk, salvage, or wrecking yard or structure wherein motor vehicles, appliances, or similar used equipment or materials are stored, dismantled, or sorted for display, sale, or packing.

~~(27)~~(29) Labor pools and labor halls,as defined by F.S. §§ 448.22(1) and (3)(2016), respectively.

~~(28)~~(30) Machinery sales and service.

~~(29)~~(31) Mechanical garage, including automobile body shop and painting.

~~(30)~~(32) Warehouses and Mini-warehouses not meeting Craftsman Retail use standards.

~~(31)~~(33) Modular and prefab home displays.

~~(32)~~(34) New and used automobile service.

~~(33)~~(35) Outdoor display or storage.

~~(34)~~(36) Portable toilet storage.

~~(35)~~(37) Pawn Shops, as defined by F.S. § 539.001(2)(2016).

~~(36)~~(38) Recreational vehicle service.

~~(37)~~(39) Tallow, grease, lard or vegetable oil refining.

~~(38)~~(40) Truck stops and terminals.

~~(39)~~(41) Veterinary hospital and kennels with outside runs.

I-Drive District Overlay

(8) Accessory Uses.

(B) Amusement Supportive Industrial: Industrial-type uses serving as an accessory use to amusement rides and/or uses within the Special Zone Theme Park only. Industrial-type uses shall not be visible from any primary streets within the District and shall require at least a 10 foot landscaped buffer from the edge of the property line.

(5) Service.

A category of uses that are not permitted to serve as the principal use on a zoning lot.

(A) **Home Occupation.** An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.

(B) **Amusement Supportive Industrial.** Industrial-type uses serving as an accessory use to amusement rides and/or uses within the Special Zone Theme Park only. Industrial-type uses shall not be visible from any primary streets within the District and shall require at least a 10 foot landscaped buffer from the edge of the property line.

(9) Amusement Uses.

A category of uses that are permitted for the purpose of recreation and giving passengers amusement, pleasure, thrills, or excitement.

(A) **Recreation, Indoor.** See Table (32). In the Transects where Recreation, Indoor is permitted, with additional standards, the following apply:

Another use, such as office or structured parking, shall provide a buffer between ground floor recreational uses and residential uses in the upper floors.

(B) **Recreation, Outdoor.** Any premises (whether public or [illegible] is the provision of outdoor [illegible] ude public open space. See Table (33). In the Transects where Recreation, Outdoor is permitted, with additional standards, the use must be framed by liner buildings or civic open space meeting the minimum standards of this code.

or gradual fading, by means of granular lighting control systems. Additionally, light color change transitions may only be initiated at a minimum of 8 second intervals.

(vi) **Lighting Power Shut Down.** Except for any FAA-required lighting, power to all white-colored lighting shall be shut off by 2 AM. All other non-white colored lighting shall be dimmed.

(vii) **Special Events.** Requests for special event lighting- which deviates from the exterior lighting parameters described above - shall be subject to approval by the Planning and Zoning Managers.

(6) Office Uses.

A room, studio, suite or building in which a person transacts business or carries out a stated occupation. However, this term does not include any facility involving manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair or storage of materials, goods and products; or the sale or delivery of any materials, goods or products which are physically located on the premises.

(7) Infrastructure.

A use involving communication towers, including cell towers, shall meet all standards outlined in the code except where they conflict with the I-Drive District Overlay Zone. Communication towers shall be located on the top of buildings, and are prohibited on buildings less than 4 stories.

(8) Accessory Uses.

A category of uses that are not permitted to serve as the principal use on a zoning lot.

(A) **Home Occupation.** An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.

e. Prohibited Uses.

The following list of uses are prohibited within the I-Drive District, except as ancillary or accessory uses in Special Zone: Theme Park or as may be expressly ~~provided~~ permitted or allowed elsewhere in Sections 38-860 through 38-875.

Table (35). Prohibited Uses.

~~(12)~~(13) Bone distillation or the reduction, rendering, incineration or storage of garbage, offal, animals or animal waste, fats, fish or similar materials or products.

~~(13)~~(14) Bottle clubs.

~~(14)~~(15) Building material storage.

~~(15)~~(16) Bus, cab, truck repair, storage and terminal.

~~(16)~~(17) Cement, lime, gypsum or plaster of paris manufacture, or the open storage of raw materials or finished products related to such manufacture.

~~(17)~~(18) Cold storage frozen food lockers.

~~(18)~~(19) Contractors' storage and equipment yards, including welldrilling equipment and land clearing equipment.

~~(19)~~(20) Corrosive acid manufacture or bulk storage, including, but not limited to, hydrochloric, nitric, sulfuric or similar acids.

~~(20)~~(21) Cultivation, processing and sale of cannabis.

~~(31)~~(33) Modular and prefab home displays.

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I-Drive District Overlay

(C) Amusement Ride. Any mechanical device which carries or conveys passengers around, over, or along a fixed or restricted route or course or within a defined area for the purpose of giving its passengers amusement, pleasure, thrills, or excitement. In the Transects where amusement rides are permitted, with additional standards, the following apply. See Table (34). Helicopter commercial enterprises (heli-tours or similar uses) are not considered an Amusement Ride use and are not permitted.

(i) Limited to the area within the Entertainment, Sea-World, and Universal Sub-districts as described on the Regulating Plan.

(ii) Framed by liner buildings or civic open space meeting minimum standards of this code.

(iii) Flashing lights. Strobe or other exterior lighting which flashes or blinks, on any exterior portion of the development, including the ride, are prohibited.

(iv) Kelvin Rating (white light intensity). All project exterior white colored lighting, located more than 40 feet above finished grade, shall be 3,000K or less.

(v) Timing Between Light States (color changing). The project shall incorporate exterior lighting control systems which shall

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~~(4)~~(5) Asphalt, manufacturing or refining, or any similar petroleum or petrochemical refining or manufacturing process.

~~(5)~~(6) Asphalt or concrete paving, mixing, or batching plant.

~~(6)~~(7) Auctions.

~~(7)~~(8) Automobile towing services.

~~(8)~~(9) Bail bond agencies, as defined by F.S. § 648.25(1)(2016).

~~(9)~~(10) Biological waste transfer station.

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~~(24)~~(25) Glue, size, or gelatin manufacture where the processes involve the refining or recovery of such products from fish, animal or refuse materials.

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~~(8)~~(9) Bail bond agencies, as defined by F.S. § 648.25(1)(2016).

~~(9)~~(10) Biological waste transfer station.

~~(10)~~(11) Biomedical "biohazardous" waste transfer station.

~~(11)~~(12) Blast furnace, or similar heat—or glare—generating operations.

~~(12)~~(13) Bone distillation or the reduction, rendering, incineration or storage of garbage, offal, animals or animal waste, fats, fish or similar materials or products.

~~(13)~~(14) Bottle clubs.

~~(14)~~(15) Building material storage.

~~(15)~~(16) Bus, cab, truck repair, storage and terminal.

~~(16)~~(17) Cement, lime, gypsum or plaster of paris manufacture, or the open storage of raw materials or finished products related to such manufacture.

~~(17)~~(18) Cold storage frozen food lockers.

~~(18)~~(19) Contractors' storage and equipment yards, including welldrilling equipment and land clearing equipment.

~~(19)~~(20) Corrosive acid manufacture or bulk storage, including, but not limited to, hydrochloric, nitric, sulfuric or similar acids.

~~(20)~~(21) Cultivation, processing and sale of cannabis.

~~(21)~~(22) Display, sale or storage of food, commodities or equipment outside an enclosed building, except for restaurants with outdoor seats and tables.

~~(22)~~(23) Flea markets, except for those operating in conjunction with not-for-profit functions;

~~(23)~~(24) Gas Stations.

~~(24)~~(25) Glue, size, or gelatin manufacture where the processes involve the refining or recovery of such products from fish, animal or refuse materials.

~~(25)~~(26) Heavy equipment rental and sales.

(27) Helicopter commercial enterprises (heli-tours or similar uses)

~~(26)~~(28) Junk, salvage, or wrecking yard or structure wherein motor vehicles, appliances, or similar used equipment or materials are stored, dismantled, or sorted for display, sale, or packing.

~~(27)~~(29) Labor pools and labor halls,as defined by F.S. §§ 448.22(1) and (3)(2016), respectively.

~~(28)~~(30) Machinery sales and service.

~~(29)~~(31) Mechanical garage, including automobile body shop and painting.

~~(30)~~(32) Warehouses and Mini-warehouses not meeting Craftsman Retail use standards.

~~(31)~~(33) Modular and prefab home displays.

~~(32)~~(34) New and used automobile service.

~~(33)~~(35) Outdoor display or storage.

~~(34)~~(36) Portable toilet storage.

~~(35)~~(37) Pawn Shops, as defined by F.S. § 539.001(2)(2016).

~~(36)~~(38) Recreational vehicle service.

~~(37)~~(39) Tallow, grease, lard or vegetable oil refining.

~~(38)~~(40) Truck stops and terminals.

~~(39)~~(41) Veterinary hospital and kennels with outside runs.

Table (35).Prohibited Uses.

(27) Helicopter commercial enterprises (heli-tours or similar uses)

Heading numbering was changed.

page 18

I-Drive District Overlay

Sec. 38-860 District and Transects

Sec. 38-861 Block Configuration

Sec. 38-862 Street Types

Sec. 38-863 Open Space Types

Sec. 38-864 Site and Building Requirements

Sec. 38-865 Uses

Sec. 38-866 Off-street Parking and Loading

Sec. 38-867 Landscape

Sec. 38-868 Approval Requirements

Sec. 38-869 Definitions

requirements of this code when submitting an application for development. All maps and plans shall include project title, date of preparation, north arrow, scale on 24" X 36" sheet size.

(i) Site Location Map , Legal Description/Limits of Plan, Parcel Identification number(s).

(ii) Owner & Applicant Name & Contact Information. Provide phone number and email address.

(iii) Site Aerial Photograpgh. Provide aerial photo at readable scale and indicate general project limits.

(iv) Survey Plat. Dimensions of property lines, easements, right-of-way.

(v) Development Boundaries and Proposed Phasing, if applicable.

(vi) Existing Conditions Survey. Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on site survey.

(vii) Existing Natural Conditions Survey. Existing topography, vegetation, drainageways, floodplain/way, or other unique features on site survey.

(viii) Proposed Deviations. All proposed deviations and justification for deviations.

(ix) Site Plan. A Site Plan delineating all proposed buildings, overhangs, planter areas, free standing walls, steps, streets, drive surfaces, parking stalls, ponds, fencing, impervious/pervious surface etc.

(x) Preliminary Subdivision Plan. A plan of proposed [illegible] subdivisions.

(xi) Street Types Plan with Cross Sections. Provide a map and cross section of all proposed street types, including all required programming elements. consistent with the Regulating Plan.

(xii) Building Plan(s). Floor plans, square footages, height and siting for all buildings illustrating compliance with the requirements of the Transects section.

(xiii) [illegible] required on the Building Plan delineating locations and gross square footages of categories of uses, number of residential units, and number of hotel rooms in compliance with Table 26 Uses by Transect.

(xiv) Building Elevations. Building elevations of all facades, rendered to illustrate compliance with the site and building requirements.

(xv) Conservation Area Determination of all wetlands.

(xvi) Landscape Plan. Landscape Plan illustrating compliance with the requirements of the Landscape section. For sites with less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan.

(xvii) Parking Plan. Parking layout plan with table of spaces keyed to plan, illustrating compliance with the Parking section. Driveways, shared parking arrangements, compliance with the requirements of Chapter 31.5. Refer to Sec. 31.5-190. Minimum development size is 15 acres.

(xix) Lighting Plan. Lighting Plan illustrating compliance with the requirements of Chapter 9, Article XVI, Exterior Lighting Standards.

(xx) Open Space Plan, if Open Space is included. Open Space Plan shall define all paving, structures, site furnishings, and landscape areas illustrating compliance with the requirements of Sec. 38-863 Open Space Types.

(xxi) Final Drainage Plan. Plans and details describing final stormwater system with Low-Impact Development (LID) practices. Refer to Sec. 30-282. Drainage Plan Requirements and Orange County LID Manual.

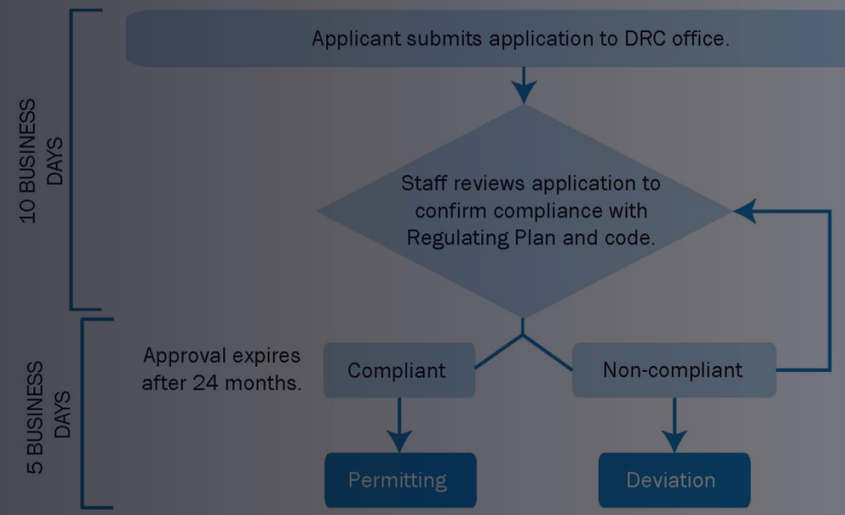
(xxii) Preliminary Engineering Plans. Plans and details describing water, wastewater and other utility systems throughout area covered in Regulating Plan.

(4) **Application Process Timeline.** Upon submittal of a complete application, the site plan will be reviewed using the following process and timeline.

(A) Staff shall review and make recommendations within 10 business days. Each revised site plan shall be reviewed within 10 business days after receipt.

(B) If the Site Plan is found in compliance, the applicant may submit for construction permits. Subdivision plans shall be forwarded to the DRC for PSP under the PSP approval process in Ch. 34.

Figure (47). Site Plan Approval.



Current Development Review Process

CONVENTIONAL ZONING – (2 Months)

Review	Permitting
15 Days	45 Days

PLANNED DEVELOPMENT (Land Use Plan) – (5.5 Months)

Pre-Application Meeting (Optional)	Land Use Plan Application	DRC Meeting	PZC	BCC
15 Days	30 Days	60 Days	30 Days	30 Days

PLANNED DEVELOPMENT (Development Plan) – (~3 Months)

Development Plan Review	DRC Meeting	Permitting
40 Days	10 Days	45 Days

New Development Review Process

CONVENTIONAL ZONING (with I-Drive Overlay) – (10 Days Opt. + 2 Months)

Pre-Application Meeting (Optional)	Site Plan Review	Permitting
10 Days	**15 Days**	**45 Days**

Timeframe unchanged

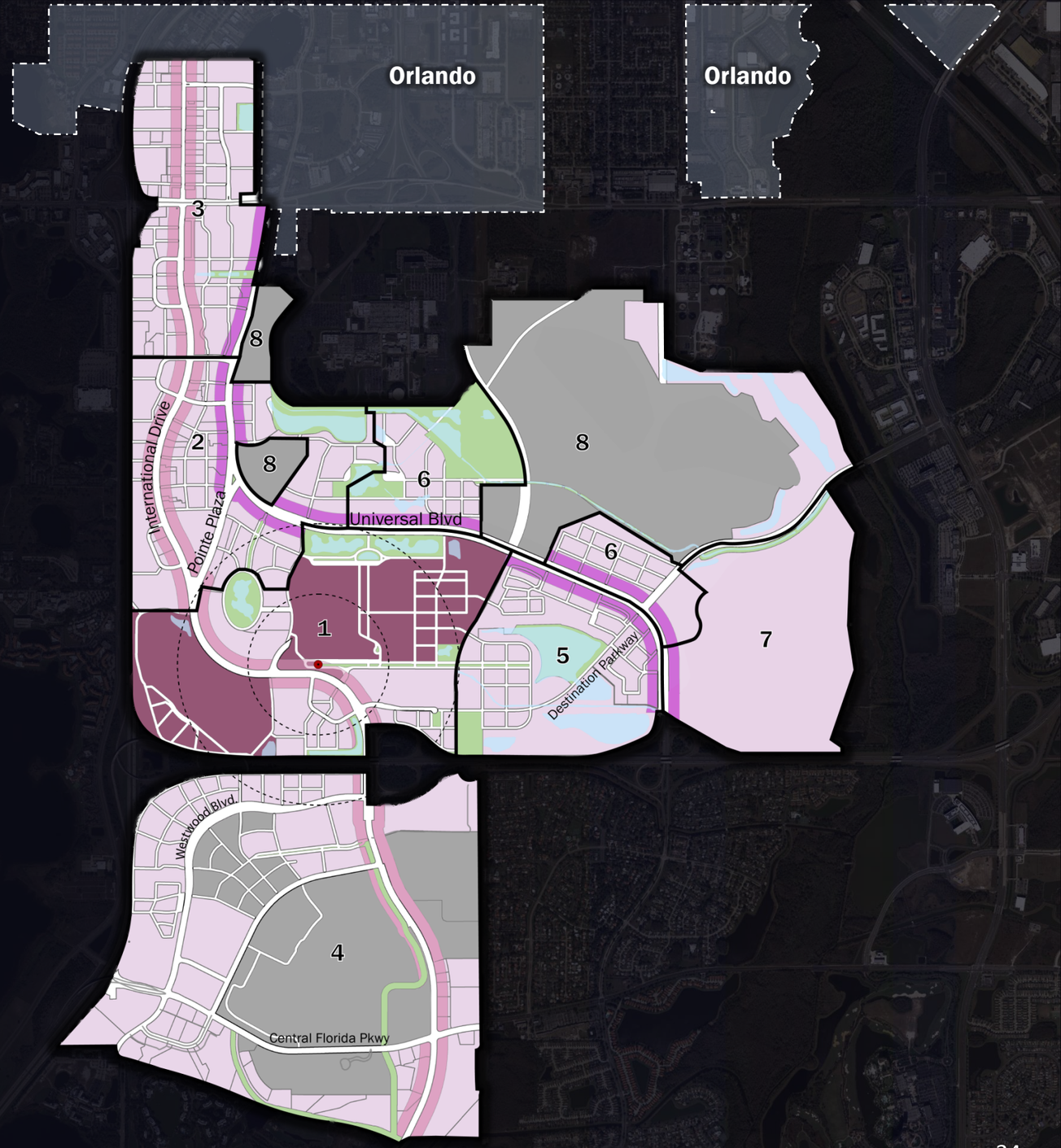
PLANNED DEVELOPMENT - REGULATING PLAN (with I-Drive Overlay) – (~3 Months)

Pre-Application Meeting	Land Use Plan Change (non-substantial)	Site Plan Application	Permitting
10 Days	**15 Days**	**15 Days**	**45 Days**

Expedited by 6 months

Approval Requirements

- New development must comply
- Existing Planned Developments (PDs) can amend the Land Use Plan to comply without a public hearing – (non-substantial)
- Existing PDs can apply for a Vested Rights Certificate and/or Impairment of Contract
- Provisions are included for nonconforming structures and uses, more context sensitive



Exemptions for PDs

Code Effective Date

2017 | 2018 | 2019 | 2020 | 2021+

All Planned Developments in Existence
3 Years to Submit or complete DP, PSP, or Substantial Change *
2 Years to commence construction *

Vested Rights Application
No Application Deadline
Certificate expires after 3 years *

Impairment of Contract
No Application Deadline
Expires with applicable contract *

* Potential single one-year extension

I-Drive District Overlay

All effective date references changed from January 10 to *February 7, 2017*

Sec. 38-860 District and Transects

Sec. 38-861 Block Configuration

Sec. 38-862 Street Types

Sec. 38-863 Open Space Types

Sec. 38-864 Site and Building Requirements

Sec. 38-865 Uses

Sec. 38-866 Off-street Parking and Loading

Sec. 38-867 Landscape

Sec. 38-868 Approval Requirements

Sec. 38-869 Definitions

with the minimum ground story transparency and the principal entrance location requirements (reference Sec. 38-864, Table (22) subsection c), to the maximum extent

Demolition. Where more than 50% of the gross building square footage in existence on ~~January 10~~ February 7, 2017 is destroyed, damaged or demolished by fire, flood, explosion, or other casualty, the replacement or rebuilt use or structure and the redeveloped portion of the site shall comply with all requirements of this Code, to the maximum extent

(v) **Intentional Razing.** Where more than 50% of the gross building square footage in existence on ~~January 10~~ February 7, 2017 is intentionally razed, the replacement use or structure and the redeveloped portion of the site shall comply with all requirements of this Code.

(vi) **Site constraints.** A nonconforming structure or use on a physically constrained site (e.g., limited size, topography, environmental considerations, or location of existing buildings and improvements) that is required to comply with some or all of this Code in connection with any proposed alterations, renovations, expansions, or redevelopment, shall comply with this Code to the maximum extent practicable.

(C) Any alteration, renovation, expansion, or redevelopment that does not meet the thresholds for Code compliance set forth above shall not be required to comply with this Code. [illegible] redevelopment, the County shall consider any application for an alteration, renovation, expansion, or redevelopment in accordance with the County's applicable development approval process, without regard to the provisions of this Code.

b. Planned Developments; Conditionally Exempt.

[illegible] 2017, or portion thereof, shall be exempt and remain exempt from the I-Drive District Code, subject to the following terms and conditions:

With respect to a PD, or portion thereof, without a Development Plan (DP) or Preliminary Subdivision Plan (PSP) as of ~~January 10~~ February 7, 2017, the developer shall have until ~~January 10~~ February 7, 2020 to submit a complete application with the Development Review Committee (DRC) [illegible] may be, that, at the developer's option, does not conform to the I-Drive District Code in one or more respects, provided that (i) the DP or PSP does not necessitate a substantial change to the PD; (ii) the application continues to be processed by the developer after submittal and is approved, if at all, within one year after it is submitted; and (iii) construction of the project or of at least the first phase, as applicable, commences pursuant to the approved DP or PSP within two years from the date of its approval (or construction commences within such other period of time that may hereafter be added to the Orange County Code for an approved DP or PSP in a PD, whichever period is longer).

(i) if construction pursuant to the DP or PSP has not commenced as of that date, the developer shall have until ~~January 10~~ February 7, 2020 to commence construction of the project or of at least the first phase, as applicable, pursuant to the approved DP or PSP. The developer may apply for, and the DRC may grant, a single one-year extension of the ~~January 10~~ February 7, 2020 deadline upon a showing of good cause by the applicant, meaning hardship and/or extenuating circumstances beyond the applicant's control.

(ii) the developer shall have until ~~January 10~~ February 7, 2020, to submit a complete application with the DRC to amend the DP or PSP in a manner that constitutes a substantial change to the DP or PSP and that, at the developer's option, does not conform to the I-Drive Code in one or more respects, provided that:

(I) the amendment to the DP or PSP does not necessitate a substantial change to the PD;

(II) the application continues to be processed by the developer after submittal and is approved, if at all, within one year after it is submitted; and

(III) construction commences pursuant to the amended DP or PSP within two years from the date of its approval (or construction commences within such other period of time that may hereafter be added to the Orange County Code for an approved DP or PSP in a PD, whichever period is longer).

The developer may apply for, and the DRC may grant, a single one-year extension of the ~~January 10~~ February 7, 2020 deadline upon a showing of good cause by the applicant, meaning hardship and/or extenuating circumstances beyond the applicant's control.

(iii) if construction pursuant to the DP or PSP commenced or was completed for any portion of the development by ~~January 10~~ February 7, 2017, the entire development covered in the DP or PSP is exempt and shall remain exempt from the I-Drive District Code, and the developer is not subject to the ~~January 10~~ February 7, 2020 deadline unless the developer applies for a substantial change to the DP or PSP.

(2) As of ~~January 10~~ February 7, 2017, ~~the~~ portions of existing PDs identified on Figure (46) are undergoing environmental remediation or are subject to a Consent Agreement, Remediation Agreement or other agreement with a regulatory [illegible]

(3) Failure to satisfy the terms and conditions of subsection (1)(A) or (B) shall cause the PD to lose its conditional exempt status, and the PD shall then become subject to the requirements of the I-Drive Code.

(4) Notwithstanding a PD's conditional exempt status, to the maximum extent practicable, a developer of a PD, or portion thereof, is encouraged to comply with the I-Drive District Code.

(5) After ~~January 10~~ February 7, 2017, new PDs and substantial changes to PDs, DPs and PSPs approved prior to ~~January 10~~ February 7, 2017, shall not be permitted within the District, except as provided under Section b.(1)(B)(ii) for DPs and PSPs. However, changes to a DP, PSP, Land Use Plan or to conditions of approval of a PD approved prior to ~~January 10~~ February 7, 2017, that would otherwise be deemed a substantial change to the DP, PSP, PD or Land Use Plan shall be deemed a non-substantial change if such change is consistent with the intent of the I-Drive District Code, as determined by the Planning Manager. Any nonsubstantial change to a PD, DP, PSP or Land Use Plan may be permitted at any time after ~~January 10~~ February 7, 2017, and need not comply with the I-Drive District Code.

c. Vested rights application; determination.

In recognition that the rights of some property owners to develop their land may be vested, despite the particular development being inconsistent with the I-Drive District Code, any person may request from the County a determination of whether the person's right to complete a development in existence as of ~~January 10~~ February 7, 2017 is vested pursuant to this subsection c., notwithstanding that all or a portion of a development is inconsistent with the I-Drive District Code. Such an application, along with a non-refundable application fee in an amount approved by the Board of County Commissioners, shall be submitted to the Planning Manager on an application form as the County may prescribe, and the application shall be reviewed and granted or denied in accordance with the procedures described in this subsection c.

(1) The applicant shall submit all relevant supporting information, including other development [illegible] letters, appraisals, reports, [illegible] which the vested rights appl[illegible] Manager. The applicant shall [illegible] I-Drive District Code that the applicant believes should not

I-Drive District Overlay

b. Planned Development; Conditionally Excempt.

2.....(Brownfields)...As of ~~January 10~~ February 7, 2017 ~~the~~ portions of existing PDs identified on Figure (46) are undergoing environmental remediation or are subject to a Consent agreement.....requiring remediation to be completed

(2) As of ~~January 10~~ February 7, 2017, ~~the~~ portions of existing

I-Drive District Overlay

i. Amendments to the Regulating Plan.

(2) To apply for a change to the existing Transect or Special Zone designation on a property,t~~T~~he property owner shall ~~apply for an amendment to the Regulating Plan on a form to be created by the County~~ submit an application through the County's Planning Division. The ~~application~~ applicant shall pay an associated fee in an amount to be approved by the Board of County Commissioners.

the Overlay District boundary may be expanded, necessitating an amendment to the Regulating Plan.

(2) To apply for a change to the existing Transect or Special Zone designation on a property,t~~T~~he property owner shall ~~apply for an amendment to the Regulating Plan on a form to be created by the County~~ submit an application through the County's Planning Division. The ~~application~~ applicant shall pay an associated fee in an amount to be approved by the Board of County Commissioners.

(3) The ~~DRC~~ Planning and Zoning Commission (PZC) shall review the

Sec. 38-869. Definitions.

a. Graphics.

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control graphics.

a building shall be placed; it may or may not be located directly adjacent to a property line. The transect dictates the minimum and maximum distance a structure may be placed from a property line. Refer to Figure (51) Build-to-Zone vs. Setback Line.

(9) **Coverage, Building.** The percentage of a lot developed with a principal or accessory structure.

(10) **Coverage, Impervious.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.

(11) **Dedication.** The intentional appropriation of land by the owner to the county for public use and/or ownership.

(12) **Density.** The number of dwelling units located in an area of land, usually denoted as units per acre.

(13) **Dwelling Unit.** A building or portion thereof, designed or used exclusively for residential occupancy, but not including hotels, lodginghouses, motels, or mobile homes.

(14) **Easement.** A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.

(15) **Expression Line.** An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building

(22) **Lot.** A parcel of land occupied or intended for occupancy by a use permitted in this chapter. Refer to Figure (50) Lots.

(23) **Lot, Corner.** A parcel of land abutting at least two vehicular rights-of-way, excluding an Alley, at their intersection. Refer to Figure (50) Lots.

(24) **Lot, Flag.** A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an Alley, through a narrow strip of land. Refer to Figure (50) Lots.

(25) **Lot, Interior.** A parcel of land abutting a vehicular Right-of-way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.

(26) **Lot, Through.** Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an Alley. Refer

(27) **Lot Area.** The computed area

I-Drive District Overlay

i. Amendments to the Regulating Plan.

(3) The ~~DRC~~ Planning and Zoning Commission (PZC) shall review the proposed amendment…and shall recommend approval or denial of an ordinance implementing the amendment to the BCC.

the County Submit an application through the County's Planning Division. The ~~application~~ applicant shall pay an associated fee in an amount to be approved by the Board of County Commissioners.

(3) The ~~DRC~~ Planning and Zoning Commission (PZC) shall review the proposed amendment to the Regulating Plan for consistency with the I-Drive District Code and shall recommend approval or denial of an ordinance implementing the amendment to the BCC.

(4) The BCC shall review the application in a public hearing, and shall approve or deny the request based on consistency with the intent

Sec. 38-869. Definitions.

a. Graphics.

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control graphics.

b. Defined Terms.

For the purposes of Sections 38-860 through 38-875, the following terms shall have the following meanings.

(1) **Accessory Use or Structure.** A use or structure customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.

(2) **Applicant.** A developer or an authorized agent of a developer.

a building shall be placed; it may or may not be located directly adjacent to a property line. The transect dictates the minimum and maximum distance a structure may be placed from a property line. Refer to Figure (51) Build-to-Zone vs. Setback Line.

(9) **Coverage, Building.** The percentage of a lot developed with a principal or accessory structure.

(10) **Coverage, Impervious.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.

(11) **Dedication.** The intentional appropriation of land by the owner to the county for public use and/or ownership.

(12) **Density.** The number of dwelling units located in an area of land, usually denoted as units per acre.

(13) **Dwelling Unit.** A building or portion thereof, designed or used exclusively for residential occupancy, but not including hotels, lodginghouses, motels, or mobile homes.

(14) **Easement.** A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.

(15) **Expression Line.** An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.

(16) **Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.

(17) **Frontage Type.** The permitted treatment types of the ground floor facade of a building. Refer to the Transects section for more information and a list of permitted Entrance Types.

(22) **Lot.** A parcel of land occupied or intended for occupancy by a use permitted in this chapter. Refer to Figure (50) Lots.

(23) **Lot, Corner.** A parcel of land abutting at least two vehicular rights-of-way, excluding an Alley, at their intersection. Refer to Figure (50) Lots.

(24) **Lot, Flag.** A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an Alley, through a narrow strip of land. Refer to Figure (50) Lots.

(25) **Lot, Interior.** A parcel of land abutting a vehicular Right-of-way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.

(26) **Lot, Through.** Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an Alley. Refer

(27) **Lot Area.** The computed area

it is typically denoted in square

New Applications

RECOMMENDED VALUES BASED ON EXISTING FEES

1. Changing Transects and Special Zones

Recommended Fee: $2,812.00

+$2.00 per acre

2. Vested Rights Determination

Recommended Fee: $1,612.00

3. Impairment of Contract

Recommended Fee: $1,612.00

FEE DIRECTORY

Fiscal Year 2016-2017

ZONING (continued)

	COST
PLANNING AND ZONING (continued)	
PLANNED DEVELOPMENT (Initial rezoning request) (Includes $935 Zoning, $1,415 Planning, $54 Utilities, $408 Engineering cost)	$ 2,812.00
Additional cost per acre	$ 2.00
PLANNED DEVELOPMENT (Change Determination) (Includes $494 Zoning, $581 Planning, $73 Utilities, and $78 Engineering cost)	$ 1,226.00
PLANNING AND ZONING APPLICATIONS (Rezoning requests) (Includes $536 Zoning and $995 Planning Department cost)	$ 1,531.00
PRELIMINARY SUBDIVISION PLAN REVIEW (Initial) (Includes $542 Zoning and $478 Planning cost)	$ 1,020.00
Change Determination ($41 Zoning, $183 Engineering, $77 Planning, $68 Utilities)	$ 369.00
COMMERCIAL/MULTI-FAMILY PLANS REVIEW	
Submittal fee (Non-Refundable)	$ 206.00
Re-Submittal fee (on 3rd submittal)	$ 103.00
Revision to Existing Permit	$ 94.00
Tree survey/landscape review	$ 95.00
Commercial Free Standing/Detached Structure < 500 sq. ft.	$ 100.00
Commercial / Multi-family fence	$ 100.00
Plan Alteration Review	$ 46.00
Single permits [1]	$ 206.00
landscape [2]	$ 301.00
(if applicable)	$ 68.00
	$ 131.00

PART 2

REQUESTED ACTION

Requested Action Today (1 of 2)

1. Find the ordinance repealing the Convention Plaza District Overlay Zone and creating the I-Drive District Overlay Zone, with the additional changes discussed today, consistent with the Comprehensive Plan; and

2. Determine that the proposed I-Drive District Overlay Zone Ordinance, with the additional changes, will not have a substantial economic impact on development of property; and

Requested Action Today (2 of 2)

3. Adopt the ordinance repealing the Convention Plaza District Overlay Zone and Creating the I- Drive District Overlay Zone Ordinance, with the additional changes; and

4. Approve the Application Fee of $2,812.00 (plus $2 per acre) for a Transect and Special Zone Change, and the Application Fee of $1,612.00 for a Vested Rights Determination and an Impairment of Contract Determination.