



**Interoffice Memorandum**

**AGENDA ITEM**

August 10, 2017

**TO:** Mayor Teresa Jacobs  
—AND—  
Board of County Commissioners

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

**CONTACT PERSON:** **Alberto A. Vargas, MArch., Manager, Planning Division**  
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**SUBJECT:** August 22, 2017 — Work Session Item  
Four Corners Community Village Center

The original Four Corner Community Village Center (CVC) Ordinance was adopted in 1996 by the Board of County Commissioners (Board) for the area generally located at the intersection of Apopka-Vineland and Conroy-Windermere Roads in District 1. The Ordinance established land use allocations for each quadrant of the CVC with specific architectural, landscaping, buffering, and signage criteria. Any change to the development program outlined in the CVC guidelines requires a change to Orange County Zoning Code (Section 38-1372).

The northwest quadrant is currently undeveloped and is the least entitled of the four quadrants, with only 10,000 square feet of non-residential uses and 23 residential units. The remaining three quadrants are either fully built-out or in the final phase of development. The owners of the northwest quadrant are interested in pursuing additional entitlements, which would require amendments to Section 38-1372.

The purpose of this work session is to provide an overview of the Four Corners CVC Guidelines and Standards. The topics for this work session include a brief history of the CVC, proposed amendments, and the process that would be required for those amendments.

This work session is for informational purposes, and no action is required by the Board at this time.

JVW/AV:rep