

HORIZON WEST

TOWN CENTER PD CODE UPDATE

Orange County Code Chapter 38

Board of County Commissioners
Public Hearing
April 10, 2018



ORANGE COUNTY PLANNING DIVISION
COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT

TOWN CENTER PD CODE UPDATE SCHEDULE

July 20, 2017:

PZC Work Session

February 15, 2018:

PZC Adoption Public Hearing

March 20, 2018:

1st BCC Public Hearing

April 10, 2018:

2nd BCC Adoption Public Hearing (5:01 PM)

TOWN CENTER PD CODE UPDATE

PRESENTATION OUTLINE

PART 1 PURPOSE / INTENT / BACKGROUND

PART 2 DISTRICT OVERVIEWS

PART 3 CODE UPDATE HIGHLIGHTS

PART 4 ORDINANCE CHANGES

PART 5 RECOMMENDED ACTION



An aerial photograph of a region, possibly a coastal area, with a white outline highlighting a specific area. The text "PART 1" is overlaid in large, white, outlined letters, and "PURPOSE / INTENT / BACKGROUND" is overlaid in smaller, yellow, outlined letters below it.

PART 1

PURPOSE / INTENT / BACKGROUND

TOWN CENTER PD CODE UPDATE

Purpose of Update:

- Refine permitted uses
- Streamline review process (consistent with other areas)
- Remove State Sector Plan references
- Other administrative changes / cleanups

TOWN CENTER PD CODE UPDATE

Intent of Town Center:

- To serve as the primary employment and commercial center for Horizon West
- To accommodate more intense non-residential uses
- To create compact mixed use neighborhood and a jobs-housing balance
- To provide an efficient urban form with cost-effective use of public infrastructure

TOWN CENTER PD CODE UPDATE

Background:

Adoption of SAP:

Approval of Town Center Code:

Size:

December 14, 2004

January 29, 2013

2,030 Gross Acres

Land Use Program:

Residential:

Office:

Retail:

Warehouse / Light Industrial:

Hotel:

Parks / Open Space:

Schools:

6,410 Dwelling Units

5.68 Million Sq. Ft.

2.09 Million Sq. Ft.

384,000 Sq. Ft.

1,200 Rooms

287 Acres

1 Elementary / 1 High School

TOWN CENTER PD CODE UPDATE

Background:

Planned Development (PD) Zoning Districts (To Date)

Valencia Community College PD: Sept. 19, 2006

Hamlin PD: Feb. 10, 2015

Orlando Health Central PD: Feb. 10, 2015

New Independence PD: Nov. 6, 2015

Core Academy PD: Dec. 1, 2015

Wincey Groves: July 19, 2016

Hamlin West: July 19, 2016

An aerial photograph of a region, possibly a coastal area, with a white outline highlighting a specific area. The outline starts on the left, goes up, then right, then down, then right again, and finally down to the bottom right corner. The background is a dark, textured aerial view with some lighter patches and a winding line on the right side.

PART 2

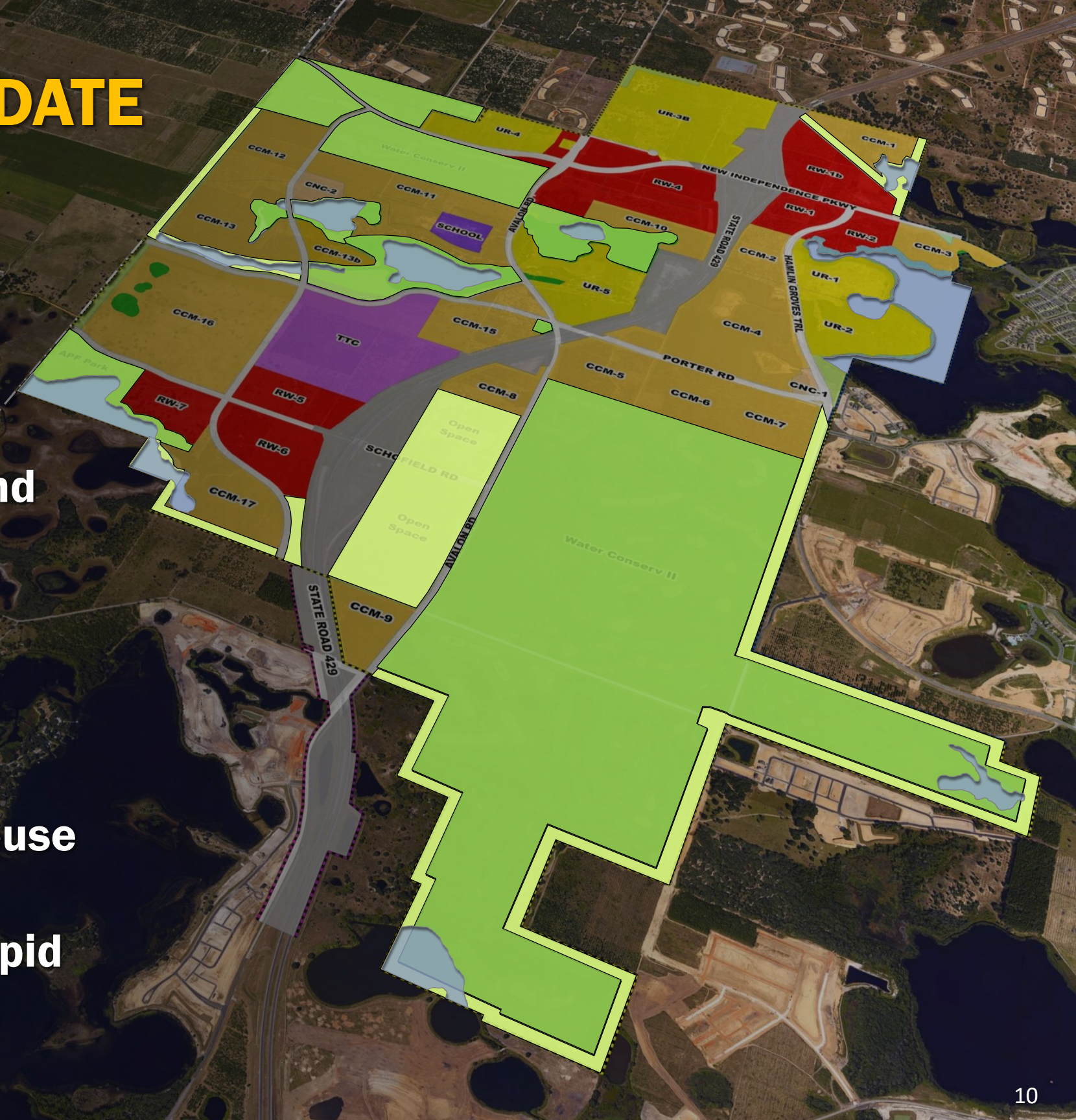
DISTRICT OVERVIEWS

TOWN CENTER PD CODE UPDATE

DISTRICT OVERVIEWS

Open Space / APF Park Tracts

- Interspersed open space and recreational tracts designed to tie districts, neighborhoods, land uses and residents together.
- Help establish community character, image and identity.
- Conserve II Lands support a Water Reuse Project that combines agricultural irrigation and aquifer recharge via Rapid Infiltration Basins (RIBs).

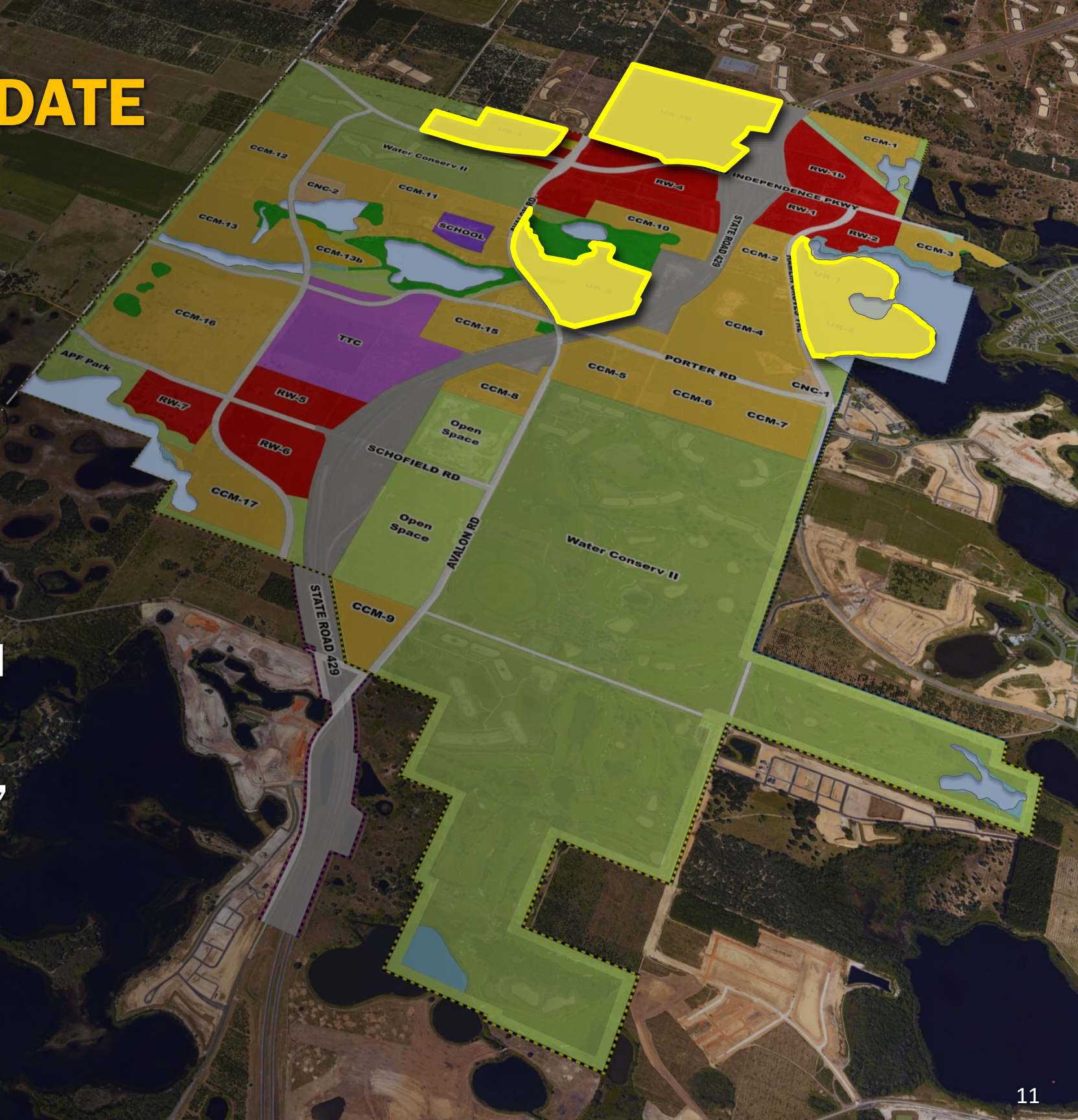


TOWN CENTER PD CODE UPDATE

DISTRICT OVERVIEWS

Urban Residential

- Provides a mix of attached and detached housing, civic uses, and neighborhood parks, in the form of quality neighborhoods.
- Developed with a fully interconnected blocks and streets pattern to accommodate pedestrians, bicyclists, and motor vehicles.

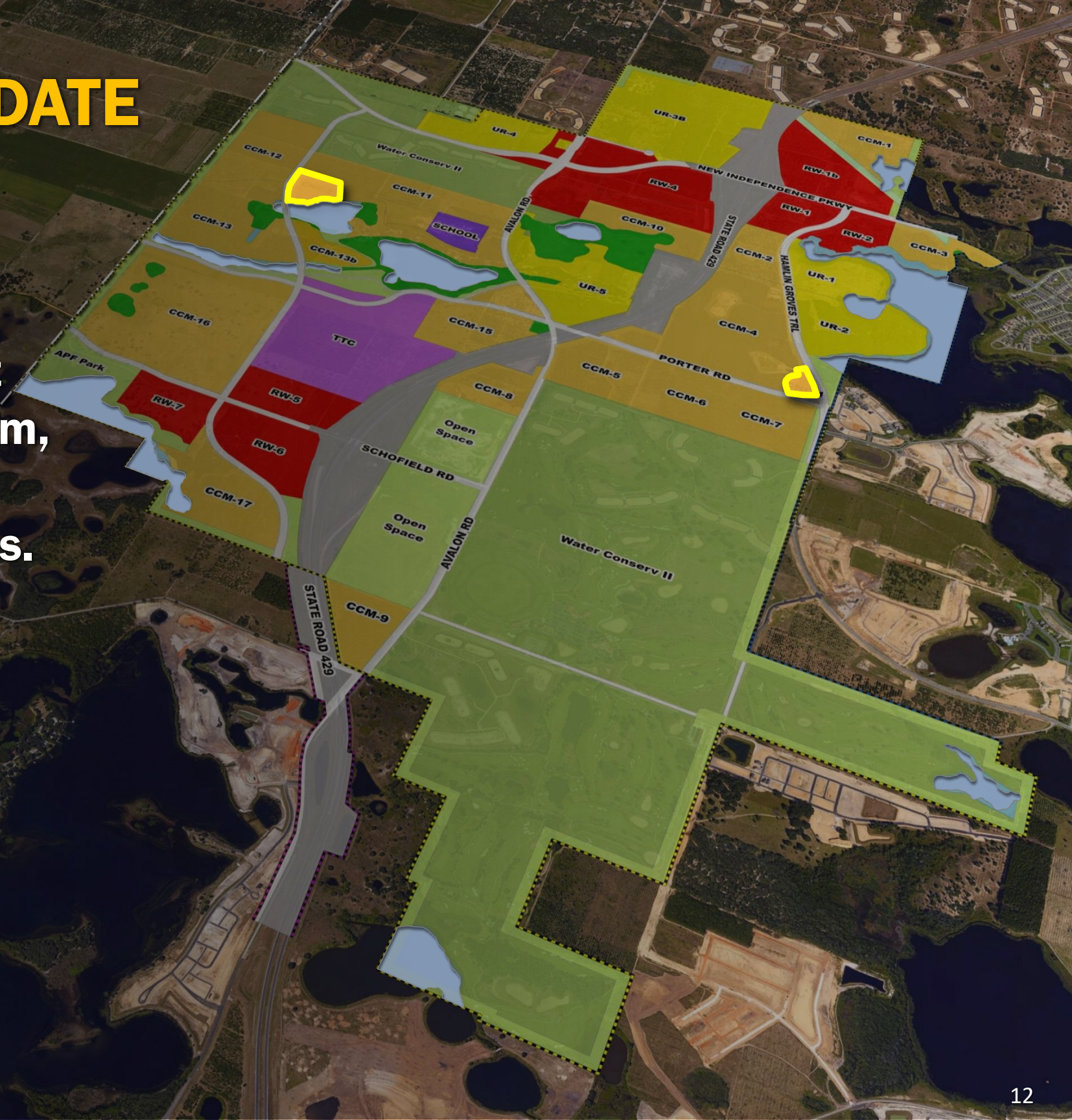


TOWN CENTER PD CODE UPDATE

DISTRICT OVERVIEWS

Corporate Neighborhood Center

- Intended to provide retail and support to, and within a walkable distance from, adjacent Urban Residential and Corporate Campus Mixed Use Districts.
- Viewed as “gathering places” for neighborhood residents, with small passive parks, plazas, and squares.

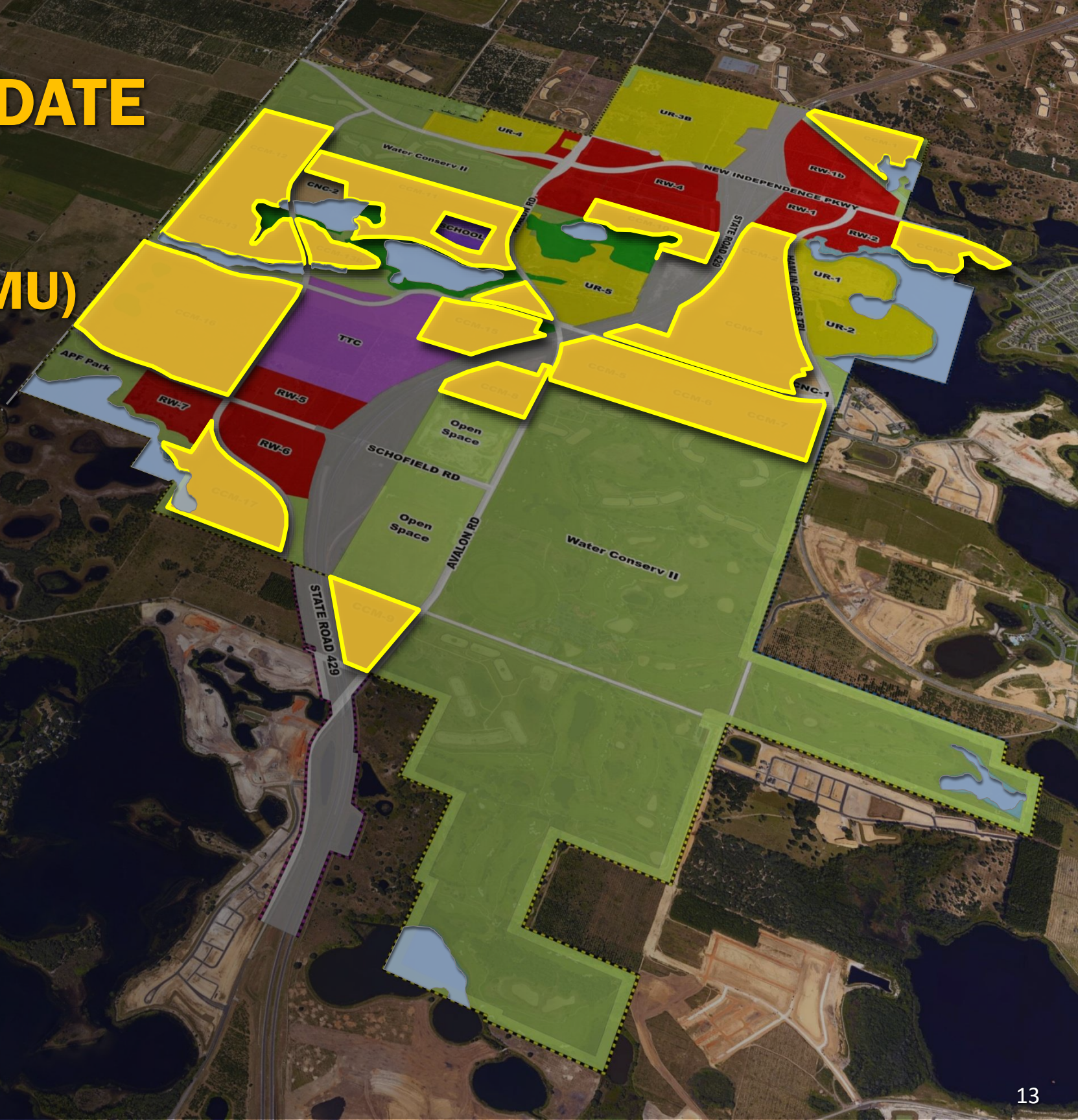


TOWN CENTER PD CODE UPDATE

DISTRICT OVERVIEWS

Corporate Campus Mixed Use (CCMU)

- Provides a mix of attached and detached housing, office, hotel, civic and limited warehouse / light industrial uses.
- Predominately office with secondary retail uses and higher density residential.

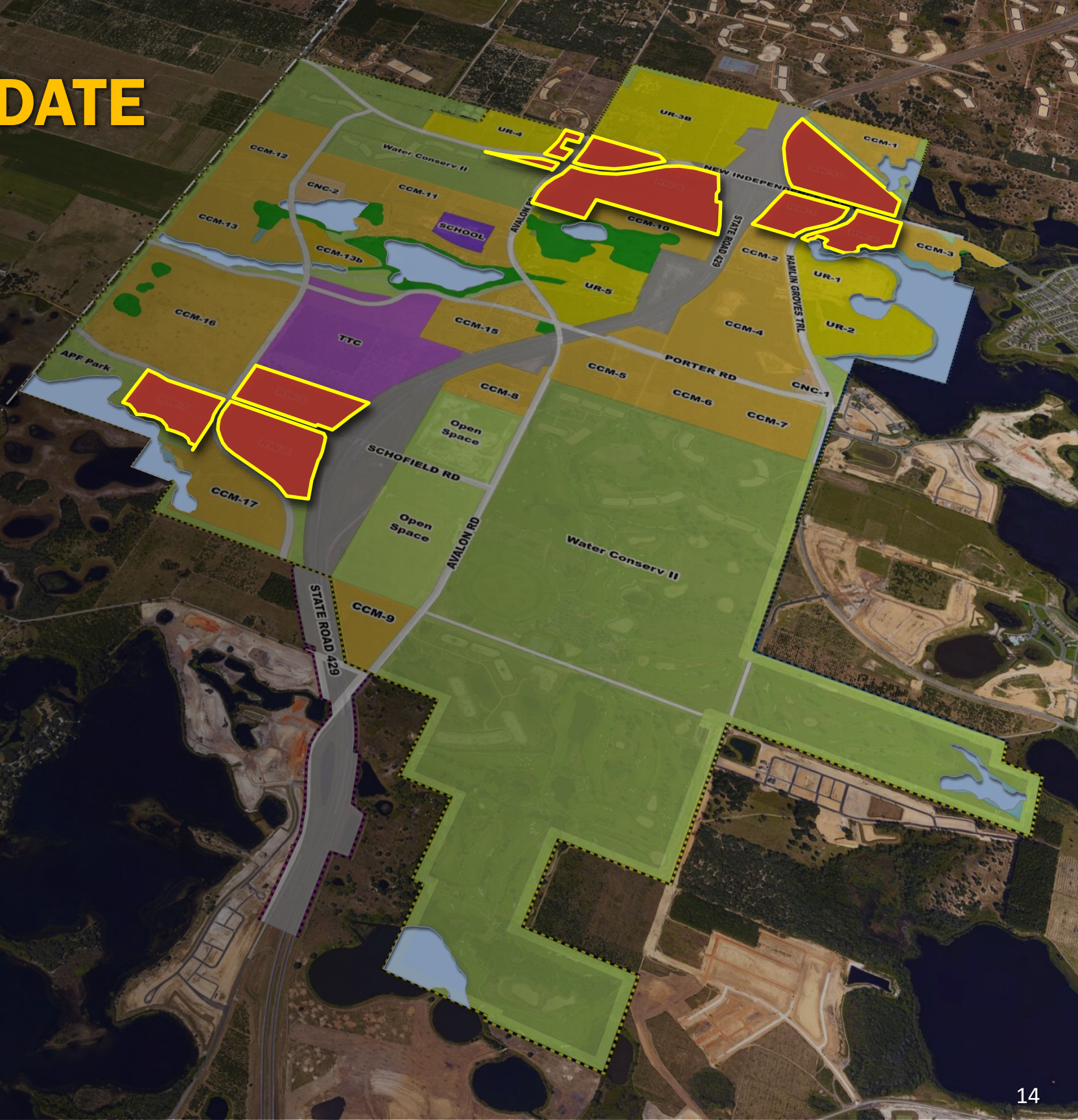


TOWN CENTER PD CODE UPDATE

DISTRICT OVERVIEWS

Retail / Wholesale

- Intended to accommodate regional retail business, personal services, office, warehouse, and warehouse showrooms.
- Primarily located near or adjacent to State Road 429 interchanges.

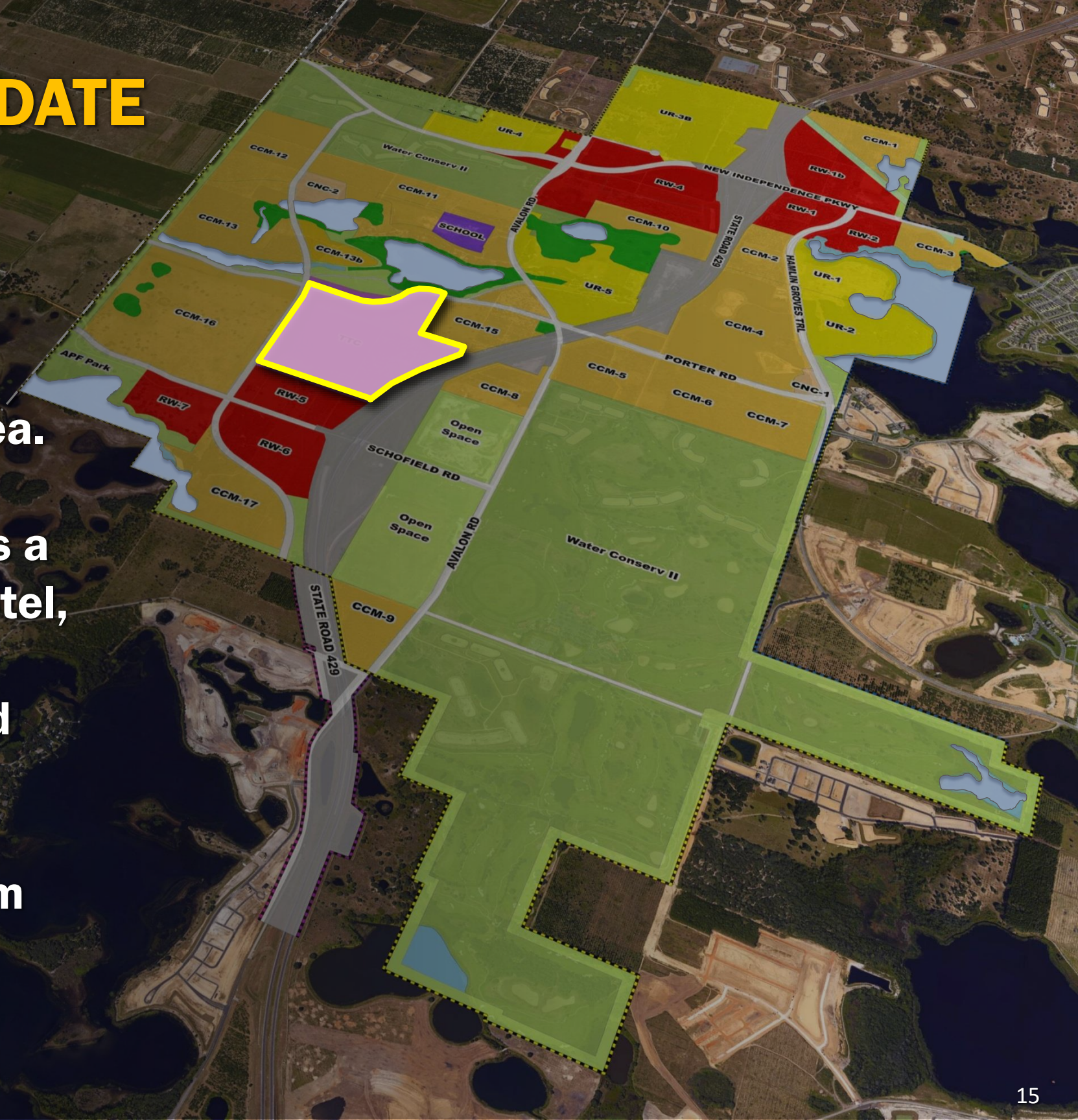


TOWN CENTER PD CODE UPDATE

DISTRICT OVERVIEWS

Traditional Town Center Core

- Serves as the civic and retail heart of Horizon West and the surrounding area.
- A vital mixed-use center that contains a variety of residential, retail, office, hotel, civic, and entertainment uses, with building fronts oriented to streets and parks.
- Designed with a block and grid system reminiscent of traditional community downtown centers.

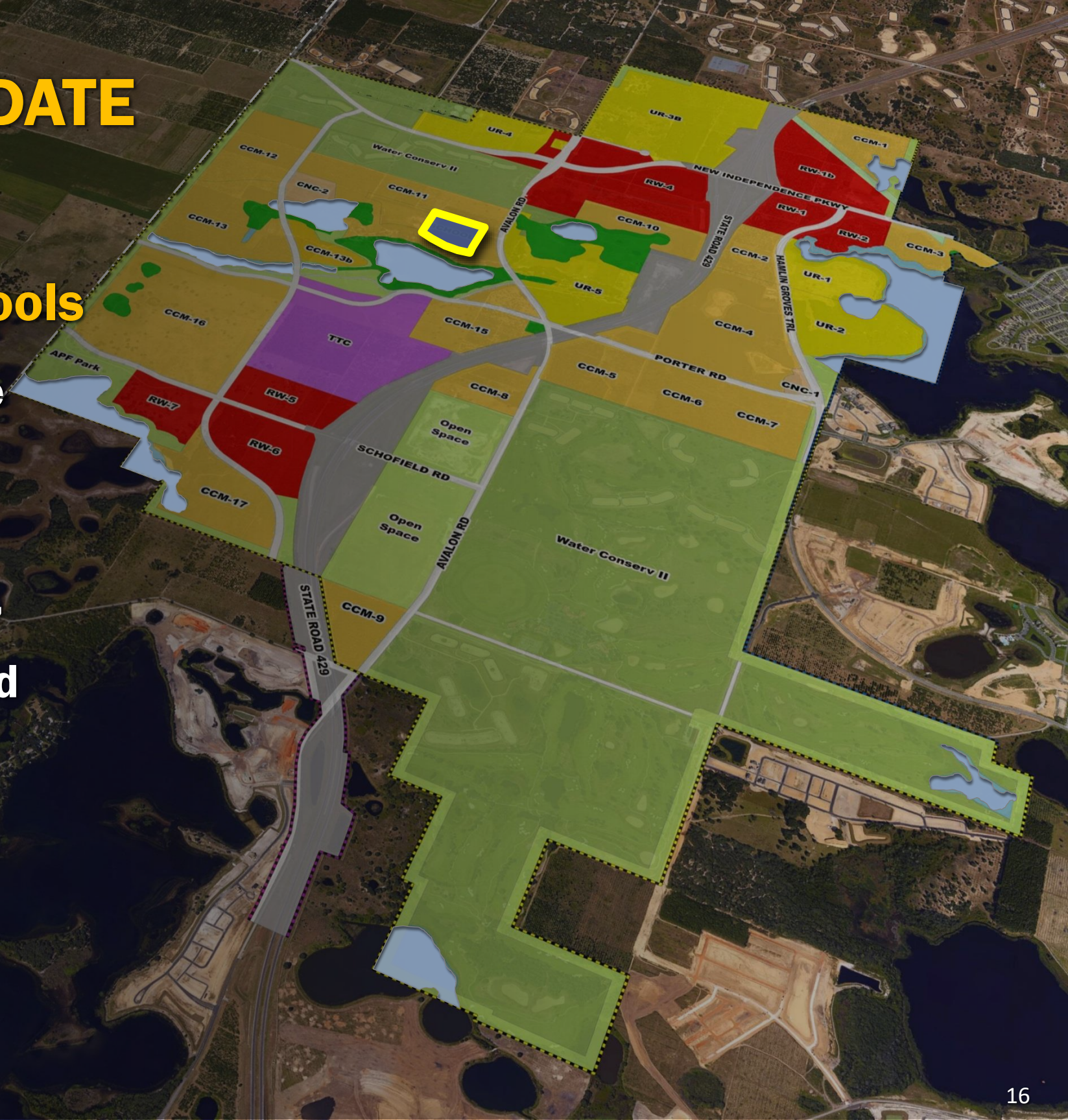


TOWN CENTER PD CODE UPDATE

DISTRICT OVERVIEWS

Adequate Public Facility (APF) Schools

- One Elementary School located on the west side of State Road 429 and Avalon Road (CR 545).
- One High School located in “Village F” near the State Road 429 / Seidel Road interchange.



An aerial photograph of a region, likely a coastal or estuarine area, with a white outline highlighting a specific sub-region. The background is dark and textured, showing land and water features. The text 'PART 3' is overlaid in the bottom right corner in a large, white, outlined font.

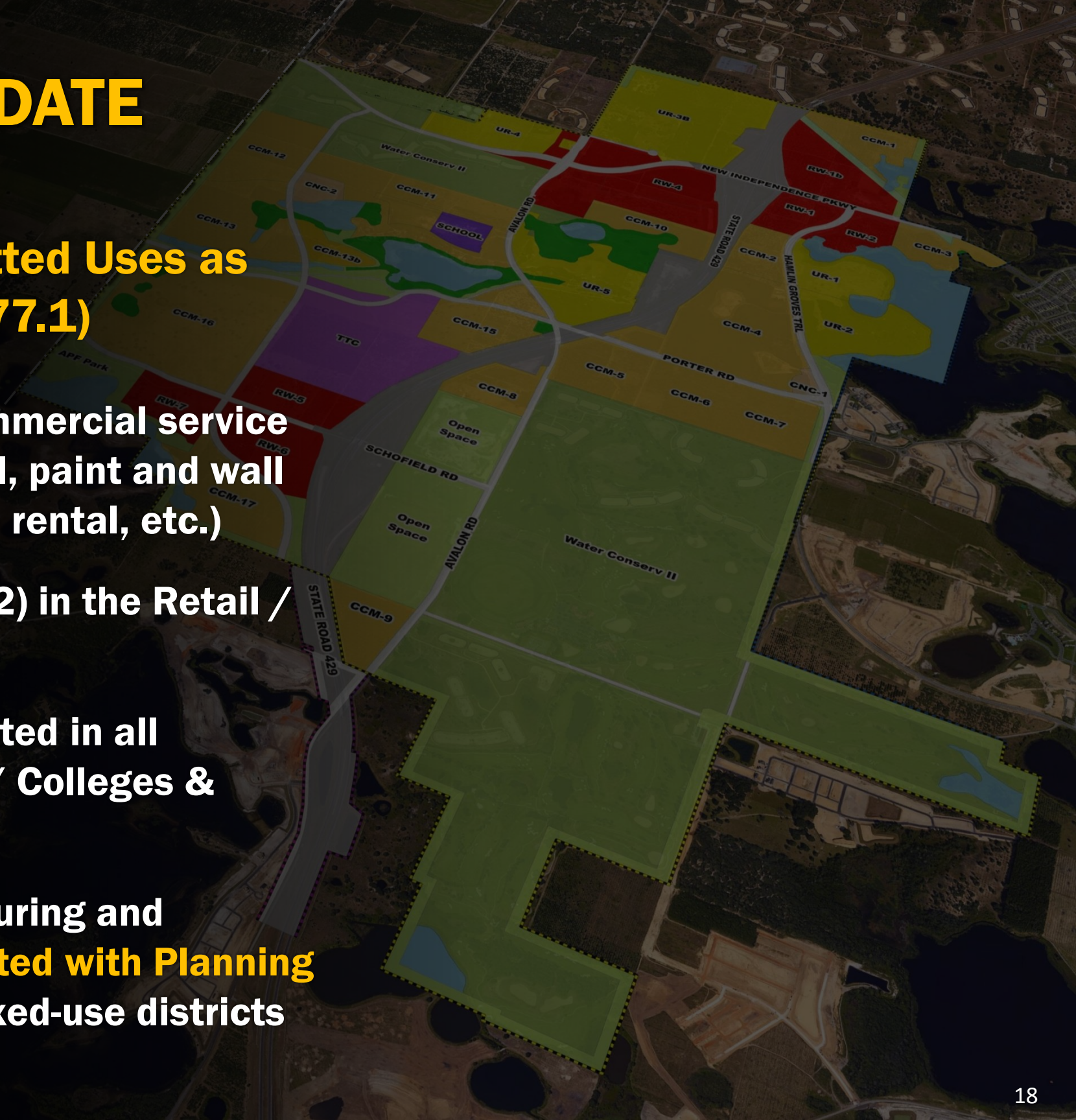
PART 3

CODE UPDATE HIGHLIGHTS

TOWN CENTER PD CODE UPDATE

HIGHLIGHTS

- **Adding, Deleting, or Modifying Permitted Uses as reflected in Land Use Table (Sec. 38-77.1)**
 - Broadened permitted retail (C-1) and commercial service uses in the mixed-use districts (car rental, paint and wall paper stores, cleaning services, furniture rental, etc.)
 - Broadened general commercial uses (C-2) in the Retail / Wholesale (R/W) District
 - Added Private Schools (K – 12) as permitted in all Districts (except UR) & Charter Schools / Colleges & Universities in the R/W District
 - Added various wholesale, light manufacturing and automotive repair uses added as **“permitted with Planning and Zoning Manager approval”** in the mixed-use districts



TOWN CENTER PD CODE UPDATE

HIGHLIGHTS

- Adding, Deleting, or Modifying Permitted Uses as reflected in Land Use Table (Sec. 38-77.1)

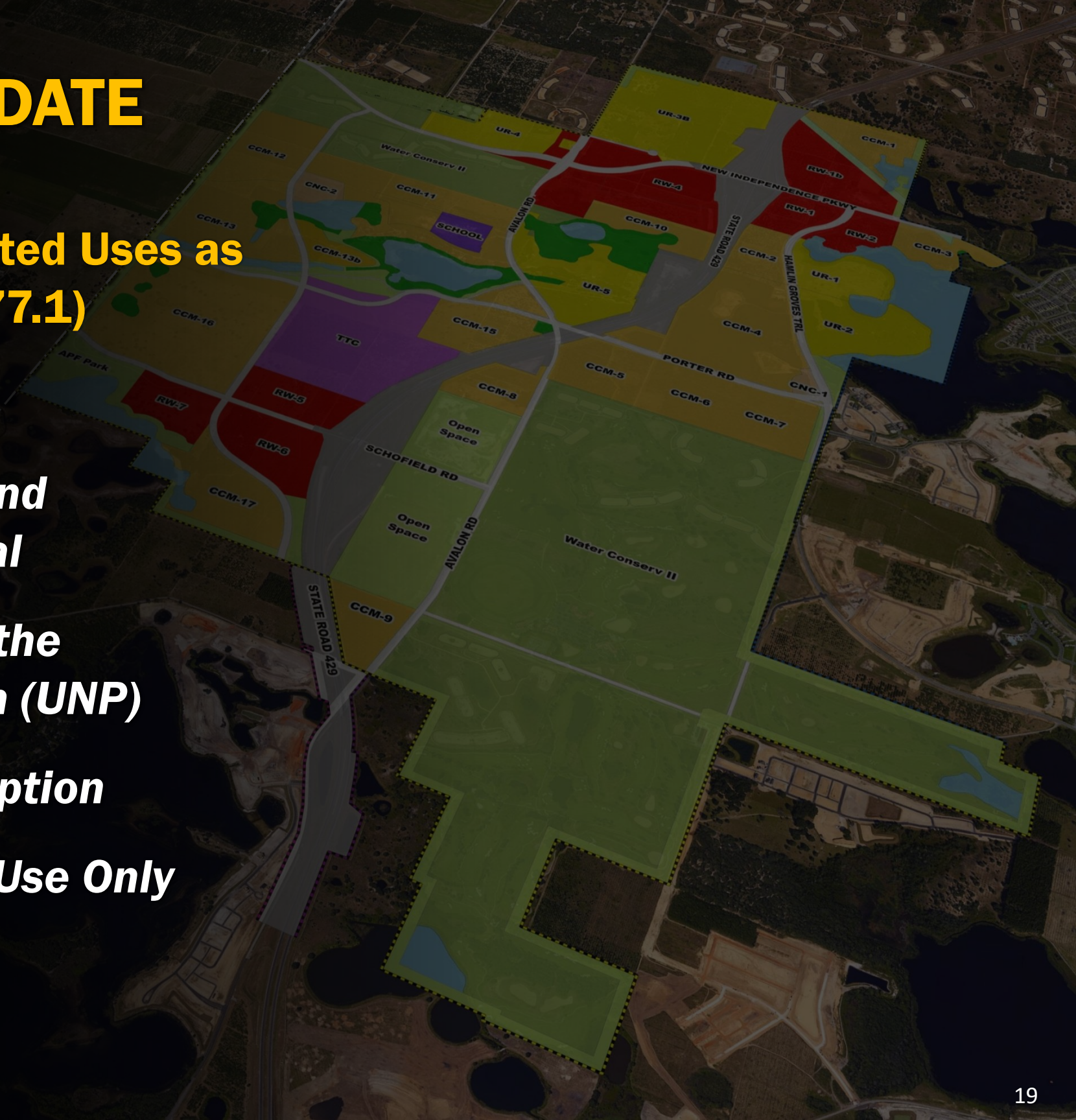
P = *Permitted by Right*

PM = *Permitted with Planning and Zoning Managers' Approval*

P(UNP) = *Permitted if identified on the Unified Neighborhood Plan (UNP)*

S = *Permitted as Special Exception*

A = *Permitted as an Ancillary Use Only*



TOWN CENTER PD CODE UPDATE

HIGHLIGHTS

- **Added self storage as a permitted use in the CCMU and TTC Districts**
(already permitted in the R/W District)
 - Defers to the Village PD Code self-storage design standards
 - Techniques to soften appearance and diminish horizontal scale:
 - Building modulations that break up long façades
 - Horizontal / vertical projections, recesses (awnings, overhangs, etc.)
 - Color and textural changes
 - Maximum building length of 325 feet
 - Minimum transparency (50% 1st Floor / 25% remaining floors)
 - Screened outdoor storage (cannot face or be visible from street)

TOWN CENTER PD CODE UPDATE

HIGHLIGHTS

- **Added micro-breweries/wineries, and craft/brewpubs as Permitted with Planning and Zoning Manager Approval (PM) in the CCMU, TTC, R/W and CNC Districts**
 - Up to 49% of the floor area used for micro-brewery, winery or craft distillery (or combination).
- **Included maximum production standards (per year):**
 - As allowed by applicable licenses from the Florida Dept. of Business & Professional Regulation, Div. of Alcoholic Beverages and Tobacco
 - *Brew pubs – Up to 15,000 barrels*
 - *Micro-breweries – Up to 15,000 barrels*
 - *Micro-wineries – Up to 100,000 gallons*
 - *Craft distilleries – Up to 15,000 gallons*

TOWN CENTER PD CODE UPDATE

HIGHLIGHTS

- **Added specific Town Center “Big-Box” Design Standards (Sec. 38-79)**

- Ensures the evolution of a mixed-use urban form where the placement of buildings and parking support a hierarchy of connected blocks, streets, and pedestrian facilities.

Note: Big box development (+75,000 sq. ft.) is not permitted in other Horizon West Villages.



TOWN CENTER PD CODE UPDATE

HIGHLIGHTS

■ Textual Code Changes:

- **Converted sub-category standards into conditions**
- **Removed Specific Area Plan (SAP) references**
- **Modified review/approval process, consistent with other Villages**
- **Corrected Transferable Development Rights (TDR) Ratio for upland greenbelts**
- **Added new definitions for a Brewpub, Craft Distillery, Micro Brewery, and micro winery**
- **Other minor clean-ups / scrivener's errors**

An aerial photograph of a region, likely a coastal or estuarine area, with a white outline highlighting a specific sub-region. The background is dark and textured, showing land and water features. The text 'PART 4' is in large white outline font, and 'ORDINANCE CHANGES' is in smaller yellow solid font below it.

PART 4

ORDINANCE CHANGES

TOWN CENTER PD CODE UPDATE

ORDINANCE CHANGES

(PAGE #24 / SIC GROUP 4832)

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail / Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
Communication Towers (See Sec. 38-1427, 38-1390.15)		Communication Towers		PM	PM				
Lattice (Ord. No. 95-25, § 2, 8-29-95)				P(UNP)		P(UNP)	P(UNP)	P(UNP)	
Guyed (Ord. No. 95-25, § 2, 8-29-95)				P(UNP)		P(UNP)	P(UNP)	P(UNP)	
Monopole (Ord. No. 95-25, § 2, 8-29-95)				P(UNP)		P(UNP)	<u>P(UNP)</u>	P(UNP)	

TOWN CENTER PD CODE UPDATE

ORDINANCE CHANGES

(PAGE #34 / SIC GROUP 5812)

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail / Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
<u>Restaurants with outdoor seating</u>	<u>5812</u>	<u>Eating places</u>	<u>P(UNP)</u> <u>(86) (162)</u>	<u>PM(86)</u> <u>P(86)</u>	<u>P</u>	<u>P</u>	<u>P</u>		

TOWN CENTER PD CODE UPDATE

ORDINANCE CHANGES

(PAGE #61 - LINES 186 – 192)

(160) Farmers Markets are permitted in property owners association or approved county owned common areas, cannot utilize any required parking areas, can operate only between ~~(10:00~~7:00 a.m. and ~~4:00~~10:00 p.m. on one (1) weekend day per week, and must be approved by the Zoning and Planning Mangers. **~~Any utilization of community building indoor space is limited to fifteen (15) percent of the Total FM area.~~**

TOWN CENTER CODE UPDATE

ORDINANCE CHANGES

(PAGE #64 - LINES 324 – 341)

(180) Micro-breweries, micro-wineries, craft ~~distillery~~ distilleries, and brewpubs. Manufacturing operations that produce alcoholic beverages for on-site consumption and off site sales, and related uses, may be allowed as an accessory use via a determination by the Planning and Zoning managers ~~for~~ subject to the following criteria:

- a. Up to 49% of the floor area may be used for a micro-brewery, micro-winery, or craft distillery (or any combination thereof), with the remaining floor area used for restaurant, tasting room, or retail operations; or and
- ~~b. Any micro-brewery, micro-winery, craft distillery, or brewpub shall comply with the following requirements:~~
 - ~~1. Maximum Production. The maximum production per calendar year is as follows:~~
- b. The maximum production allowed per calendar year for micro-breweries, micro wineries, craft distilleries, and brew-pubs is as follows:

TOWN CENTER PD CODE UPDATE

ORDINANCE CHANGES

(PAGE #13 / SIC GROUP 2082)

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail / Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
<u>Beverage processing, & storage, bottling & distribution of malt beverages</u>	2082	<u>Beverages</u>		<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>		

TOWN CENTER PD CODE UPDATE

ORDINANCE CHANGES

(PAGE #32 / SIC GROUP 5541)

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail / Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
Gas stations, automobile service stations	5541	Gasoline stations, except truck stops		P(166) (68) (138)	P(166) (68) (138)	P (166) (68) (138)			
Pump Islands for gasoline sales		Pump islands for gasoline sales			PM	PM			

TOWN CENTER PD CODE UPDATE

ORDINANCE CHANGES

(PAGE #37 / SIC GROUP 5999)

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail / Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
<u>Farmers markets</u>		<u>Open air markets</u>	PM(<u>160</u>)	PM(<u>160</u>)	P(<u>160</u>) (<u>166</u>)	P(<u>160</u>) (<u>166</u>)	PM(<u>160</u>)		
<u>Indoor markets</u>		<u>Indoor Markets</u>	PM(<u>160</u>)	PM(<u>160</u>)	P(<u>160</u>) (<u>166</u>)	P(<u>160</u>) (<u>166</u>)	PM		

TOWN CENTER PD CODE UPDATE

ORDINANCE CHANGES

(PAGE #51 / SIC GROUP 8299)

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail / Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
Auto driving instruction, music and drama schools, vocational counseling, exam preparatory schools, ceramics schools, modeling schools, personal development schools, tutoring	8299	Auto driving instruction		P	P	P	P		

TOWN CENTER PD CODE UPDATE
ORDINANCE CHANGES
(PAGE #51 / SIC GROUP 8299)

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail / Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category

An aerial photograph of a region, possibly a coastal or island area, with a white outline highlighting a specific area. The text "PART 5" is overlaid in large, white, outlined letters, and "REQUESTED ACTION" is overlaid in smaller, yellow, outlined letters below it.

PART 5

REQUESTED ACTION

TOWN CENTER PD CODE UPDATE

Requested Action:

- Make a finding of consistency with the Comprehensive Plan;
- Allow staff to correct any non-substantial grammatical or scrivener's errors; and
- Approve the proposed ordinance, including any changes presented on March 20, 2018, and today, regarding Horizon West Town Center; amending Section 38-77.1, regarding the Horizon West Town Center PD Code Land Use Table; amending Section 38-79 regarding conditions for permitted uses and special exceptions; amending Division 8.5, Article VIII, of Chapter 38 regarding the Horizon West Town Center Planned Development Code, and providing an effective date.