

ORDINANCE NO. 2020-_____

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING AN AMENDMENT PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Legislative Findings, Purpose, and Intent.

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County's 2010-2030 Comprehensive Plan;

c. On September 19, 2019, the Orange County Local Planning Agency ("LPA") held a public hearing on the transmittal of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

d. On October 22, 2019, the Orange County Board of County Commissioners ("Board") held a public hearing on the transmittal of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

30 e. On December 13, 2019, the Florida Department of Economic Opportunity
31 (“DEO”) issued a letter to the County relating to the DEO’s review of the proposed amendment
32 to the Comprehensive Plan, as described in this ordinance; and

33 f. On January 16, 2020, the LPA held a public hearing at which it reviewed and
34 made recommendations regarding the adoption of the proposed amendment to the
35 Comprehensive Plan, as described in this ordinance; and

36 g. On March 24, 2020, the Board held a public hearing on the adoption of the
37 proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to
38 adopt it.

39 **Section 2. Authority.** This ordinance is adopted in compliance with and pursuant to
40 Part II of Chapter 163, Florida Statutes.

41 **Section 3. Amendments to the Text of the Future Land Use Element.** The
42 Comprehensive Plan is hereby further amended by amending the text of the Future Land Use
43 Element to read as follows, with underlines showing new numbers and words, and strike-
44 throughs indicating repealed numbers and words. (Words, numbers, and letters within brackets
45 identify the amendment number and editorial notes, and shall not be codified.)

46 * * *

47 **[Amendment 2019-2-C-FLUE-1]**

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49 FLU4.1.12 **Town Center Conceptual Regulating Plan and Final Regulating Plan.**
50 Owner(s) of property within the Horizon West Town Center shall have the
51 right, as an alternative to processing a Planned Development/Unified
52 Neighborhood Plan (PD/UNP) under the Town Center Code, to process a
53 Conceptual Regulating Plan (CRP) and a Planned Development / Regulating
54 Plan (PD/RP). A Regulating Plan is an illustrative representation of a
55 proposed development and the location of form-based transect zones/districts.

56 FLU4.1.12.1 **Town Center Conceptual Regulating Plan: A Conceptual Regulating Plan**
57 **(CRP) is a general illustrative representation of a proposed development and**
58 **the location of form-based transect zones/districts. A CRP shall be submitted**

59 for cursory review by to the Planning Division prior to formal submittal of a
60 Planned Development/Regulating Plan (PD/RP).

61 A. A CRP is ~~precursory~~ shall be submitted prior to the submission of a
62 Planned Development/Regulating Plan (PD/RP). The purpose of the CRP
63 is to allow Orange County Planning Division staff the opportunity to
64 review the proposal. The applicant and Planning staff shall work together
65 to collectively refine the CRP in order to meet the intent of this section.

66 B. The CRP shall not be adopted as part of the Future Land Use Map or Map
67 Series or included as an attachment, but rather the CRP will be used as a
68 general guide for a final PD/RP.

69 C. Should a Comprehensive Plan Text Amendment be requested by the
70 applicant, the CRP shall be transmitted along with the requested text
71 amendment to the State for review.

72 D. The following components shall be depicted on, or attached to, a CRP at
73 the time of the Comprehensive Plan Amendment Application submittal:

- 74 • General location of form-base transect zones/districts,
- 75 • Gross and net developable land area,
- 76 • Initially proposed development program,
- 77 • General description of proposed transect zones/districts
78 (*character, mix of land uses, product types, block/street patterns, etc.*),
- 79 • General location and types of open space or preservation areas,
- 80 • General location of neighborhoods based on a quarter-mile radius,
- 81 • General location of existing planned road system, trails, and other
82 transportation modes, and
- 83 • General location of existing and planned public facilities, including,
84 but not limited to, schools (as coordinated with Orange County Public
85 Schools), parks, fire stations, etc.

86 E. In addition to the specific components listed above, review of a CRP
87 should ensure that the following elements are addressed or followed:

- 88 1. **Consistency with the Comprehensive Plan:** A project justification
89 statement should be provided that identifies any relevant and
90 supporting Comprehensive Plan policies and explains how the project
91 is consistent with the identified policies.
- 92 2. **Coordinated Development:** Planning for development will occur in a
93 coordinated, comprehensive, and integrated manner. The CRP will
94 establish a general guide for connectivity and coordinated
95 development.
- 96 3. **Community Meetings/Public Participation:** A community
97 meeting/public workshop shall be held for any proposed CRP prior to

98 the submittal of the final PD/RP. The purpose of the community
99 meeting is to provide surrounding property owners a proposed project
100 overview consistent with the CRP.

101 FLU4.1.12.2 **Transportation Road Network Agreement:** Prior to submittal of a PD/RP,
102 an applicant shall meet with Transportation Planning Division staff regarding
103 a required Transportation Road Network Agreement to address all road right-
104 of-way, design, and construction obligations, including any related terms or
105 conditions with respect to right-of-way contributions and/or transportation
106 impact fee credits. The agreement shall be processed through the Road
107 Agreement Committee (RAC) for concurrent approval consideration by the
108 Board of County Commissioners with the final PD/RP.

109 FLU4.1.12.3 **Adequate Public Facilities Agreement:** A Town Center PD/RP shall be
110 subject to the Adequate Public Facilities (APF) provisions outlined in Policy
111 FLU4.2.2, including concurrent approval consideration by the Board of
112 County Commissioners with the final PD/RP.

113 FLU4.1.12.4 **Town Center Final PD Regulating Plan (PD/RP):** Upon Orange County
114 Planning Division staff review and acceptance of a CRP, in accordance with
115 FLU4.8.1, and in lieu of a Planned Development/Unified Neighborhood Plan
116 (PD/UNP), applicants shall submit a PD/RP rezoning application for the
117 subject property.

118 A. Development within a PD/RP may be subject to the provisions of the
119 Town Center Planned Development Code, but only to the extent that those
120 certain regulations, standards, and procedures are not addressed within the
121 PD/RP. The Village Planned Development Code shall not apply to the
122 PD/RP unless specifically stated in the PD/RP. In the event of conflict or
123 ambiguity between the provisions set forth in Orange County Code and
124 those within the PD/RP, the PD/RP shall control. In the event Orange
125 County Code and an approved PD/RP is silent as to a performance or
126 development standard, the Development Review Committee (DRC) shall
127 establish the standard or make the determination, which in turn can be
128 appealed by an applicant to the Board of County Commissioners.
129 Notwithstanding the foregoing, the Village Planned Development Code
130 shall not apply to the Town Center unless specifically stated in the Town
131 Center Planned Development Code, applicable PD/UNP, or applicable
132 PD/RP.

133 B. At a minimum, the following components must be identified or addressed
134 by a PD/RP:

- 135 • Final transect zone/district boundaries,
- 136 • Final gross and net developable acreage,
- 137 • Final land uses and development program,
- 138 • Final location and types of open space or preservation areas,
- 139 • Transferable Development Rights (TDR) calculations,

- 140 • Street types, and
- 141 • Intersection density analysis/diagram.
- 142 C. In addition to the required components listed above, review of a PD/RP
- 143 should ensure that the following elements are addressed or provided:
- 144 1. **Transect Zones/Districts and Development Program:** A PD/RP
- 145 shall reflect a development program that is consistent with the CRP.
- 146 The final configuration of the PD/RP transect zones/districts may vary
- 147 from the CRP provided they are generally consistent with the intent of
- 148 the CRP and with the written descriptions of the transect
- 149 zones/districts on the CRP. Upon adoption by the Board of County
- 150 Commissioners, the final PD/RP transect zones / districts shall be
- 151 depicted and referenced on the staff-maintained Horizon West Special
- 152 Planning Area Land Use Map.
- 153 2. **Connectivity:** All development within a PD/RP shall provide for an
- 154 interconnected transportation network (including pedestrian trails,
- 155 multi-modal systems, trail systems, etc.) and achieve an overall
- 156 intersection density between 100 and 140 intersections per square
- 157 mile. Eligible intersection types shall include those along roads,
- 158 streets, trails, and designated pedestrian passageways.
- 159 3. **Green Infrastructure:** A PD/RP shall include a plan for a connected
- 160 network of natural resources, open spaces, recreational areas, and
- 161 constructed nature-based systems, including, but not limited to, Low
- 162 Impact Development (LID) features and stormwater management
- 163 areas.

164 **FLU4.1.12.5 PD/RP Amendments and Expedited Development Review Process:**

- 165 A. Amendments to an approved PD/RP shall be subject to the Land Use Plan
- 166 and Development Plan alterations process and criteria addressed in the
- 167 Orange County Code.
- 168 B. Following approval of a PD/RP, any subsequent Preliminary Subdivision
- 169 Plan (PSP), Master Development Plan (MDP), or Development Plan (DP)
- 170 may be submitted for concurrent review with related construction permits;
- 171 however, final permits shall not be issued until an approved PSP, MDP, or
- 172 DP has become effective.
- 173 C. Any waiver approved by the BCC at the time of PSP approval shall
- 174 deemed an approved waiver under the PD/UNP or PD/RP, as applicable,
- 175 without additional application or review required of the PD/UNP or
- 176 PD/RP.

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178 **FLU4.5.1 Village Greenbelts.** In addition to requirements for formal parks and

179 neighborhood greens, greenbelts surrounding each Village and the Town

180 Center averaging 500 feet in width shall be required at the perimeter of each

181 Village, except for those perimeters located adjacent to designated Water

182 Conserv II lands that otherwise provide the permanent undeveloped edge
183 contemplated by this policy. This greenbelt must be provided to discourage
184 sprawl by creating a definable Village and provide a permanent undeveloped
185 edge, except as set forth in FLU4.3.2, so that planning a Village within limited
186 spaces takes on meaning. Topography and other physical features may allow
187 this width to be reduced where visual separation can be accomplished with
188 less distance. Where it may be beneficial to concentrate the acreage to
189 enhance wildlife corridors, wetland connections, or preserve valuable uplands
190 and protect sites critical for Floridan Aquifer protection, the greenbelt may be
191 concentrated in one section of the Village Perimeter. In no case shall the
192 greenbelt separation between villages be less than 300 feet. Subject to
193 subdivision regulations and conservation area protection requirements, access
194 drives and bicycle/pedestrian paths may be allowed within the
195 greenbelt/buffer to connect properties that would otherwise be denied
196 reasonable access. Development standards for access drives and
197 pedestrian/bicycle paths through a greenbelt/buffer shall be addressed in the
198 Village and Town Center Development Codes.

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200 FLU4.5.3

Transfer of Development Rights (TDRs). In order to encourage the
201 implementation of the greenbelt requirements in FLU4.5.1, preserve other
202 important uplands, agricultural areas, water reuse areas, Floridan aquifer
203 recharge, wetland connections and wildlife corridors, Orange County may
204 allow the Transfer of Development Rights from these sending areas to
205 receiving areas in Orange County. To provide rights-of-way for limited
206 expressways or principal arterial roadways necessary to support the villages,
207 Orange County will allow Transfer of Development Rights (TDR) from the
208 rights-of-way to developable receiving areas. Transfer will be limited to the
209 property on which the right-of-way is located or within ¼-mile of the right-of-
210 way sending area, whichever is greater. Net density in Village Centers and the
211 Town Center may be increased from 5.0 DU/net developable acre up to 16
212 DU/net developable acre where TDRs are used. Net density in the Town
213 Center may be increased from 4 DU/net developable acre up to 2430 DU/net
214 developable acre where TDRs are used or through internal unit density
215 transfers and use conversions permitted within a PD/UNP or PD/RP.
216 However, the implementation of the greenbelt requirements in FLU4.5.1 and
217 the preservation of other important uplands, agricultural areas, water reuse
218 areas, critical Floridan Aquifer recharge sites, wetland connections and
219 wildlife corridors will not be limited to Transfer of Development Rights.
220 Orange County may allow for purchase of these areas through special taxing
221 districts and special impact fees for a specific Village to be used in the
222 establishment of that Village. Orange County has adopted an ordinance
223 implementing Transfer of Development Rights. The TDR ordinance enhances
224 the preservation of ecologically sensitive areas and reinforces the defined
225 village edge by identifying TDR sending areas within the Village Greenbelt as
226 identified in FLU4.5.1. The use of TDRs also provides for protection of
227 private property rights within the sending areas. Additionally, limits are

placed on the amount of development rights that can be transferred within any neighborhood to ensure a compact and integrated development form that has a population density to meet the requirements of a neighborhood school while providing for a diversity of housing types. The TDR limits established for each Village do not create entitlements for their use within any particular development. The use of TDR credits is subject to approval by the Board of County Commissioners on a case by case basis.

OBJ FLU4.6 **VILLAGE DEVELOPMENT CODE.** The design principles of the Horizon West planning process shall be implemented through adoption of the Village Planned Development Code, Town Center Planned Development Code, and ultimately a Planned Development/Land Use Plan (PD/LUP), Planned Development/Unified Neighborhood Plan (PD/UNP), or Planned Development/Regulating Plan (PD/RP).

FLU4.7.1 **Town Center.** The purpose of the Town Center is to provide a place for residential, office, retail, and light industrial land uses with a more regional market base that serves as an employment center, the scale of which is not permitted in the villages.

The Town Center shall be oriented towards serving the residents of the Villages and surrounding area and not designed as a tourist destination. The Town Center shall be planned and established with limited access expressways within the greenbelt (as defined in FLU4.5.1) of the Town Center. In order for development to take place, the Town Center must be located so that it has immediate access to an interchange or interchanges of the Western Beltway, or similar facility with connections to the regional market base. The Town Center must be designed to encourage and accommodate future linkage with the regional transit system and must provide for connections to, and be integrated with the collector streets, and the pedestrian and bike path system provided in individual villages. One high school site and one activity-based community park site shall be provided to serve the Town Center and Horizon West.

The following is the proposed land use mix for the Town Center:

<i>Land Use Mix</i>	<i>Required</i>	<i>Permitted</i>
Residential*	15%	30%
Commercial and Retail*	40%	70%
Regional Office	0%	30%
Light Industrial	0%	20%
Overall Office, Commercial and Industrial (2-5)	0%	70%
Public and Civic	10%	No Maximum
Public Parks and Open Space	5%	No Maximum
*Residential dwellings are permitted above ground floor commercial.		

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FLU4.7.2

The Town Center will be integrated with the regional transit system. The design shall include designated locations for establishment of transit stations as a component of a mixed-use development.

Town Center — Development Linkage and Timing. Prior to approval by Orange County of any application for a Planned Development (PD) Land Use Plan (PD-/LUP)/, Unified Neighborhood Plan (UNP), or Regulating Plan (RP) within Corporate Neighborhoods 1, 2, 3 and 4, or within the Town Center Core Neighborhood (as depicted on the Horizon West Special Planning Area Land Use Map Recommended Land Use Plan for the Town Center), the following conditions intended to address the traffic needs as determined by the County shall be met:

A. A developer's agreement(s) shall be approved by the Board of County Commissioners addressing, at a minimum, those roadway facilities assigned by location within one or more of the Corporate Neighborhoods or the Town Center Core as identified below. The agreement shall, at a minimum, identify the responsibility for planning, funding, and scheduling of design, permitting, right-of-way acquisition, and construction of roadway segments based on the location of the property as prescribed below.

- Location — Corporate Neighborhood 3 and 4, and Town Center Core Neighborhood:

Responsibility — Avalon Road from Old YMCA Road to New Independence Parkway

- Location — Town Center Core Neighborhood:

Responsibility — Horizon Boulevard from Porter Road to Valencia Parkway; Valencia Parkway from Horizon Boulevard to Schofield Road/Karl Kahlert Parkway; and Schofield Road/Karl Kahlert Parkway from Valencia Parkway to Avalon Road

- Location — Corporate Neighborhood 1 and 2:

Responsibility — Hamlin Groves Trail from Horizon Boulevard to New Independence Parkway; Horizon Boulevard/Porter Road from CR 545 to Hamlin Groves Trail; and extension of New Independence Parkway to S.R. 429

In the event an alternate roadway segment provides a comparable service area and capacity, it may substitute for portions of one or more of the roadway segments identified above. The developer's agreement(s) shall be consistent with all required roadway improvements and conditions of approval specified in the Horizon West Global Road Term Sheet, originally approved on September 20, 2011, by the BCC and as amended.

B. Right-of-way values shall not exceed \$22,500 per acre.

303 C. Condition of approval on the PD stating, "Should the level of service on
304 CR 545 fall below LOS 'E,' no construction plan approvals will take place
305 until a developer's agreement(s) is approved among the owners of property
306 in Neighborhoods 3, 4, and 5 (exclusive of any property owner whose
307 responsibility has been met through a pre-existing developer's agreement),
308 and the Board of County Commissioners. The agreement shall, at a
309 minimum, address the responsibility for planning, funding, and scheduling
310 of design, permitting, right-of-way acquisition, and construction of
311 necessary improvements to CR 545."

312 FLU4.7.3 **Town Center Planned Development Code.** Orange County shall adopted a
313 Town Center Planned Development Code with innovative standards and
314 guidelines based upon traditional city planning and design principles to ensure
315 an urban development pattern that encourages a mix of compatible uses within
316 the Town Center neighborhoods and a well-defined, mixed-use Traditional
317 Town Center Core Area. ~~Town Center design criteria shall be incorporated~~
318 ~~into a Town Center Planned Development Code adopted as part of the Orange~~
319 ~~County Code. Until such time as the Town Center Code is adopted, no~~
320 ~~Unified Neighborhood Plan or Planned Development Land Use Plan (PD-~~
321 ~~LUP).~~ Upon adoption of the Town Center Planned Development Code, All
322 development within the boundary of the Town Center shall comply with the
323 provisions of the Town Center Planned Development Code, ~~including the~~
324 ~~provisions for submittal and approval of Unified Neighborhood Plans (UNP)~~
325 ~~or any alternative provisions outlined within an approved Town Center~~
326 ~~Planned Development/Regulating Plan (PD/RP). For each land use district,~~
327 ~~the Town Center Planned Development Code development code should~~
328 ~~contain provisions for:~~

- 329 ● ~~Street, block and general development standards;~~
- 330 ● ~~Permitted and prohibited uses;~~
- 331 ● ~~Building and site design guidelines;~~
- 332 ● ~~On street and off street parking standards;~~
- 333 ● ~~Regulatory procedures for reviewing and approving Unified~~
334 ~~Neighborhood Plans, site plans and subdivision plans;~~
- 335 ● ~~Transfers of development program allocations between Neighborhood~~
336 ~~Plans;~~
- 337 ● ~~Density/intensity bonuses for unified plans and provision of additional~~
338 ~~connected open space; and a development review and approval process~~
339 ~~that encourages unified planning of properties that are individual or in~~
340 ~~aggregate, and large enough to be developed as an identifiable~~
341 ~~neighborhood.~~

342 FLU4.7.4 The Town Center Planned Development Code shall encourage development
343 through planning as either Unified Neighborhood Plans (UNPs) or optional
344 Regulating Plans (RPs). ~~The D~~evelopment program associated with a UNP

345 or RP ~~within Unified Neighborhood Planning areas~~ shall generally reflect be
346 subject to the approved a proportionate share ~~sum~~ of the allocated
347 development programs for the subject property, ~~District parcels within the~~
348 approved Unified Neighborhood Planning Area as identified in Policy
349 FLU4.7.9 - Table 1.1 and as depicted on the originally-adopted Town Center
350 Recommended Land Use Plan Map. A development program may also be
351 adjusted to account for internal Town Center unit (DU whether originally
352 programmed in Table 1.1 as DU or converted from commercial square footage
353 into DU) transfers and use conversions. ~~Development of individual parcels not~~
354 ~~part of a Unified Neighborhood Plan~~ shall be subject to the minimum
355 density/intensity allowed for the district.

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357 FLU4.7.7.1 **Land Use District Boundary Adjustments.** The Horizon West Special
358 Planning Area Land Use Map depicts the approximate location and
359 boundaries of all land use ~~D~~districts (~~D~~districts) or form-based transect zones
360 (transects) within the Town Center. These ~~D~~districts and transects are
361 required to be depicted as part of each ~~Town Center Planned Development /~~
362 ~~Unified Neighborhood Plan (PD/UNP)~~ or optional Town Center Planned
363 Development / Regulating Plan (PD/RP), as approved by the Board of County
364 Commissioners. Changes or adjustments to the land districts and/or transects
365 may be considered and processed as a Planned Development (PD) rezoning (if
366 the property does not yet have a PD zoning designation), or PD Land Use Plan
367 Amendment, or Change Determination Review (CDR) to request an existing
368 PD. Such changes and adjustments shall be evaluated for consistency with the
369 criteria outlined in Policy FLU4.1.9, and shown of the Horizon West Special
370 Planning Area Land Use Map when approved. In order to realize Unified
371 Neighborhood Plans with a workable size and form, it may be prudent to
372 make minor adjustments to the boundaries of land use Districts as they are
373 transferred from the RLUP to the PD/UNP. Therefore, minor adjustments to
374 land use District boundaries, as described by this Policy, may be proposed for
375 consideration on a case-by case basis. The County may approve such requests
376 as part of an initial PD/UNP or during a subsequent Change Determination
377 Request (CDR) or amendment to a PD/UNP.

378 All requests for a District boundary adjustment must demonstrate at least one
379 (1) of the following conditions:

380 A. A boundary adjustment is necessary in order to avoid unworkable remnant
381 or 'sliver' land areas, on the perimeter of a District, which has resulted
382 from:

383 — final alignment (as determined by right of way dedication) of an
384 adjacent Urban Collector road, or Framework Street; or

385 — updated field data related to the perimeter edge location of surface
386 water body levels, wetlands, conservation areas, or similar natural
387 features as identified within an approved Conservation Area
388 Determination (CAD).

- 389 B. ~~A boundary adjustment is necessary to accommodate the establishment,~~
 390 ~~expansion, or contraction, of a Greenbelt or Open Space land use District.~~
- 391 C. ~~A boundary adjustment will facilitate an optimal and compatible use of~~
 392 ~~lands immediately adjoining existing lakes or similar natural features.~~
- 393 D. ~~A boundary adjustment is necessary in order to achieve reasonable~~
 394 ~~utilization of the development program assigned to the subject District,~~
 395 ~~provided: the adjustment does not undermine the planning principles~~
 396 ~~described in Policy FLU4.7.7; and, it will not cause the gross land area of~~
 397 ~~an affected land use District to increase, or decrease, by more than fifteen~~
 398 ~~(15) percent.~~

399 Such changes and adjustments shall be evaluated for consistency with the
 400 criteria outlined in Policy FLU4.1.9, and shown on the Horizon West Special
 401 Planning Area Land Use Map when approved.

402 ***

403 FLU4.7.9

Development Program. Each Neighborhood Parcel listed in Table 1.1 below
 404 and shown on the Horizon West Special Planning Area Land Use Map Town
 405 Center Recommended Land Use Plan shall be allowed to develop,
 406 ~~development,~~ when approved pursuant to an adopted the Town Center
 407 Planned Development Code, and applicable PD/UNP, or PD/RP ~~agency~~
 408 ~~permits and approvals that achieves the development program.~~

409 Development programs approved as part of the initial ~~Planned Development/~~
 410 ~~Unified Neighborhood Plan PD/UNP or PD/RP~~ may be permitted to vary
 411 from those identified in Table 1.1, consistent with provisions of the Town
 412 Center Planned Development Code. Proposed variations in development
 413 programs may reflect bonus assignments associated with transfers of
 414 development rights, ~~or land use District/Corporate Neighborhood-based~~
 415 ~~entitlement transfers, or land use conversions, or bonus assignments.~~

416 Table 1.1 identifies residential, non-residential and hotel development
 417 entitlements assigned to individual Neighborhood Parcels. In addition, the
 418 table provides for a bonus residential entitlement of 1,540 dwelling units
 419 intended as an incentive for the submittal of a Unified Neighborhood Plans
 420 (PD/UNPs), or a PD/RP. In addition, Table 1.1 allocates hotel unit
 421 entitlement available entitlements to Corporate Campus Mixed Use (CCMU)
 422 and, Retail/Wholesale (RW), land use and Traditional Town Center Districts.
 423 The assignment of the bonus residential and hotel entitlements shall be
 424 accomplished in the following manner:

- 425 A. The submittal of a complete ~~Planned Development~~ Unified
 426 Neighborhood Plan PD/UNP or PD/RP, consistent with ~~the any applicable~~
 427 ~~requirements of the Town Center Planned Development,~~ shall entitle the
 428 applicant to request an assignment of dwelling units from the bonus
 429 residential entitlement provided in Table 1.1. The assignment shall be
 430 limited to the pro rata share of the number of dwelling units available
 431 under the bonus category of entitlements. The share shall be determined

432 by the ratio of the percentage of net developable land area included in the
 433 applicable PD/UNP or PD/RP, to the total net developable area included in
 434 the Town Center.

435 B. Assignment of a share of the hotel unit entitlement available to CCMU,
 436 R/W, and RW land use Traditional Town Center Districts or Transect
 437 Zones may be requested by Town Center property owners through the PD-
 438 /UNP, PD/RP, PSP and/or DP approval process. The conditions of an
 439 assignment include:

- 440 1. Limited to Neighborhood Parcels ~~with a that contain~~ CCMU, R/W, or
 441 RW Traditional Town Center Land Use District/Transect Zone
 442 designations;
- 443 2. Any single assignment is limited to no more than twenty-five (25)
 444 percent of the total number (700) available; and
- 445 3. The assignment shall expire within two years if a building permit for
 446 the applicable hotel units has not been approved by Orange County;
 447 and
- 448 4. Any unused entitlements in a PD/UNP or PD/RP may be transferred to
 449 another PD/UNP or PD/RP within the Town Center through the PD
 450 Change Determination Review (CDR) request process.

451 TABLE I.1

CORPORATE NEIGHBORHOOD 1 DEVELOPMENT PROGRAM					
6	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 1*	Corp. Campus Mixed	7.0%	234,450	310	0
CCM - 2 *	Corp. Campus Mixed	7.0%	251,250	80	0
CCM - 3	Corp. Campus Mixed	7.0%	92,700	50	0
RW - 1 *	Retail/Wholesale	7.0%	155,100	0	0
RW-1b	Retail/Wholesale	7.0%	430,000	0	0
RW - 2 *	Retail/Wholesale	7.0%	105,400	0	0
UR -1	Urban Residential	7.0%	0	150	
	Subtotals	7.0%	1,268,900	590	
CORPORATE NEIGHBORHOOD 2 DEVELOPMENT PROGRAM					
Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-2	Urban Residential	7.0%	0	205	0
CCM - 4 *	Corp. Campus Mixed	7.0%	510,400	275	0

CCM - 5 *	Corp. Campus Mixed	7.0%	211,500	116	0
CCM - 6	Corp. Campus Mixed	7.0%	225,300	122	0
CCM - 7	Corp. Campus Mixed	7.0%	205,700	112	0
CCM - 8	Corp. Campus Mixed	7.0%	133,800	75	0
CCM - 9	Corp. Campus Mixed	7.0%	131,500	70	0
CNC -1 *	Corp. Neigh. Center	7.0%	63,600	0	0
	Subtotals	7.0%	1,481,800	975	0

CORPORATE NEIGHBORHOOD 3 DEVELOPMENT PROGRAM

Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
UR-3	Urban Residential	7.0%	0	490	0
UR-4	Urban Residential	7.0%	0	220	0
UR-5	Urban Residential	7.0%	0	260	0
RW - 3	Retail/Wholesale	7.0%	111,600	0	0
RW - 4	Retail/Wholesale	7.0%	196,400	0	0
RW-4a	Retail/Wholesale	7.0%	317,690	157	0
RW-4b	Retail/Wholesale	7.0%	40,000	68	0
CCM - 10	Corp. Campus Mixed	7.0%	97,710	68	0
	Subtotals	7.0%	763,400	1,195	0

CORPORATE NEIGHBORHOOD 4 DEVELOPMENT PROGRAM

Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 11	Corp. Campus Mixed	7.0%	719,600	370	0
CCM - 12	Corp. Campus Mixed	7.0%	342,100	170	0
CCM - 13	Corp. Campus Mixed	7.0%	441,200	215	0
CNC -2	Corp. Neigh. Center	7.0%	82,200	0	0
	Subtotals	7.0%	1,585,100	755	0

TOWN CENTER NEIGHBORHOOD DEVELOPMENT PROGRAM

Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM - 14	Corp. Campus Mixed	7.0%	65,500	35	0

CCM - 15	Corp. Campus Mixed	7.0%	143,700	80	0
CCM - 16	Corp. Campus Mixed	7.0%	646,600	0	0
CCM - 17	Corp. Campus Mixed	7.0%	325,000	155	0
RW - 5	Retail/Wholesale	7.0%	154,600	0	0
RW - 6	Retail/Wholesale	7.0%	178,400	0	0
RW - 7	Retail/Wholesale	7.0%	186,400	0	0
TTC	Traditional Town Center	7.0%	1,352,000	1,085	250
	Subtotals	7.0%	3,052,200	1,355	250
TOWN CENTER TOTALS		7.0%	8,151,400	4,870	250
RESIDENTIAL BONUS, ORANGE COUNTY NATIONAL GOLF COURSE AND HOTEL DEVELOPMENT PROGRAMS					
Applicable Area	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
All CCM and UR Parcels	Unified Neighborhood Plan Residential Dwelling Unit Bonus	NA	NA	1,540	NA
Orange County National Golf Course	Hotel	NA	NA	NA	250
All CCM and RW Parcels	Hotel	NA	NA	NA	700

454 **Section 4. Effective Dates for Ordinance and Amendment.**

455 (a) This ordinance shall become effective as provided by general law.

456 (b) In accordance with Section 163.3184(3)(c)4., Florida Statutes, no plan
457 amendment adopted under this ordinance becomes effective until 31 days after the DEO notifies
458 the County that the plan amendment package is complete. However, if an amendment is timely
459 challenged, the amendment shall not become effective until the DEO or the Administration
460 Commission issues a final order determining the challenged amendment to be in compliance.

461 (c) No development orders, development permits, or land uses dependent on this
462 amendment may be issued or commence before the amendment has become effective.

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466 ADOPTED THIS 24th DAY OF MARCH, 2020.

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ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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By: _____
Jerry L. Demings
Orange County Mayor

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477 ATTEST: Phil Diamond, CPA, County Comptroller
478 As Clerk to the Board of County Commissioners

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482 By: _____
483 Deputy Clerk

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