



**DEPARTMENT OF
COMMUNITY
DEVELOPMENT**

March 21, 2013

Sent via email: john@rjwa.net

John Adams
RJ Whidden & Associates, Inc.
316 Church Street
Kissimmee, FL 34741

RE: PD12-00011 – Rolling Oaks - Approval to amend and restate the previously approved PD08-00009 to implement the Land Use Trade Off Matrix from the CTS/Rolling Oaks Development of Regional Impact (DRI) and increase retail-services, decrease the number of timeshare/short term rental units, increase the timeshare/short term rental acreage, decrease the trade center acreage, extend the phasing schedule and build-out dates, and add an access point.

Dear Mr. Adams,

Your request for approval of the Rolling Oaks Planned Development (PD) amendment, **PD12-00011**, was granted by the Osceola County Board of County Commissioners at their meeting on **March 18, 2013**. The PD was approved with the Special Conditions listed below. The approved narrative (date-stamped, "REVISED AUG 17 2012") is attached for your reference.

Special Conditions:

1. Approval of this Planned Development Amendment, date-stamped, "REVISED AUG 17 2012", shall supersede PD08-00009 and all prior approvals.

The official Board action is reflected in the minutes subsequently reviewed and adopted by the Board. Any conflicts between the restatement of the Board's action contained herein and the approved minutes of the Board shall be reconciled by utilizing the Board approved minutes.

All written commitments made in the application and subsequent submissions of information made during this application review process, which are on file with the Planning and Zoning Office, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC, other development regulations, or other development orders in effect at the time of development.

**Osceola
County**

1 Courthouse Square
Suite 1100
Kissimmee, FL 34741
PH: (407) 742-0200
Fax: (407) 742-0206
www.osceola.org

Dave Tomek
Director

Robert Deatherage
Building

Mary Beth Salisbury
Community Resources

Joe Johnston
Customer Resources

Mahmoud Najda P.E.
Development Review

Kerry Godwin
Planning & Zoning



You must obtain any required permits from the Building Department prior to construction. Unless the conditions listed above have been complied with, permits will not be issued. If I can be of further assistance, please contact me at (407) 742-0297.

Respectfully,

A handwritten signature in black ink, appearing to read "Brenda Ryan".

Brenda Ryan, FCHP

brya@osceola.org

Project Coordinator

cc: PD12-00011 Project File

Jennifer Bryla, Principal Planner, Jennifer.Bryla@osceola.org

Rebecca Grohall, Planner III, Rebecca.Grohall@osceola.org

ATTACHMENT: Approved Narrative

PD12-00011

REVISED

AUG 17 2012

Osceola County Planning
Department

Rolling Oaks



Planned Mixed Use Development



**Rj WHIDDEN and
ASSOCIATES, INC.**

LAND PLANNERS AND DEVELOPMENT CONSULTANTS



Rolling Oaks PMUD

Amendment to Previously Approved PD08-00009

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Provided Under Separate Cover:

Application for Concurrency Management Review



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Section 1 - Development Consulting Team

**Applicant/Owners:
(Subject Property)**

Wooden Bridge Partners Hotel LLC

Attn: Mr. Richard Jerman
c/o **Sun Terra Communities**
1750 West Broadway, Ste. 111
Oveido, Florida 32765
407 542-4909
Fx: 407 542-4911
Cell: 407 221-7040
Em: rjerman@sunterracommunities.com

**Additional Owners:
(Subject Property)**

**Rolling Oaks Investment Properties LLLP
c/o Falcon Land and Development**

Attn: Mr. John Christe
1951 NW 19th Street, Suite 200
Boca Raton, Florida 33431
Ph: 561.961.1000
Fx: 561.338.2957
Em: rjerman@sunterracommunities.com

Planner/Agent:

Rj Whidden and Associates, Inc.

Attn: Mr. John Adams
316 Church Street
Kissimmee, Florida 34741
Ph: 407.846.1880
Em: john@rjwa.net

Environmental Scientist:

Bio-Tech Consulting, Inc.

Attn: John Miklos, President
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Orlando, Florida 32803
Ph: 407 894-5969
Fx: 407 894-5970
Cell: 407 963-0291
Em: john@biotechconsulting.com

Civil Engineer:

Dave Schmitt Engineering, Inc.

Mr. Dave Schmitt, P.E.
3680 Avalon Park East Blvd., Suite 310
Orlando, Florida 32828
Ph: 407. 207-9088
Fx: 407. 207-9089
Em: dave.schmitt@dseorl.com



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Traffic Engineer:

Leftwich Consulting Engineers, Inc.

Scot Leftwich, PHD or James Taylor
12151 Science Dr. Ste. 101
Orlando, FL. 32826
Ph: 407.-281-8100
Fx: 407.-399-5598
Em: scot.leftwich@lce-fl.com
jmt@lce-fl.com

Geotechnical Engineer:

Universal Engineering Sciences

Attn: Mr. Mark Israel
3532 Maggie Boulevard
Orlando, Florida 32811
Ph: 407.423.0504
Fx: 407.423.3106
Em: mirael@uesorl.com



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Section 2 Maps and Plans

Rolling Oaks General Location Map

Rolling Oaks Revised Concept Plan

Rolling Oaks Aerial Photograph

Rolling Oaks Existing Land Use Map

Rolling Oaks Vegetative Associations Map

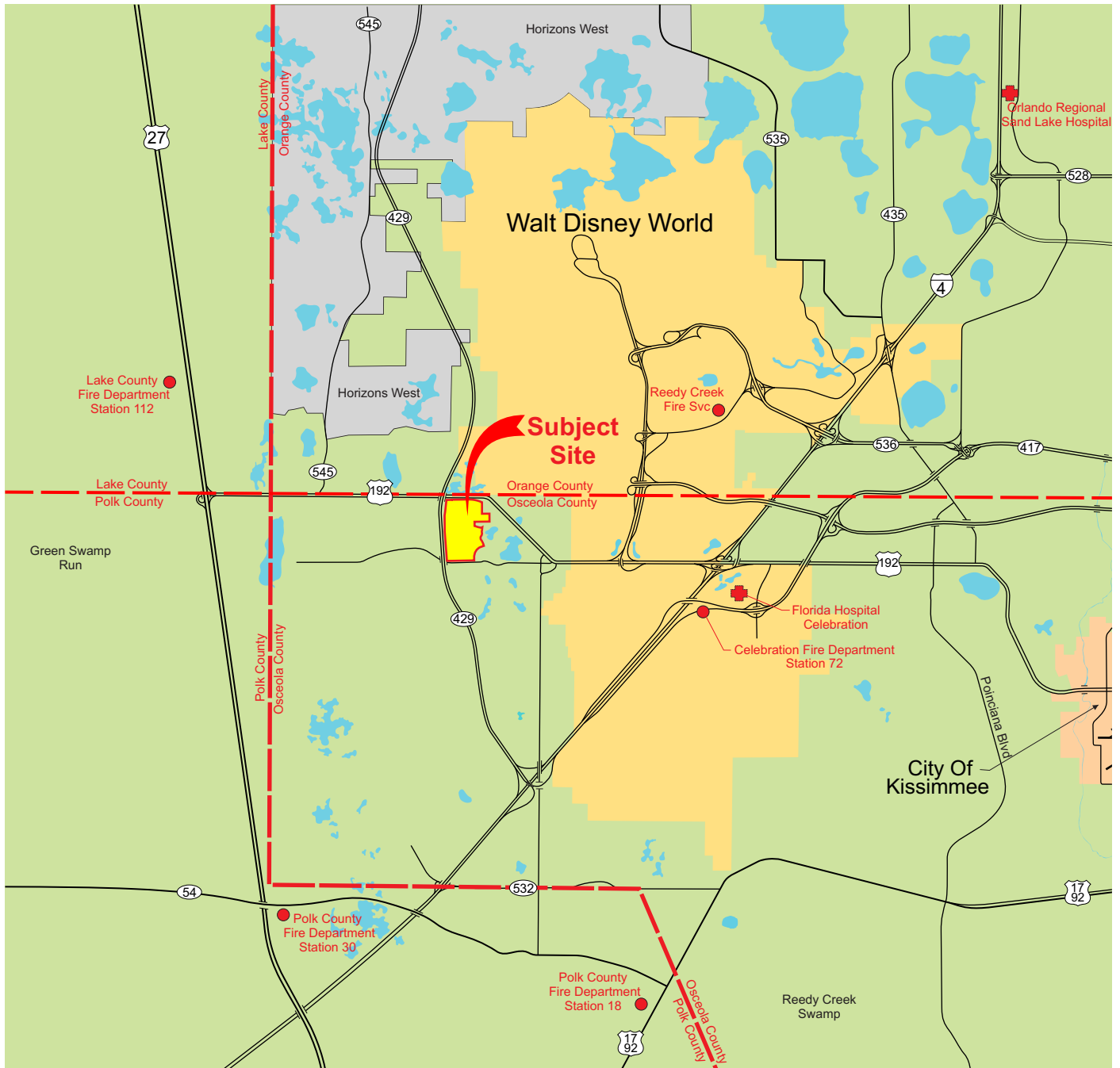
Rolling Oaks Soils Classification Map

Rolling Oaks Topographic Map

Rolling Oaks PD

Sections 3 & 4, Township 25 South, Range 27 East
Osceola County, Florida

General Location Map



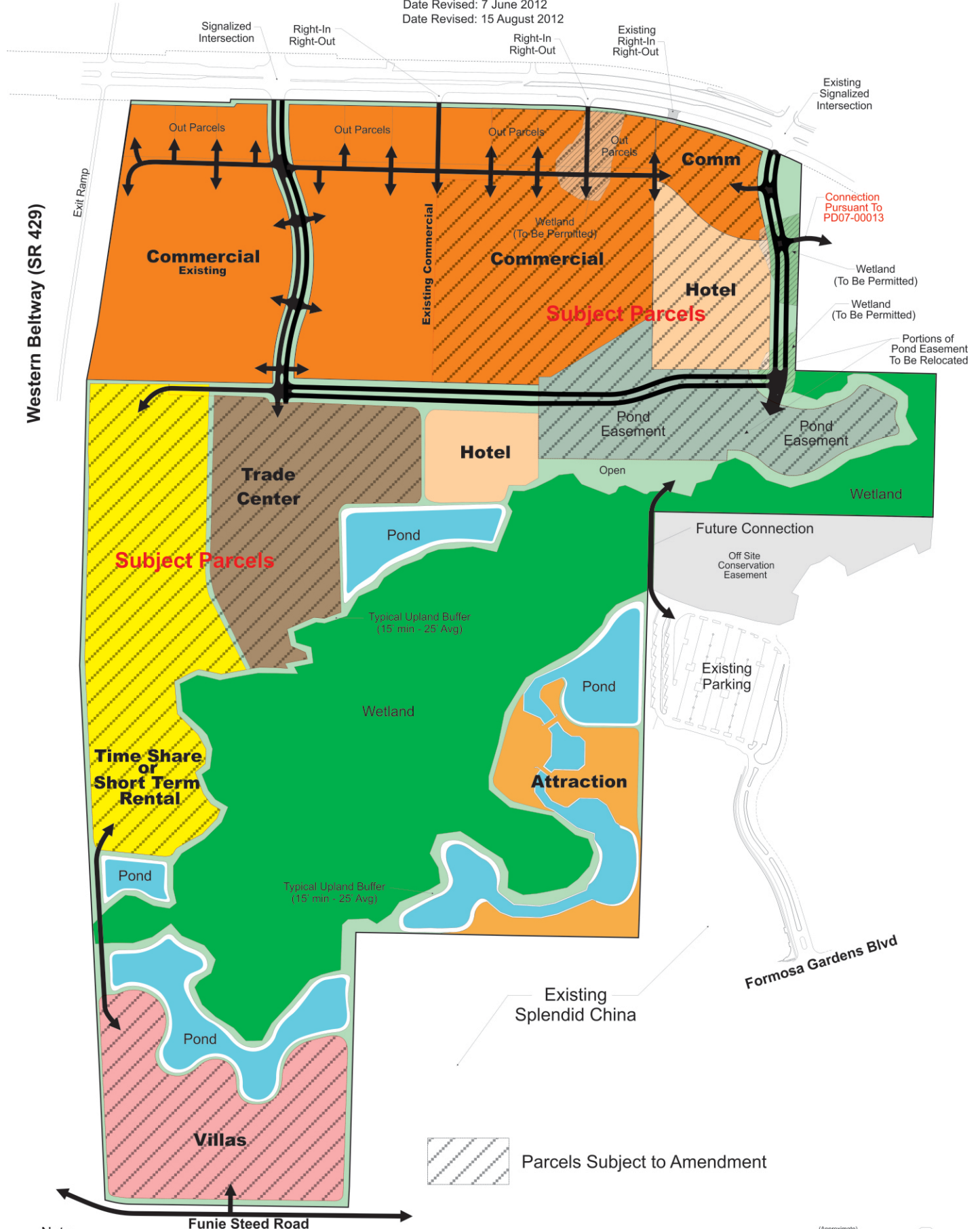
 PD Boundary

Rolling Oaks PD

Sections 3 & 4, Township 25 South, Range 27 East
Osceola County, Florida

Concept Plan

Date Revised: 24 April 2012
Date Revised: 7 June 2012
Date Revised: 15 August 2012



Note:

This plan is a Preliminary Concept only. As such, it is subject to modification pending environmental and engineering considerations, and agency review.

Rolling Oaks PD

Sections 3 and 4, Township 25 South, Range 27 East
Osceola County, Florida

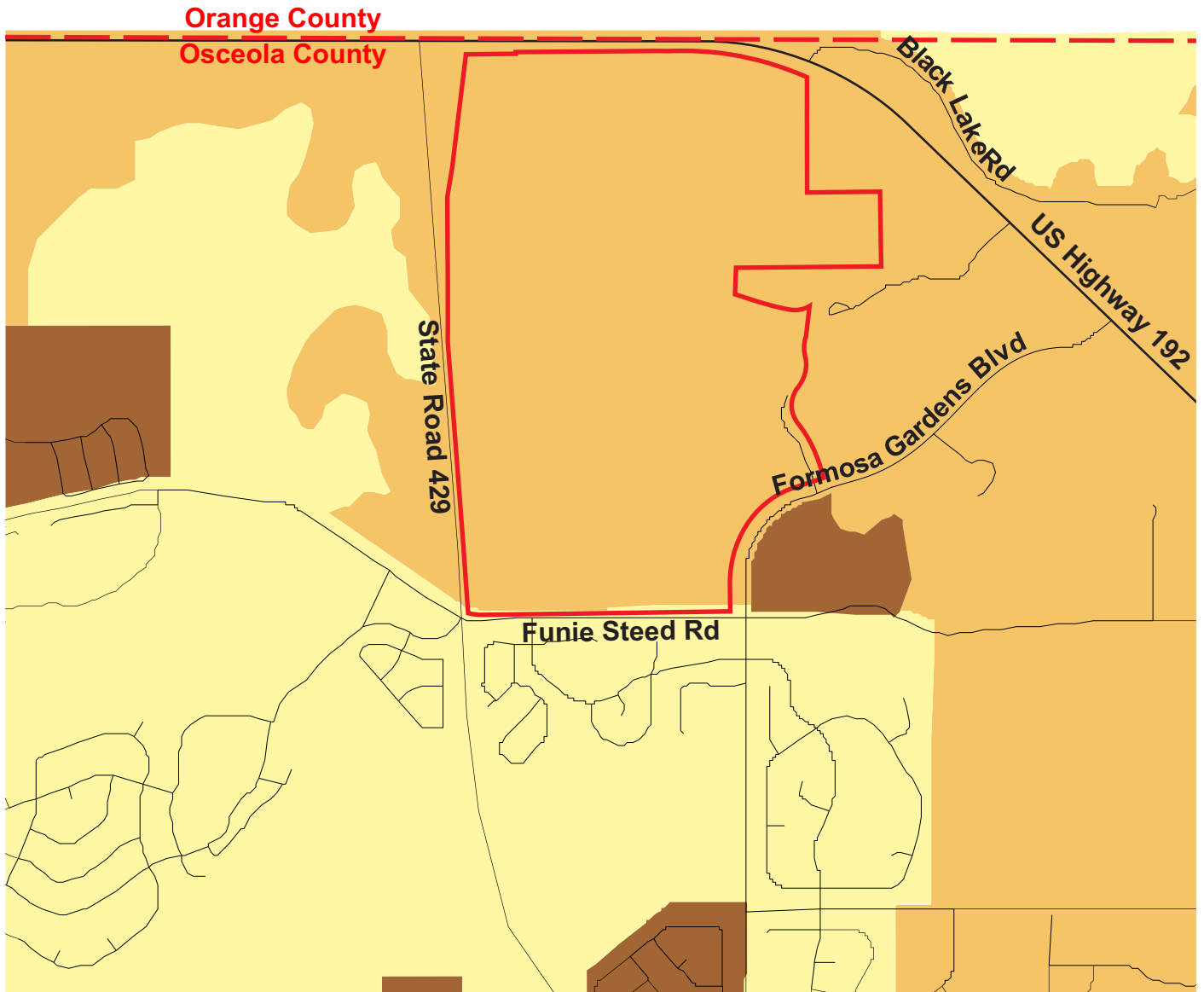
Aerial Photograph



Rolling Oaks PD



Sections 3 & 4, Township 25 South, Range 27 East
Osceola County, Florida

Existing Land Use Map



 PD Boundary

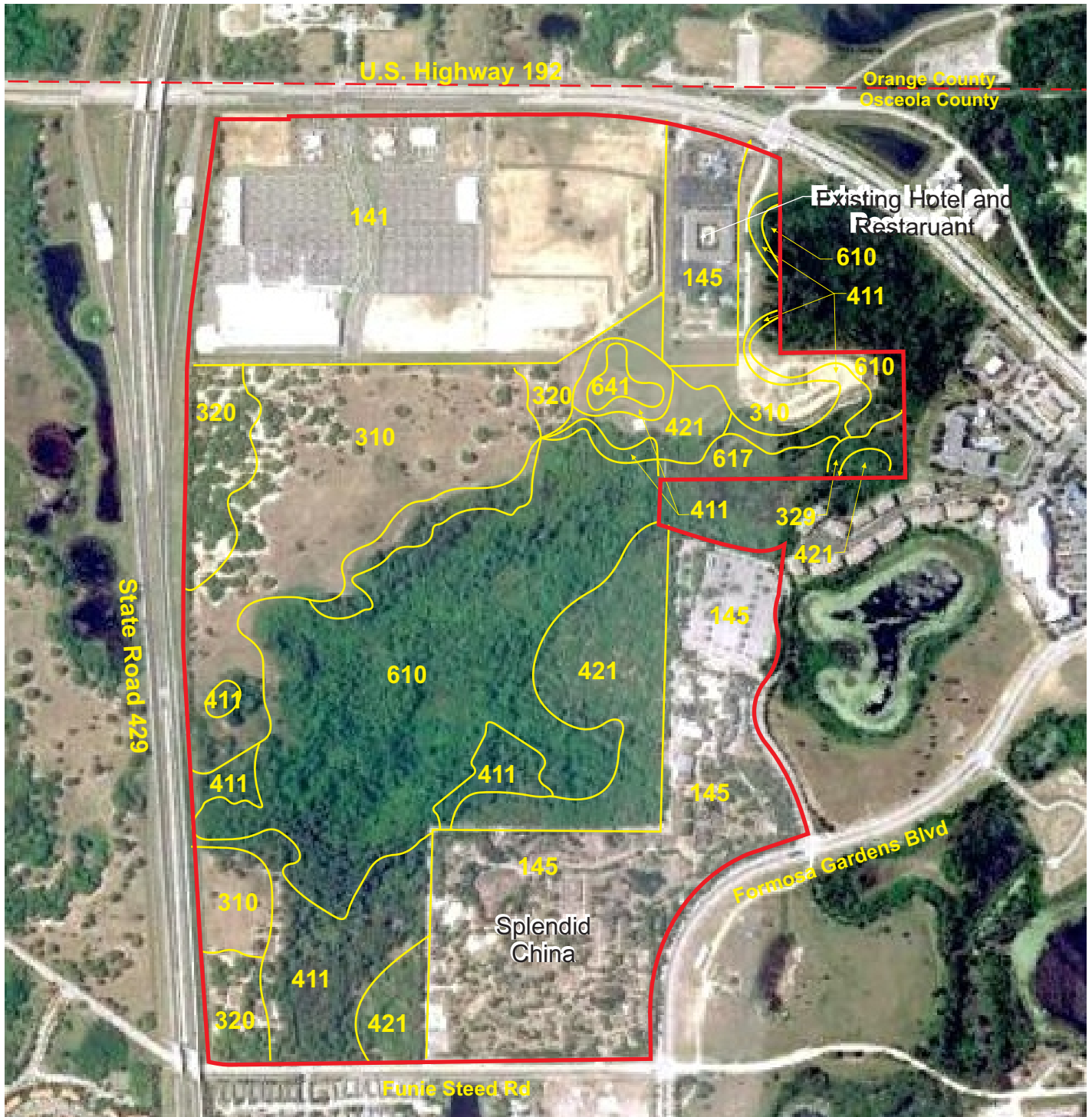
Legend

-  Tourist Commercial
-  Low Density Residential
-  Medium Density Residential

Rolling Oaks PD

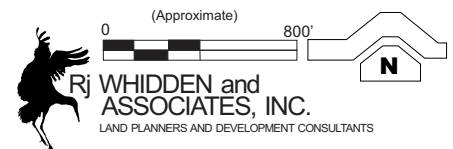
Sections 3 & 4, Township 25 South, Range 27 East
Osceola County, Florida

Vegetation Association Map



Vegetation Legend

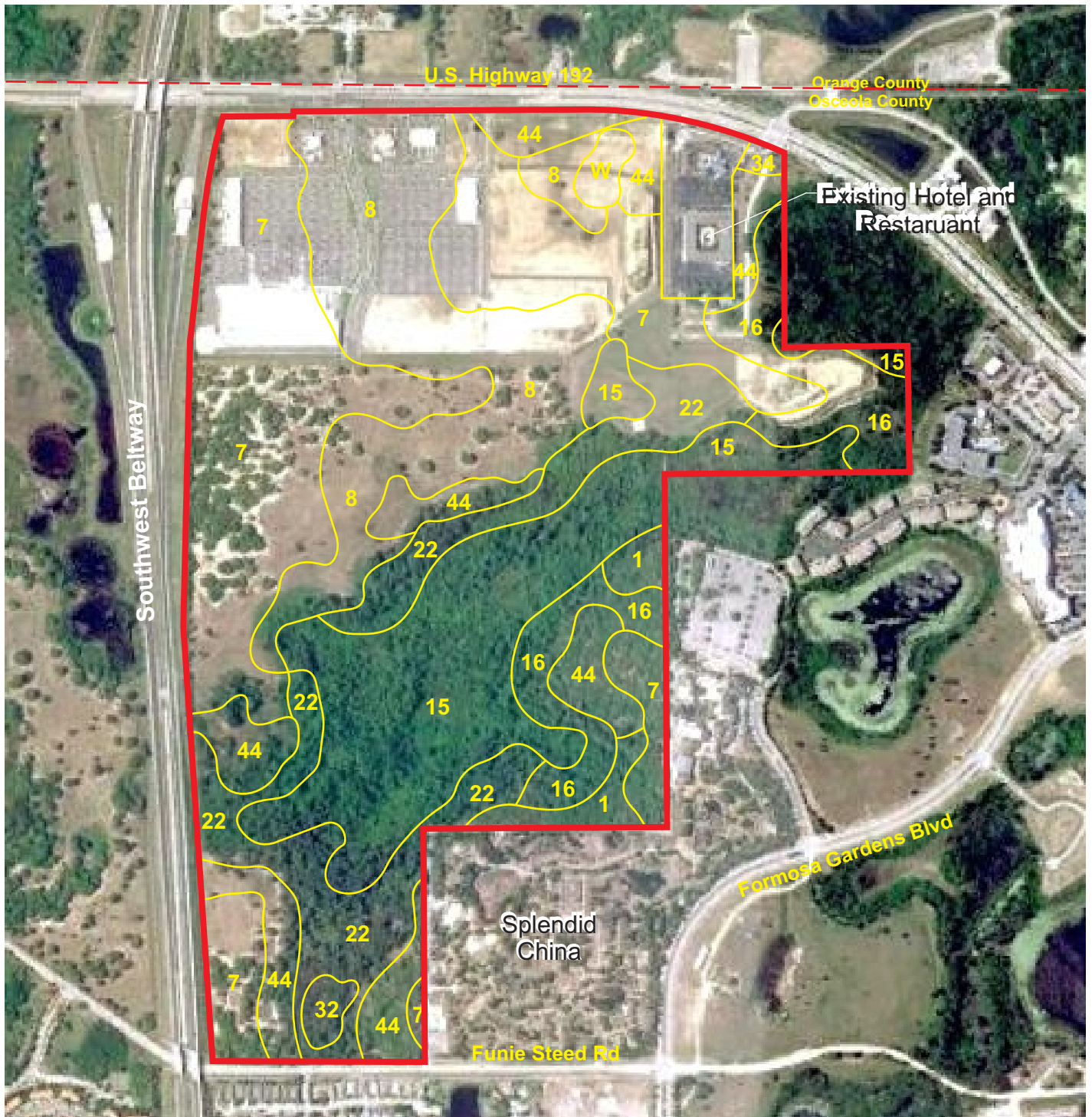
- | | |
|----------------------------------|-------------------------------|
| 141 - Commercial Retail/Services | 411 - Pine Flatwoods |
| 145 - Tourist Services / Hotel | 421 - Xeric Oak |
| 310 - Herbaceous Rangeland | 610 - Wetland Hardwood Forest |
| 320 - Shrubs and Brushlands | 617 - Mixed Wetland Hardwoods |
| 329 - Other Shrubs and Brush | 641 - Freshwater Marsh |



Rolling Oaks PD

Sections 3 & 4, Township 25 South, Range 27 East
Osceola County, Florida

Soils Classification Map



Soils Legend

- | | |
|---------------------------------|--------------------------------------|
| 1-Adamsville Sand | 22-Myakka Fine Sand |
| 7-Candler Sand, 0 to 5% slopes | 32-Placid Fine Sand |
| 8-Candler Sand, 5 to 12% slopes | 34-Pomello Fine Sand, 0 to 5% slopes |
| 15-Hontoon Muck | 44-Tavares Fine Sand, 0 to 5% slopes |
| 16-Immokalee Fine Sand | |

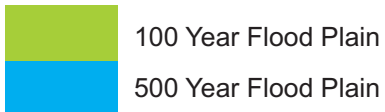
(Approximate) 0 800'

Rj WHIDDEN and ASSOCIATES, INC.
LAND PLANNERS AND DEVELOPMENT CONSULTANTS

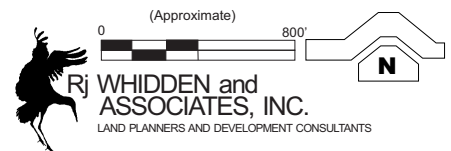
Rolling Oaks PD

Sections 3 & 4, Township 25 South, Range 27 East
Osceola County, Florida

Topographic Map



Note:
1. Information shown hereon is based on GIS data,





Rolling Oaks PMUD

Amendment to Previously Approved PD08-00009

Section 3 – Pre-Development Background and Site Inventory

3.1 General Location:

The *Rolling Oaks PMUD* is located on the south side of U.S. Highway 192, west of Formosa Gardens Boulevard, east of the Southwest Beltway, and north of Funie Steed Road. Please consult Section 2 - General Location Map for the site location.

3.2 Section, Township and Range:

The subject site occupies part of Sections 3 and 4 in Township 25 South, Range 27 East, Osceola County, Florida. The Tax Parcels are: 03-25-27-0000-0030-0000 and 04-25-27-0000-0060-000.

3.3 Pre-Development Access:

As shown on the Aerial Photograph provided in Section 2 herein, access to the project is from U.S. Highway 192 and Funie Steed Road.

3.4 Vegetation and Wetlands:

The predevelopment condition of the *Rolling Oaks PMUD* was comprised of twelve (12) FLUCFCS classifications. Approximately 56 acres or 19% in the northern portion of the project has been permitted and developed as Retail-Services. Descriptions and percent of predevelopment cover of each land use identified within the project are provided below and illustrated on the Vegetative Associations Map provided in Section 2 herein.

145 — Tourist Services (9.01 acres)

Tourist Services compose approximately 2.99% of the project area. An abandoned hotel is the main feature. This service is currently out of operation. Consumed by a large percentage of impervious surfaces, this un-maintained area has little to no native vegetation. Some areas were planted with ornamentals (some exotic) but these areas have become re-colonized by pioneering species due to the lack of maintenance activities.

191 – Undeveloped Land within Urban Areas (6.38 acres)

A small parcel of undeveloped land exists on the south and east sides of the hotel and occupies 2.12% of the total project area. It was likely used for overflow parking for the hotel, but has no definitive markings. This area has little to no canopy cover and is dominated by bahiagrass (*Paspalum notatum*).

300 — Rangeland (56.67 acres)

Approximately 18.83% of the project's area is composed of Rangeland. These are relatively large areas that are dominated by bahiagrass and have a sparse to absent tree canopy. Other, associated groundcover species include bracken fern (*Pteridium aquilinum*), skyblue lupine (*Lupinus diffuses*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*) and pricklypear (*Opuntia humifusa*).



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421 — Xeric Oak (83.99 acres)

Xeric Oak composes 27.91% of the project area and has a canopy dominated by sand live oak (*Quercus geminata*), myrtle oak (*Quercus myrtifolia*), Chapman's oak (*Quercus chapmanii*) and live oak (*Quercus virginiana*). The remaining vegetation found in this cover type includes groundcover species such as saw palmetto (*Serenoa repens*), dog fennel, catbrier (*Smilax* sp.), skyblue lupine, rose nataigrass (*Rhynchospora repens*), bracken fern, deer moss (*Cladonia* sp.) and soldier moss (*Cladina* sp.).

427 — Live Oak (28.86 acres)

Live Oak dominates the vegetated portion of the site between the large central wetland and the vacant Splendid China attraction to the east, and composes approximately 9.59% of the total land use area. These areas are dominated almost exclusively by live oak, with groundcover similar to that found in the Xeric Oak areas.

434 — Hardwood-Conifer Mixed (38.67 acres)

Hardwood-Conifer Mixed makes up 12.85% of the project acreage. These areas mainly fringe the northern and western boundaries of the large, central wetland. The canopy is dominated by live oak, sand live oak and slash pine (*Pinus elliottii*). Groundcover includes saw palmetto, gailberry (*Ilex glabra*), grape vine (*Vitis* sp.), rusty lyonia (*Lyonia ferruginea*) and deer moss.

511 — Ditches (Upland-Cut~ (0.49 acre)

A large upland-cut ditch system extends from the southern property boundary to the southeast tip of the large central wetland (Wetland #3). It averages 8 to 10 feet wide at top of bank. No flowing water was observed during any of the site visits.

512 — Ditches (Wetland-Cut~ (1.32 acres)

The large ditch system described above continues to extend along the edge of Wetland #3. No flowing water was observed within these ditches. However, standing water was observed at several locations along the ditches. The spoil banks of this ditch system included primarily wetland trees such as dahoon holly (*Ilex cassine*), red bay (*Persea borbonia*), loblolly bay (*Gordonia lasianthus*), red maple (*Acerrubrum*), and laurel oak. A 0.22-acre wetland-cut ditch is also located in the southwest portion of the property. This ditch includes similar species listed above.

630 — Wetland Forested Mixed (71.49 acres)

A majority of the site's wetlands are considered mixed forested wetlands. This cover type composes 23.76% of the total property acreage. Included in this category are a large central system and three small, contiguous portions in the northeast region of the property.

Historically, the larger, central system (Wetland #3), some of which meanders in and out of the project boundary, had unobstructed connectivity to the Reedy Creek system. However, following the construction of Splendid China and other surrounding developments and roadways, the natural, unobstructed connections that used to exist to the Reedy Creek system are no longer intact. This wetland is now surrounded by roads on all sides (including significant barriers at US 192 and the new SR 429). These impediments to the unobstructed connection have resulted in a measurable reduction of the natural hydroperiod, resulting in felled trees and visible signs of soil subsidence. In addition, facultative and upland plant species are encroaching on its edges. Dominant canopy species include sweetbay magnolia (*Magnolia virginiana*), loblolly bay, red bay, and red maple. Sub-canopy species include titi (*Cyrilla racemiflora*), dahoon holly, winged sumac (*Rhus copallinum*), buttonbush (*Cephalanthus occidentalis*), cinnamon fern (*Osmunda cinnamomea*), Carolina willow (*Salix caroliniana*), and wax myrtle (*Myrica cerifera*). Groundcover includes Virginia chain fern (*Woodwardia virginica*), redroot (*Lachnanthes*



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caroliniana), gailberry, bracken fern, yellow-eyed grass (*Xyris* sp.), bushy bluestem (*Andropogon glomeratus*), royal fern (*Osmunda regalis*), grape vine, sawgrass (*Cladium jamaicense*), and blackberry (*Rubus* sp).

There are three smaller lobes of a mixed forested wetland system, located in the northeast portion of the site, that are contiguous with offsite wetlands. This system has similar vegetative composition and hydrology compared to the larger central system. Historically, it had an uninhibited connection to wetlands on the north side of US 192. Presently, however, this connection has been drastically constricted to one double box culvert running under US 192.

641 — Freshwater Marshes (1.90 acres)

Two isolated wetlands are classified as Freshwater Marshes, which compose 0.63% of the total project acreage. These two freshwater marshes are hydrologically stressed with evidence of one or more feet of soil subsidence and dead trees and shrubs along the edges. These areas are dominated by herbaceous vegetation including maidencane (*Panicum hemitomon*), redroot, St. John's wort (*Hypericum fasciculatum*), and dog fennel. Thick monocultures of titi dominate a majority of the perimeter of these wetlands.

6415 — Dogfennel and Low Marsh Grasses (0.13 acre)

This FLUCFCS community is a highly disturbed site located along the northeast border and composes 0.04% of the project acreage. This area is surrounded by development on the east and south sides and appears to have suffered significant changes in hydrology. Although maidencane was present, this site was almost entirely covered with dog fennel.

6417 — Freshwater Marsh with shrubs, brush and vines (1.99 acre)

This FLUCFCS community is a hydrologically stressed wetland system with evidence of one or more feet of soil subsidence. The community is located along the northern property boundary and composes 0.66% of the project acreage. Representation vegetation includes buttonbush, wax myrtle, maidencane, and dog fennel. A thick monoculture of titi dominates the perimeter of the wetland.

Jurisdictional Wetland Assessment

Onsite wetlands and other surface waters include five Wetland Forested Mixed communities, two Freshwater Marsh communities, one Dogfennel and Low Marsh Grasses community, one Freshwater Marsh with shrubs, brush and vines community and two ditches. The jurisdictional wetlands and surface waters were delineated (flagged) in the field by MSCW scientists and surveyed by Ganung-Belton Associates, Inc. Wetlands and surface waters are typically regulated as jurisdictional by the Department of the Army, Corps of Engineers (ACOE) and the South Florida Water Management District (SFWMD), and permits are required for any alteration to these systems. As part of a separate permit application, a site visit was conducted by Susan Elfers of the SFWMD on January 11, 2007 to verify the jurisdictional boundaries of wetlands in the northeast region of the property (Specifically, Wetlands IC, 6, 7, and the northeast segment of Wetland 3). All of the wetland lines checked by Ms. Elfers on January 11 were verified and accepted. The remaining wetland boundaries and acreages need to be verified and could change during the permitting process.

Permitting Requirements:

Department of the Army, Corps of Engineers

Wetlands and surface waters found onsite possess a direct hydrological connection to "waters of the United States" sufficient for the ACOE to exert jurisdiction over these systems. Therefore, any



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alteration to these wetlands would require a permit.

Based on conversations MSCW had with the Client, it is understood that more than 0.5-acres of wetland impacts will be proposed. Therefore, the ACOE will require the submittal of an Individual Permit (IP). An IP application requires extensive onsite and offsite information and typically may take 12 to 18 months (or longer) to permit depending on the complexity of the site and whether the project is perceived as controversial. Public notice and a multi-agency review are required for an IP.

South Florida Water Management District

The SFWMD will require an Environmental Resource Permit (ERP) prior to any proposed development of the site, regardless of the amount of wetland impacts. The SFWMD typically requires the preservation of a 15-foot minimum, 25-foot average upland buffer surrounding all wetlands remaining in the post-development condition. At a minimum, the SFWMD may require a Conservation Easement be placed over the upland buffers to provide reasonable assurances that exempt activities will not occur within the buffer and that secondary impacts will not occur to the remaining wetland system(s).

It is presumed that the wetland impact acreage will be 1.0 acre or more, in which case an Individual ERP will be required. This permit will require approval from the SFWMD Governing Board and may take 6-9 months to issue.

Wetland Mitigation

As a condition of permit issuance, the aforementioned regulatory agencies typically require applicants to demonstrate that wetland impacts have been reasonably avoided or minimized. If wetland impacts are unavoidable, the SFWMD and the ACOE will require compensatory mitigation.

The amount of mitigation required by the agencies is variable depending on the wetland functions presumed to be lost due to the proposed impacts. Mitigation plans acceptable to the SFWMD and the ACOE typically include any combination of onsite measures (wetland preservation, enhancement, creation) or offsite activities (wetland preservation, enhancement, creation, mitigation banking). The preservation of the onsite wetlands may be sufficient mitigation for a small amount of impact. If preservation alone is not sufficient to mitigate proposed wetland impacts, additional mitigation may be needed. Mitigation plans are coordinated with the agencies on a case-by-case basis during the permit application process.

To offset the direct and secondary wetland impacts requiring mitigation, a combination of onsite wetland enhancement and preservation, onsite upland preservation, and offsite mitigation at an area known as HRI ROMA is proposed.

3.5 Wildlife:

Avid Group conducted a Listed Species and Habitat Assessment on the southern portion of the *Rolling Oaks PMUD*. The assessment included both field surveys and database reviews from local, state, and federal agencies. This information was analyzed to determine if protected species would be impacted as a result of the proposed development.

The habitats and natural features within the project area have been historically impacted by agricultural activities. Additionally, commercial developments and major highways completely



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surround the property have severed the onsite habitats from any connection to adjacent habitat. Consequently, these impacts have decreased the potential of continuous biological viability of protected species on the project site. There is nuisance and exotic vegetation which is impacting the quality of the habitats that exist on the property; therefore, it is anticipated that the proposed development will minimally impact or affect populations of threatened or endangered species or species of special concern and their associated habitats on the project site.

No listed plant species classified by the United States Fish and Wildlife Service (USFWS) or the Florida Fish and Wildlife Conservation Commission (FWC) were observed within the project area during the field reviews, and none are expected to occur within the project site due to the lack of preferred habitat.

Field investigations have revealed the existence of two state (FWC) and one federally (USFWS) protected faunal species populations and its associated habitat within the project site. Gopher tortoise (*Gopherus polyphemus*) burrows have been located and surveyed. Additionally, the presence of a remnant sand skink (*Neoseps reynoldsi*) population has been verified and the extent of remnant habitat has been calculated. Other species that were surveyed for and not observed onsite include: gopher frog (*Rana capito*), Florida burrowing owl (*Athene cunicularia floridana*), bald eagle (*Haliaeetus leucocephalus*), wading birds, Florida scrub jay (*Aphelocoma coerulescens*), and Florida mouse (*Podomys floridanus*). All surveys were conducted using approved survey methodology by USFWS or FWC.

The existing site does not contain viable suitable tortoise habitat required for on-site relocation. Therefore, on-site relocation was not recommended. An application was submitted to FWC March 16, 2007 for a Gopher Tortoise Incidental Take Permit (ITP). The ITP was received on May 7th, 2007.

The developer shall comply with all applicable permitting agency policies through the EIP process.

3.6 Land Use Summary:

The previously approved *Rolling Oaks PMUD* is located within the Tourist Commercial Land Use district as shown on FLUM 2025 of the Osceola County Comprehensive Plan. This district allows for commercial and tourist-oriented uses at a maximum of 40 du/acre, hotel rooms at a maximum of 60 rooms per acre, attractions, and tourist related commercial uses.

As shown on the Revised Concept Plan, provided in Section 2 herein, the changes proposed by this amendment request account for the implementation of the Land Use Trade Off Matrix as adopted in Condition #2 of the CTS DRI Development Order (Exhibit 4 –Land Use Trade Off Matrix). A copy of the exhibit is provided in Section 9 herein.

3.7 Soils:

According to the Soils Classification Map, provided in Section 2 herein, there are nine types of soils identified on site. The upland soil types present are Adamsville (1), Candler Sand 0 to 5% slopes (7), Candler 5 to 12% slopes (8), Immokalee Fine Sand (16), Myakka Fine Sand (22), Placid Fine Sand (32), Pomello Fine Sand (34), and Tavares Fine Sand (44).

The one on-site wetland soil type was classified as Hontoon Muck (15). While limitations are



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described in the Soil Survey for Osceola County Area, Florida, the upland soil types identified on the Soils Classification Map, provided in Section 2 herein, are representative Osceola County soils that can be used for development purposes through proper soil management, utilizing standard construction methods for prevention of wind and water soil erosion.

3.8 Drainage, Floodplains and Topography:

The Topographic Map, provided in Section 2 herein, denotes that the subject site consists of several ridges with elevations ranging from a high of approximately 120 to 140 feet NGVD in the north-central area of the site to a low of 105 feet around the perimeter of the jurisdictional wetland. No increase in offsite flooding shall result from the proposed amendment. All drainage improvements shall be in accordance with the South Florida Water Management District and Osceola County Engineering Department regulations. Any drainage basins previously discharging across this site shall be conveyed through the post-development site.

Based on a Letter of Map Revision (“LOMR”), approved by the Federal Emergency Management Agency (“FEMA”) on December 7, 2001 the 100-year floodplain elevation onsite is 104.3’. This results in the majority of the site residing within the 100-year floodplain area. Any fill placed below Elevation 104.3’ would require equal compensating storage volume be provided to offset the loss in existing 100-year floodplain storage volume onsite. Storage volume shall be provided within proposed ponds between the existing average wet season water table and the existing 100-year floodplain elevation.

The site is located within the jurisdictions of the South Florida Water Management District (“SFWMD”), Osceola County, and the Reedy Creek Improvement District (“RCID”). Water quality treatment volume is required for any proposed development onsite. In addition, stormwater attenuation volume is required to limit the proposed post-development peak discharge rate for the 10-year/72-hour design storm event to that of the pre-development conditions.

Based on FIRM Map No.12097C0030F, dated June 6, 2001, and as shown on the Topographic Map provided in Section 2 herein, the 100-year floodplain is confined to the areas adjacent to the central wetland. The flood prone area is designated as Zone AE with the remainder of the site designated as Zone X shaded and unshaded. Much of the improvement proposed within the floodplain is a waterway system for stormwater management.

3.9 Archaeological and Cultural Resources:

There are no known archaeological or cultural resources located on the subject site.

3.10 Affidavit or Statement Regarding Existing Structures:

The Aerial Photograph, provided in Section 2 herein, indicates that the *Rolling Oaks PMUD* property is partially constructed with commercial development in the northwest portion of the property and the existing 335 room hotel and restaurant site on U.S. Highway 192.



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Section 4 Proposed Planned Development

4.1 Project Description:

The Applicant is requesting an amendment to previously approved PD 08-00009 (approved by Osceola County on August 25, 2008) to allow for the demolition of the existing hotel and restaurant in order to implement the Land Use Trade Off Matrix adopted by Condition 2 of the CTS DRI Development Order. This conversion will allow for the increase of the previously approved retail-services threshold by 9,000 sf from 446,000 sf to the maximum threshold of 455,000 sf as defined by Exhibit 6, Ranges of Development Threshold of the CTS DRI Development Order. This shall be accomplished by reducing the number of Timeshare or STR units to the minimum threshold of 310 units from the previously approved 410 units. Demolition of the existing 335 room hotel is proposed by this PD amendment; however, the 335 rooms shall be maintained for construction of a new facility on the parcel for development within phase 2.

This PD Amendment also proposes to extend the phasing schedule and build-out date from 2012 to 2016. This reflects the recently invoked DRI Development Order extensions pursuant to HB 7207 and the Emergency Executive Orders signed by Governor Scott in 2011.

This PD Amendment proposes to account for a road connection to the University Financial Plaza Associates, Ltd. PCD located to the east of the project's frontage along US Hwy 192. This connection was approved by the Osceola County Board of County Commissioners by their adoption of PD 07-00013 on November 19, 2007.

This PD Amendment corrects scrivener's errors in the previously approved PD 08-00009. Sections 4.1.1, 6.2.4 (now 6.2.3) and Section 5.8 below inadvertently defined the approved residential threshold of 410 units as 510 units. Additionally, the previously approved Trade Center parcel was inadvertently omitted from the project description and permitted use sections. The Trade Center description has been included in Sections 4.1.5 and 6.2.4 below.

This PD Amendment also proposes allow for a future reconfiguration of the existing stormwater management easement located in the northeastern portion of the project. This future reconfiguration will allow for a future extension of Black Lake Road to access parcels south of the current boundaries of the development.

This PD Amendment also proposes an adjustment to the areas for the Trade Center Parcel and the Time Share or STR Parcel as shown on the Revised Concept Plan, provided in Section 2 herein. The Time Share or STR Parcel is being increased by 9.2 acres from the previously approved 22.8 acres to 32.0 acres, with a simultaneous 9.2 acre decrease in area for the Trade Center Parcel from the previously approved 32.5 acres to 23.3 acres. This adjustment in area is based on preliminary engineering studies to accommodate the development threshold currently approved. No modification to the previously approved density or intensity is proposed for these parcels.

The *Rolling Oaks PMUD* will remain a planned mixed-use development of approximately 301 acres and be developed in accordance with the Revised Concept Plan, provided in Section 2 herein, according to the thresholds as otherwise previously approved, by PD 08-00009 outlined below:



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- 4.1.1 Up to 310 interval ownership units or short term rental units are planned on approximately 32.0 acres in the west central portion of the subject site. No on-site marketing of the timeshare units is proposed by this application. If the developer finds it necessary to employ an on-site marketing program for the timeshare units in the future, then the developer shall be required to submit to Osceola County a CDP that demonstrates adequate additional parking to accommodate prospective purchasers of the timeshare resort.
- 4.1.2 Two tourist commercial parcels (retail/services) are planned for a total of 455,000 sf in the northern portion of the subject site. The eastern most tourist commercial parcel will now absorb an additional 4.8 acres of the existing hotel and restaurant site proposed for demolition. Access to these parcels is proposed from the collector roadway network interior to the development. A blend of restaurants, shops, services and a variety of entertainment venues are planned for these parcels to serve both visitors of the development and neighboring tourist facilities.
- 4.1.3 1360 rooms on a total of approximately 34.2 acres. This includes the existing 335 room hotel site located on 8.6 acres located near the northeast corner of the project, the villas on approximately 20.2 acres proposed in the southern portion of the property, and the proposed hotel on approximately 5.4 acres located in the central portion of the site.
- 4.1.4 A 7.1 acre attraction center containing 20,000 sf is planned near the mid-point at the easterly boundary.
- 4.1.5 A Trade Center parcel of approximately 23.3 acres (formerly 32.5 acres) is planned in the center of the development behind the tourist commercial frontage on US Hwy 192. This Trade Center parcel will include up to 975,000 sf of office and exhibition space with ancillary commercial uses to showcase various businesses related to the tourist market.
- 4.1.6 Approximately 75.3 acres of wetlands are proposed to be preserved. The 5.2 acres of wetlands that are proposed to be removed, subject to permitting, are limited to access roads and highway frontage areas within the commercial retail/ services tract.
- 4.1.7 Water management areas totaling approximately 31 acres are proposed to provide stormwater management for the subject site.
- 4.1.8 Landscaped buffers shall be provided along U.S. Highway 192, in accordance with the Osceola County Land Development Code. Buffers will also be required along the Western Beltway. Residential areas will include dense vegetative buffers that will reduce the ambient noise associated with the high speed traffic on the beltway. The commercial tract will address visual screening for the exiting traffic from the beltway. Specifics of the buffers will be addressed on the Engineering Improvement Plans.
- 4.1.9 Typical utilities and other similar infrastructure elements are proposed.

4.2 Project Phasing

The previously approved *Rolling Oaks PMUD* is proposed as a three-phase project with an anticipated ten year build out, commencing in 2007 with completion anticipated by 2016. The Concept Plan, attached hereto in Section 2 has identified Phase 1 Commercial development. The developer may choose to sub-phase the development through the subdivision and/or the



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construction plan process. This shall be permitted provided that the developer can illustrate that any sub-phase has adequate infrastructure and open space constructed concurrent with or prior to the sub-phase being proposed.

4.3 Summary of *Rolling Oaks PMUD* Proposed Land Uses:

Phase	Type of Development	Acres	Units
Phase 1	Commercial/Retail/Services	60.8	339,000 sf
	Trade Center (Office)	0	0
	Attraction	0	0
	Hotel	0	0
	Residential (Timeshare or STR)	32.0	310 units
	Internal Service Roads	10.8	N/A
	Water Management Ponds	18.0	N/A
	Open Space and Buffers	33.2	N/A
	Preserved Wetlands	73.6	N/A
	Phase 2	Commercial/Retail/Services	0
Trade Center (Office & Exhibition with ancillary commercial)		11.3	500,000
Attraction		7.1	50 parking spaces
Hotel		14.0	500 rooms
Residential		0	0
Internal Service Roads		1.2	N/A
Water Management Ponds		13.0	N/A
Open Space and Buffers		9.8	N/A
Preserved Wetlands		0	N/A
Phase 3	Commercial/Retail/Services	0	0 sf
	Trade Center (Office & Exhibition with ancillary commercial)	12.0	475,000
	Attraction	0	0
	Hotel (Villas)	20.2	860 rooms
	Residential	0	0
	Internal Service Roads	1.0	N/A
	Water Management Ponds	0	N/A
	Open Space and Buffers	0	N/A
Preserved Wetlands	0	N/A	

Note:

For purposes of transportation conditions, project phasing is defined by vehicular trips pursuant to condition 20 of the CTS DRI (nka Rolling Oaks) Development Order. Phasing shown above shall be subject to compliance with the DRI Development Order conditions.



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Section 5 - Provision of Community Services

5.1 Open Space (Provided):

Perimeter buffers and miscellaneous open space	43.00 acres
Wetlands and accessible water management ponds (not to exceed 50% of 45.15 acre required open space)	22.57 acres
Total open space provided	65.57 acres

Open Space (Required):

Total PMUD acreage of 301 acres x 15% required open space	45.15 acres
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5.2 Wastewater Collection:

Toho Water Authority is the wastewater service provider for the *Rolling Oaks PMUD*.

5.3 Water Distribution:

Toho Water Authority will provide potable water service for the *Rolling Oaks PMUD*.

5.4 Solid Waste:

Solid waste disposal for the project will be provided by Osceola County.

5.5 Police and Fire Protection:

The Osceola County Sheriff's Department will provide police protection. Fire Station 71 in Lindfields will provide first responder fire protection and EMS service. Fire Station 72 in Celebration will provide second responder service.

5.6 Stormwater Management:

The site is located within the jurisdictions of the South Florida Water Management District ("SFWMD"), Osceola County, and the Reedy Creek Improvement District ("RCID"). Water quality treatment volume is required for any proposed development onsite. In addition, stormwater attenuation volume is required to limit the proposed post-development peak discharge rate for the 10-year/72-hour design storm event to that of the pre-development conditions. Based on a search of SFWMD permit files, there have been no SFWMD permits issued for the subject property to date.

Stormwater discharge from the property is regulated by the Reedy Creek Improvement District, a Special Taxing District created in 1967 by the Florida Legislature. A one-time drainage fee collected by RCID will be determined as follows:

$$RCID\ Fee = 44.15 \times [Discharge\ Rate\ (csm) - 13] \times [Site\ area - wetlands]$$



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The discharge rate used in the above equation is the peak rate during the 50-year/72-hour storm event. The total stormwater management area proposed with future development onsite may be increased beyond the minimum required by SFWMD and Osceola County, if desired, to reach the optimum balance of stormwater management area versus fees paid to RCID.

Proposed wet detention ponds shall extend from the top of bank elevation to two feet below the control elevation with a maximum slope not greater than 4:1 (horz:vert). A 2:1 (horz:vert) slope shall be maintained from that point to the proposed bottom of the wet pond. Control structures shall be utilized to retain the pre-post volumes for each parcel. The control structures shall also contain “bleeder” orifices at the control elevation to convey the water quality draw down to the adjacent wetlands. Any additional storage compensation for impacted wetlands shall be compensated within the proposed Stormwater Management System. The proposed systems shall be designed to meet all dimensions and technical criteria as set forth by the SFWMD and Osceola County and retain the prepost volume generated by all SFWMD events up to the 100 yr-24hr event.

Best Management Practices will be utilized in accordance with the required regulatory agencies to minimize any increase in runoff from the site and to minimize any degradation of water quality in the ultimate basin over that which occurred in the pre-development state. The proposed system will function similarly to the existing conditions (pre-post volume and flood plain compensation) and will treat the required water quality produced by this development.

5.7 Utility Installation:

With the exception of primary facilities providing service to the project, all utility lines, including telephone, cable and electric lines, shall be installed underground. Large transformers shall be placed on the ground on pad mounts and enclosed or located in a vault. All such above ground facilities shall be screened with landscaping.

5.8 Transportation/Roads:

The estimated external daily and peak hour trip levels for the *Rolling Oaks PMUD* are provided below.

Unit Count	ADT Rate	ADT	Peak Hour Rate	Peak Hour
310 Timeshares/STR	5.19	1,609	0.50	155
1360 Room Hotel and Villas	8.03	10,921	0.61	830
Trade Center 975,000 sf	100.0	9,750	0.0012	1,170
Retail/Service 446,000 455,000 sf	.070/ksf	3,185	.012/ksf	546
Totals:		25,465		2,701

Traffic signals at project entrances shall be installed or modified, when warranted, by the applicant.

The developer shall dedicate 25 ft of additional right-of-way along the full length of the property on Funie Steed Road. This dedication shall be addressed with the EIP and the final plat for the phase of development fronting on Funie Steed Road.



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Section 6 - Proposed Development Standards

6.1 Density Statement:

The following table calculates the density of the *Rolling Oaks PMUD* based upon the current LDC.

Description	Units/Acres
Total Project Area	301 acres
Proposed Residential Lands	22.8 acres
Proposed Resort Residential Units	310 dwelling units
Maximum density proposed by this PMUD	18.0 du/acre

6.2 Permitted *Rolling Oaks PMUD* Uses:

- 6.2.1 1,360 hotel rooms including resort villas.
- 6.2.2 A 975,000 sf trade center, including office and exhibition space with ancillary commercial uses.
- 6.2.3 A maximum of 310 timeshare units (with off-site marketing) or short term rental units. Should an on-site marketing program be utilized to market the timeshare product, the developer shall be required to submit to Osceola County a CDP that establishes a parking standard in addition to the required parking spaces for the units. This CDP shall demonstrate that adequate parking exists to accommodate the prospective purchasers on the timeshare resort.
- 6.2.4 A maximum of 455,000 sf commercial retail/service/office
- 6.2.5 A maximum of 20,000 sf of attraction with 350 parking spaces. The developer shall be required to submit to Osceola County a CDP that demonstrates that the 50 maximum parking spaces are adequate to serve the specific attraction.
- 6.2.6 Stormwater management ponds.
- 6.2.7 Landscaped buffers and entrance features including walls, fences, and decorative accessories.
- 6.2.8 Signage in compliance with the Osceola County Land Development Code. This includes the previously approved Sign Master Plan (CDP08-0022) as may be amended from time to time.
- 6.2.9 Other similar uses which are reasonably implied and are consistent with the objectives of this district, based on appropriate consideration of the nature of the intended activity, the character of the proposed development, the location of the site, and the compatibility with adjacent parcels. The Planning Official shall make the above determinations.



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6.3 Prohibited Uses:

All uses not specified or implied as a permitted use shall be prohibited. In cases where a use is not listed or implied as a permitted use the Planning Official shall determine whether a use would be permitted. Appeals of the Planning Official's decision shall be as provided for according to Chapter 2 of the LDC.

6.4 *Rolling Oaks PMUD* Development Standards:

Development Standards	Timeshares or STR	Villas	Commercial & Trade Center	Hotel	Other
Minimum lot width at mid-point of lot	NA	20 feet	100 feet	150 feet	NA
Minimum lot area	NA	800 sf	10,000 sf	150,000 sf	NA
Minimum air conditioned living area	700 sf	800 sf	NA	NA	NA
Maximum building height	6 story	3 story	2 story	6 story	2story
Maximum lot coverage	85%	100%	85%	85%	NA
Minimum building setback from PMUD perimeter	25 feet	25 feet	25 feet ¹	25 feet ¹	25 feet ¹
Minimum building setback from U.S. Hwy. 192 and the Western Connector except for existing buildings	85 feet	85 feet	85 feet	85 feet	85 feet
Minimum front setback for a/c portion of building	10 feet	0 feet	25 feet	25 feet	25 feet
Minimum side setback for buildings	10 feet	0 feet	15 feet	15 feet	15 feet
Minimum rear setback for buildings or ancillary structures	10 feet	0 feet	25 feet	25 feet	15 feet
Minimum rear setback for alley entry garages	NA	10 feet	NA	NA	NA
Minimum rear setback for open or soft covered pools, patios or decks	5 feet	0 feet	NA	10 feet	NA
Minimum distance between buildings	15 feet	0 feet	20 feet	20 feet	20 feet

¹ Parking areas may be located 7 feet from the PMUD perimeter

6.5 Building / Lot Restrictions:

The land will not be overdeveloped with buildings, structures, or paving. Open spaces will be an integral part of the site and landscaping will be provided to enhance the character and appearance of the development. Existing large deciduous trees will be conserved when practical to do so.

Development within the commercial lots shall allow for the construction of multiple buildings and/or uses within a single lot.

6.6 Parking:

Parking for specific uses with the *Rolling Oaks PMUD* shall comply with Chapter 7 of the Osceola County Land Development Code.

6.7 Buffers and Landscaping:

Unless otherwise specified, upland buffers between on-site wetlands and any type of development or land alteration shall be 15' minimum/25' minimum average as established in accordance with South Florida Water Management District permit approval process. Such buffers shall be delineated with temporary construction fencing prior to construction in adjacent areas to allow these buffers to be protected from construction disturbance.



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Landscaped buffers shall be provided in accordance with Chapter 10 of the Osceola County Land Development Code. Buffers will also be required along the Western Beltway. Residential areas along the Western Beltway/S.R.429 will include dense vegetative buffers that will reduce the ambient noise associated with the high speed traffic on the beltway. The commercial tract along the beltway will address visual screening for the exiting traffic. Specifics of the buffers and landscape plans will be addressed on the Engineering Improvement Plans. Landscaping will include a minimum number of tree credits as required by the Osceola County Land Development Code. Required tree credits may be offset by credits assigned for existing upland trees to be preserved.

6.8 Signage:

Project signage shall be in accordance with Chapter 15 of the Osceola County Land Development Code. This includes the previously approved Sign Master Plan (CDP08-0022) as may be amended from time to time.



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Section 7 - Justification for Proposed Planned Development

7.1 Purpose:

In accordance with Section 14.24 (a) of the Osceola County LDC, it is in the interest of this proposal to implement flexible design guidelines that depart from conventional straight zoning standards in order to provide a fully integrated, quality development. Implementation of these guidelines will result in a more efficient utilization of the land together with an increased level of amenities as discussed in 7.3 below.

7.2 Identification of Requested Deviations from Standard Zoning:

As allowed in Section 14.24 (a) of the Osceola County LDC, this Planned Development requests the following deviations **(indicated in blue)** from standard zoning requests:

- √ Lot width
- √ Lot area
- √ Setbacks (Zero lot lines for Villas)
- √ Lot coverage

7.3 Satisfaction of LDC Objectives 14.24 (a) (1) through (10):

As required under Section 14.24 (a) of the Osceola County LDC, the specific objectives outlined in subsections (1) through (10) are satisfied by implementation of the deviations outlined above for the proposed development in the following manner:

- 7.3.1 In accordance with LDC Objective 14.24 (a) (1) which speaks to preservation of natural features, threatened and endangered flora and fauna, and clustering of usable open space for recreation, the Revised Concept Plan provided in Section 2 herein preserves 73.6 acres of wetlands and associated habitats. Protected species whose habitat is affected by development will be relocated to suitable protected environments.
- 7.3.2 In accordance with LDC Objective 14.24(a) (2) which speaks to design sensitivity to natural topography, native upland or wetland vegetation, and the preservation of historical or cultural resources, the Revised Concept Plan in Section 2 herein preserves the major central wetland. Roads and ponds are designed to minimize impacts to the natural topography. Please consult the Vegetative Association Map in Section 2 for on-site vegetation communities.
- 7.3.3 In accordance with LDC Objective 14.24(a) (3) which speaks to housing types and compatibility of neighborhood arrangements that provide for variety in home buying options, this PMUD provides for tourist oriented attractions, retail commercial and services, and a variety of resort residential accommodations, such as hotels, timeshares or short term rental and resort villas.
- 7.3.4 In accordance with LDC Objective 14.24(a) (4) which speaks to creativity in the proposed use of land relative to physical development, the Revised Concept Plan in Section 2 integrates the natural components of the site with the proposed development. The plan minimizes impacts to the natural topography with road and stormwater pond placements that are sensitive to the terrain.



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- 7.3.5 In accordance with LDC Objective 14.24(a) (5) which speaks to the establishment of criteria for inclusion of compatible associated uses to complement varied land uses within the development, the proposed project is a planned tourist destination compatible with the uses in the West Highway 192 Tourist Corridor.
- 7.3.6 In accordance with LDC Objective 14.24(a)(6) which addresses simplification of review procedure by provision of comprehensive, simultaneous review of land use, site impacts, development standards, public needs and requirements, and health and safety, the planned elements of the proposed project are outlined in Section 4 herein. Public needs and requirements, and provisions for the health and safety of the public are outlined in Section 5 herein. Impacts of the proposed development are discussed in Section 8 herein. Specific development standards are discussed in Section 6 herein.
- 7.3.7 In accordance with LDC Objective 14.24(a) (7) which speaks to the utilization of clustering to reduce costs and promote efficient use of land, the Revised Concept Plan masses open space and recreation areas, and proposes development utilizing upland assets. The result is the clustering of higher density development pockets and the minimization of service infrastructure.
- 7.3.8 In accordance with the LDC Objective 14.24(a)(8), provision of standards to insure consistency of development to be requested in subsequent site plans, this comprehensive development report outlines specific development standards which will govern any ensuing site plans in Section 6 herein.
- 7.3.9 In accordance with the LDC Objective 14.24(a) (9), provision of buffering and greenbelts within and bordering Planned Developments, the Revised Concept Plan provided in Section 2 herein depicts proposed wetlands and perimeter buffers. Internal greenways shall be developed to provide open space opportunities within the project, as well as provide wildlife corridors.
- 7.3.10 In accordance with the LDC Objective 14.24(a) (10), integration of interconnected pedestrian and bicycle friendly improvements, the PMUD shall provide for ample pedestrian walks and internal sidewalks which link the proposed uses with US Highway 192, Funie Steed Road, and other adjacent uses. The system of walkways and bicycle paths between neighborhoods, buildings, open spaces, recreation areas, parking areas, and off-site walkways and paths will be distinctively designed and marked, and where appropriate for night-time usage, adequately lit.



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Section 8 - Anticipated Neighborhood Impacts

8.1 Neighborhood Compatibility with existing neighborhoods adjacent to and within approximately 300' of the *Rolling Oaks PMUD*.

Direction from Project	Neighboring Land Use Designation
North	Commercial
Northeast	Commercial
East	Commercial
Southeast	Commercial
South	LDR
Southwest	LDR
West	Commercial
Northwest	Commercial

8.2 Influence on future development patterns adjacent to the *Rolling Oaks PMUD*.

Direction from Project	Neighboring Zoning
N	US Highway 192
NE	PCD
E	University Financial Plaza & Formosa Gardens PD
SE	Formosa Gardens (Splendid China) PD
S	Funie Steed Road
SW	Western Beltway
W	Western Beltway
NW	Western Beltway

8.3 Influence on Neighboring Drainage:

There are no known extraordinary influences on neighboring drainage. The subject site will be approved and permitted by the South Florida Water Management District and the Osceola County Engineering Department. In no event shall any neighboring properties be adversely impacted by the *Rolling Oaks PMUD*.



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8.4 Alterations proposed to wetlands:

73.6 acres of wetlands identified on the Vegetative Association Map, provided in Section 2 herein are proposed to be preserved. As shown on the Revised Concept Plan, provided in Section 2 herein, this application proposes to permit 5.3 acres of wetland impacts. These wetlands targeted for impact are associated with the internal access network and highway commercial frontage.

8.5 Offsite Drainage Alterations Proposed:

No offsite drainage alterations are anticipated as necessary for the construction of the project.

8.6 Impacts Anticipated to Topo and Vegetation:

No impacts are anticipated to topography and vegetation for the project since the project will be graded to minimize impacts to the terrain and there are no threatened and endangered species of flora within areas slated for development on site.

8.7 Impacts Anticipated to Wildlife:

According to the applicant's environmental scientist, a variety of flora and fauna species could be anticipated to occur within the property boundaries; however, historical habitat alterations have affected the potential utilization of the habitats on site. Two species of note anticipated within the site are the gopher tortoise and sand skink. If development is proposed within existing habitat areas, the Florida Fish and Wildlife Conservation Commission will require relocation of gopher tortoises to a pre-approved recipient site and an incidental take permit with mitigation for impacts to sand skink habitat.

8.8 Impacts Anticipated on Population:

No permanent residents are anticipated for this resort development.



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Section 9 - Exhibits

Exhibit 4 –CTS D.O. Land Use Trade Off Matrix

Exhibit 6 – CTS D.O. Ranges of Development Thresholds

Exhibit A – Land Use Conversion Matrix Spreadsheet

EXHIBIT 4
 CTS Investment Inc., USA ADA/DRI
 Land-Use Trade Off Matrix*

		TO					
		Timeshare Village (units)	Villas (DU)	Exist. Hotel (rooms)	Hotel (rooms)	Asian Trade Center (ksf)	H.K. & Cult. Villages, Tourist Comm., and Theme Park (ksf)
FROM	Timeshare Village (units)	---	1.38 DU/unit	0.80 rooms/unit	0.79 rooms/unit	0.67 ks/unit	0.09 ks/unit
	Villas (DU)	0.72 units/DU	---	0.58 rooms/DU	0.57 rooms/DU	0.49 ks/DU	0.06 ks/DU
	Exist. Hotel (rooms)	1.24 units/room	1.72 DU/room	---	0.99 rooms/rooms	0.85 ks/room	0.11 ks/room
	Hotel (rooms)	1.26 units/room	1.74 DU/room	1.01 rms/room	---	0.84 ks/room	0.11 ks/room
	Asian Trade Center (ksf)	1.48 units/ksf	2.05 DU/ksf	1.18 rooms/ksf	1.19 rooms/ksf	---	0.13 ks/ksf
	H.K. & Cult. Villages, Tourist Comm., and Theme Park (ksf)	11.63 units/ksf	16.05 DU/ksf	9.34 rooms/ksf	9.21 rooms/ksf	7.84 ks/ksf	---

* Based on Phase III external trip generation.

Example

If you wished to convert 100 timeshare villas ("from") into an equivalent amount of Asian Trade Center units ("to"), the calculation would be as follows:

— 0.67 ks/unit x 100 units = 67 ksf Asian Trade Center

Exhibit 6
Ranges of Development Thresholds
Prepared March 27, 1998

Development Type	Approved Threshold	Minimum Threshold	Maximum Threshold	Deviation
Retail-Services (FAC 28-24.031)	50.0 acres 405 ksf 2150 parking spaces	44.0 acres 355 ksf 1850 parking spaces	56.0 acres 455 ksf 2450 parking spaces	+/- 6.0 acres +/- 50 ksf +/- 300 parking spaces
Office (FAC 28-24.020)	26.5 acres 1035 ksf	20.5 acres 975 ksf	32.5 acres 1095 ksf	+/- 6.0 acres +/- 60 ksf
Attraction (FAC 28-24.016)	350 parking spaces	50 parking spaces	650 parking spaces	+/- 300 parking spaces
Hotel (FAC 28-24.026)	1435 rooms	1360 rooms	1510 rooms	+/- 75 rooms
Residential (FAC 28-24.023)	360 units	310 units	410 units	+/- 50 units

Note:

(1) ksf = 1000 square feet

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	DRI Approved Development Program	2012 Trip Conversion Matrix with PD12-00010 (1)	PD12-0010 Proposed Development Program
Commercial (sq.ft)	446,000 sf	(+) 9,000 sf	455,000 sf
Hotel (rooms)	1,360		1,360
Attraction (sq.ft.)	20,000		20,000
Trade Center (sq.ft.)	975,000		975,000
Short term Rental/Timeshare Residential (Units)	410	<i>(-)100 units = 9 ksf</i>	310

(1) Trip conversion rate from Exhibit 4 of CTS DRI; Timeshare to Tourist Commercial = 0.09 ksf/unit