

# **ARTICLE 3 - GROWTH AND INFRASTRUCTURE PHASING**

## **CHAPTER 3-10**

### **GROWTH AND INFRASTRUCTURE PHASING: INTENT**

#### **Sections:**

- 3-10.1 Title and Purpose**
- 3-10.2 Organization**

**Section 3-10.1 Title and Purpose.** Article 3 of the Land Development Regulations is entitled Growth and Infrastructure Phasing. The purpose of this article is to provide limits on the rate and extent of development in order that public facilities and services may be planned more efficiently, to provide level of service standards for selected public facilities and services, and to ensure that public facilities and services are available concurrent with the impacts of development.

**Section 3-10.2 Organization.** Article 3 consists of the following chapters:

- (a) 3-10 Growth and Infrastructure Phasing: Intent
- (b) 3-20 Growth Standards
- (c) 3-30 Infrastructure Standards

## CHAPTER 3-20

### GROWTH STANDARDS

**Sections:**

- 3-20.1**        **Purpose**
- 3-20.2**        **Development Maximums**
- 3-20.3**        **Land Consumption Maximums**
- 3-20.4**        **Development Thresholds**

**Section 3-20.1 Purpose.** The purpose of this chapter, Chapter 3-20, Growth Standards, is to set forth the overall limitations on all development within the District. This chapter implements Section 163.3202(2)(b) F.S.

**Section 3-20.2 Development Maximums.** Development of the following uses shall not exceed the maximum increments for growth as specified in Table 2-1 of the Comprehensive Plan, as summarized herein in Table 3-20.2. The figures in the last two columns indicate development in addition to base conditions.

**Table 3-20.2: Maximum Development 1998 through 2003 and 1998 through 2008**

Use	Plan Designation Where Use Is Permitted	1998 Base Condition	1998 through 2003* Maximum Increment	1998 through 2008* Maximum Increment
Hotel/Motel	Hotel/Resort Mixed Use	25,015 Rooms	13,600 Rooms	18,100 Rooms
Other Resort Unit	Hotel/Resort Mixed Use	2,073 Units	700 Units	1,300 Units
Golf Courses	Hotel/Resort Mixed Use	99 Holes	18 Holes	36 Holes
Office	Commercial Mixed Use	882,000 S.F.	400,000 SF	700,000 SF
Retail/Restaurant	Commercial Mixed Use	826,000 S.F.	450,000 SF	600,000 SF
Major Theme Parks	Entertainment Mixed Use	4 Parks	1 Park	1 Park
Minor Theme Parks	Entertainment Mixed Use	4 Parks	2 Parks	3 Parks

Source: Sedway Consulting, RCID, 1998

Note: \* Development in addition to base conditions.

**Section 3-20.3 Land Consumption Maximums.** The total amount of land area devoted to the following uses shall not exceed the development maximums as specified in Table 2.2 of the Comprehensive Plan, as summarized herein in Table 3-20.3.

**Table 3-20.3: Projected Land Area To Be Developed, 1998-2008**

Use	1998 Average Density	1998-2008 Development Maximums	1998-2008 Acres Used at 1998 Density
Hotel/Motel	14.1 rooms/AC	18,100 rooms	1,283
Other Resort Unit	14.1 units/AC	1,300 units	92
Golf Course	9.5 holes/AC	36 holes	342
Office	0.31 FAR	700,000 SF	52
Retail/Restaurant	0.13 FAR	600,000 SF	106
Major Theme Park	377 AC/park	1 park	377
Minor Theme Park	85 AC/park	3 parks	255
Support Facilities/Roads	--	--	600
<b>TOTAL</b>			<b>3,107</b>

Source: Sedway Consulting, 1999

**Section 3-20.4 Development Thresholds.** The total amount of development shall not cause the infrastructure demand for the following services and/or facilities to exceed the development thresholds as specified in Table 2.3 of the Comprehensive Plan, as summarized herein in Table 3-20.4.

**Table 3-20.4: Development Thresholds for Mixed Use Areas**

Service	Unit of Measurement	1998*	2003**	2008**	1998 through 2008 Increment
Traffic	trips/average day	189,767	305,662	354,302	164,535
Water	mgd/average day	18.6	25.3	28.0	9.4
Wastewater	mgd/average day	11.3	17.0	19.0	7.7
Solid Waste (transfer station weight only)	tons/average day	165.5	189.4	214.7	49.2
Drainage	CFS at S-40	3,282	3,282	3,282	0
Neighborhood Park	acre/1,000 residents	2.0	2.0	2.0	0
Community Park	acre/10,000 residents	20.0	20.0	20.0	0

Source: Sedway Consulting, 1999

Notes: \* Figures include allowance for projects approved, under construction, or opened in 1998 and early 1999

\*\* Figures include 0.2 mgd water allowance and 0.75 mgd sanitary sewer allowance for Horizons West

## CHAPTER 3-30

### INFRASTRUCTURE STANDARDS

#### Sections:

3-30.1	Purpose
3-30.2	Maintenance of Standards
3-30.3	Roadway System
3-30.4	Potable Water
3-30.5	Sanitary Sewage
3-30.6	Solid Waste
3-30.7	Drainage
3-30.8	Parks and Recreation

**Section 3-30.1 Purpose.** The purpose of this chapter, Chapter 3-30, Infrastructure Standards, is to set forth the level of service standards for roads, potable water, sanitary sewer, solid waste, drainage, and parks and recreation. This chapter implements Section 163.3202(2)(g) F.S.

**Section 3-30.2 Maintenance of Standards.** The standards in this chapter shall be used in the concurrency management review pursuant to Chapter 6-30.

**Section 3-30.3 Roadway System.** The level of service standards for public roads within the District are as provided in this section.

- (a) **Peak Season.** The level of service standards are based on the peak season, which is defined as June through August.
- (b) **Constrained Facilities.** A fifteen (15) percent increase in service flow rates (capacities) shall be allowed for those roads designated as constrained facilities in the Traffic Circulation policies of the Comprehensive Plan.
- (c) **Standards.** The level of service standards for roads are as follows:

Functional Classification	State Facilities	County Facilities	District Facilities
Principal Arterial (Limited Access)	D	N/A	N/A
Principal Arterial (Major)	D	N/A	E
Minor Arterial	E	E	E
Collector	N/A	E	E
Local	N/A	N/A	N/A

(d) Definitions. The definitions of the level of service standards for roads are as follows:

- (1) LOS A: Denotes a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
- (2) LOS B: Denotes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear a single signal cycle.
- (3) LOS C: Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
- (4) LOS D: Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one signal cycle during short peaks.
- (5) LOS E: Denotes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.
- (6) LOS F: Denotes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

**Section 330.4 Potable Water.** The level of service standards for potable water used within the District are as follows:

Land Use	Unit	Average Gallons/Day
Residential	Dwelling	350
Hotel		
Luxury/Deluxe	Rooms	250
First Class	Rooms	200
Moderate/Economy	Rooms	150
Other Resort	Rental Units	300
Support/Office	Square Feet	0.25
Retail/General Commercial	Square Feet	0.30
Restaurant	Seat	25
Theme Park (general)	Guest	80
Theme Park (water)	Guest	170

**Section 3-30.5 Sanitary Sewage.** The level of service standards for sanitary sewage generated within the District are as follows:

Land Use	Unit	Average Gallons/Day
Residential	Dwelling	300
Hotel		
Luxury/Deluxe	Rooms	230
First Class	Rooms	180
Moderate/Economy	Rooms	130
Other Resort	Rental Units	250
Support/Office	Square Feet	0.20
Retail/General Commercial	Square Feet	0.25
Restaurant	Seat	20
Theme Park (general)	Guest	50
Theme Park (water)	Guest	110

**Section 3-30.6 Solid Waste.** The level of service standards for solid waste generated within the District are as follows:

Land Use	Unit	Average Pounds/Day
Residential	Dwelling	11.5
Hotel		
Luxury/Deluxe	Rooms	15
First Class	Rooms	8.5
Moderate/Economy	Rooms	5.5
Other Resort	Rental Units	10
Support/Office	Square Feet	0.01
Retail/General Commercial/Restaurant	Square Feet	0.20
Theme Park (general)	Guest	1.5
Theme Park (water)	Guest	1.0

**Section 3-30.7 Drainage.** The level of service standards for drainage within the District are as set forth in this section.

- (a) **Main Drainage System.** The main District Drainage System shall convey the 50-year, 3-day storm event as determined by the RCID stormwater model.
- (b) **S-40 Structure.** The discharge at S-40 shall be limited to 3,282 cubic feet per second during a 10-year, 3-day storm event.
- (c) **Arterial Roadways.** Arterial roadways shall remain above the 50-year, 3-day storm event elevation as determined by a stormwater model acceptable to the District.

- (d) Floor Levels. The first floor of all habitable structures and public facilities shall be a minimum of one (1) foot above the 100-year, 3-day storm event elevation, as determined by a stormwater model acceptable to the District.
- (e) Detention and Retention. All development sites shall provide detention or retention before discharge into the District system as set forth in one of the subsections below.
  - (1) Wet detention volume shall be provided equal to the first one (1) inch of runoff times the development site acreage, or two and one-half (2 1/2) inches times the development site acreage multiplied by the percentage of imperviousness, whichever is greater;
  - (2) Dry detention volume shall be provided equal to seventy-five (75) percent of the amount computed in Subsection (e)(1) of this section; or
  - (3) Retention volume shall be provided equal to fifty (50) percent of the amount computed in Subsection (e)(1) of this section.

**Section 330.8 Parks and Recreation**. The level of service standards for parks and recreation facilities within the District are as set forth in this section.

- (a) Neighborhood Parks. Two (2) acres of neighborhood parkland shall be provided per 1,000 permanent residents.
- (b) Community Parks. Twenty (20) acres of community parkland shall be provided per 10,000 permanent residents.