

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

Use	Plan Designation Where Use Is Permitted	2009 Base Condition	2010 through 2015 Maximum Increment	2010 through 2020 Maximum Increment
Hotel/Motel	Hotel/Resort Mixed Use	28,267 Keys	6,300 Keys	11,300 Keys
Hotel/Motel	Mixed Use 180 Acres of Western Beltway Property (Parcel Id Numbers: 21-24-27-0000-00- 003, 005, 008)		1,757 Keys	1,757 Keys (Subset of 11,300 Hotel/Motel Keys)
Other Resort Unit	Hotel/Resort Mixed Use	5,000 Keys	4,000 Keys	8,900 Keys
Other Resort Unit	Mixed Use 180 Acres of Western Beltway Property (Parcel Id Numbers: 21-24-27-0000-00- 003, 005, 008)			1,259 Keys (Subset of 8,900 Hotel/Motel Keys)
Golf Courses	Hotel/Resort Mixed Use	81 Holes	0 Holes	18 Holes
Office	Commercial Mixed Use	882,000 S.F.	100,000 SF	150,000 SF
Retail/Restaurant	Commercial Mixed Use	897,887 S.F.	560,000 SF	835,000 SF

Use	Plan Designation Where Use Is Permitted	2009 Base Condition	2010 through 2015 Maximum Increment	2010 through 2020 Maximum Increment
Office/Retail/ Restaurant	Mixed Use 180 Acres of Western Beltway Property (Parcel Id Numbers: 21-24-27-0000-00- 003, 005, 008		450,000 SF (Subset of 150,000 SF Office and 835,000 SF Retail/Restaurant)	450,000 SF (Subset of 150,000 SF Office and 835,000 SF Retail/Restaurant)
Major Theme Parks	Entertainment Mixed Use	4 Parks	0 Park	1 Park
Minor Theme Parks	Entertainment Mixed Use	3 Parks	1 Park	2 Parks

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, 2009-2018

Use	2010 Average Density	2010-2020 Development Maximums	2010-2020 Based on 2010 Density
Hotel/Motel	13.9 Keys/Acre	11,300 Keys	813
Other Resort Unit	13.9 Keys/Acre	8,900 Keys	640
Golf Course	13.1 Acres/Hole	18 holes	236
Office	0.31 FAR	150,000 SF	12
Retail/Restaurant	0.14 FAR	835,000 SF	146
Major Theme Park	377 Acres/Park	1 park	377
Minor Theme Park	107 Acres/Park	2 parks	214
Support Facilities/Roads	--	--	250
TOTAL			2,688

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	2010 Base Condition	2015	2020	2010 through 2020 Increment
Traffic	trips/average day	238,015	343,774	436,295	198,280
Water	mgd/average day	16.23	19.607	23.922	7.692 mgd
Wastewater	mgd/average day	11.641	14.398	18.263	6.622 mgd
Solid Waste (transfer station weight only)	tons/average day	177	224	274	97 tons/day
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

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 Transportation Element 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	E
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 3-30.4 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 (General)	Keys	200
Luxury/Deluxe	Keys	250
First Class	Keys	200
Moderate/Economy	Keys	150
Other Resort	Keys	250
Convention Space	Square Feet	0.25
Support/Office	Square Feet	0.25
Retail/General Commercial	Square Feet	0.30
Restaurant	Seat	25
Theme Park (general)	Guest	50
Theme Park (water)	Guest	75

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 (General)	Keys	180
Luxury/Deluxe	Keys	230
First Class	Keys	180
Moderate/Economy	Keys	130
Other Resort	Keys	230
Convention Space	Square Feet	0.20
Support/Office	Square Feet	0.20
Retail/General Commercial	Square Feet	0.25
Restaurant	Seat	20
Theme Park (general)	Guest	30
Theme Park (water)	Guest	50

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 (General)	Keys	7.5
Luxury/Deluxe	Keys	11.0
First Class	Keys	7.5
Moderate/Economy	Keys	6.0
Value	Keys	3.5
Other Resort	Keys	6.0
Convention Space	Square Feet	0.0325
Support/Office	Square Feet	0.002
Retail/General Commercial /Restaurant	Square Feet	0.0325
Theme Park (general)	Park	10 to 20 tons*
Theme Park (water)	Park	0.5 to 1.0 tons*

*depending on size and amenities

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) 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) Retention volume shall be provided equal to fifty (50) percent of the amount computed in Subsection (e)(1) of this section.

Section 3-30.8 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.