February 21, 2017

Joel A. Ivey
IVEY Planning Group, LLC
691 Keeneland Pike
Lake Mary, FL 32746

RE: PD16-00028 Revised Approval Letter – Approval to amend and restate the previously approved Osceola Corporate Center (OCC) Planned Development (PD16-00014) to incorporate the Station Area Plan (SAP) for Parcels 20, 21, 22, and 23 as required by the Special Condition imposed by the Board of County Commissioners, and provide additional cross sections for TOD Neighborhood Streets.

Dear Mr. Ivey,

Your request for modification of the Osceola Corporate Center Planned Development (PD16-00014) was reviewed under Planned Development (PD) application PD16-00028. The following revisions were categorized as a minor amendment by an approval letter issued on December 5, 2016:

- Provide a Station Area Plan for Parcels 20, 21, 22, and 23.
  - The Station Area Plan for Parcel 18 was previously evaluated for compliance with the Osceola County Comprehensive Plan and approved by PD15-00016; the SAP contains a notes section that demonstrates compliance with the Osceola County Comprehensive Plan.
  - The Station Area Plan for Parcels 20, 21, 22, and 23 was previously evaluated and found in compliance with the Osceola County Comprehensive Plan; and contained a notes section that demonstrates compliance with the Osceola County Comprehensive Plan. This plan was approved as PD16-00028 on December 5, 2016.

- Provide additional cross sections for TOD neighborhood streets.
  - PD16-00014 only contained cross sections for streets with bicycle lanes and/or medians. Additional cross sections provide options for on-street parking, or local streets consistent with the Land Development Code.

Due to constraints placed on development within the previously approved Station Area Plan by the Florida Gasline Transmission Company (FGT) easement, a review and update of the Station Area Plan was required. This letter approves the revised Station Area Plan and maintains PD16-00028 as the reference number. No additional changes have been made to the narrative, or the TOD neighborhood
street cross sections.

This PD Amendment supersedes PD16-00014 and all development shall comply with PD16-00028. The approval of PD16-00028 satisfies the following **Special Condition** imposed by the Osceola County Board of County Commissioners at their meeting on September 15, 2014 for PD14-00013:

A Station Area Plan shall be completed for Parcels 18, 20, 21, 22 and 23 prior to issuance of SDP in accordance with the Future Land Use Element of the Osceola County Comprehensive Plan.

The narrative, date-stamped, “Revised December 5, 2016”, has been approved and is attached for your reference.

All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Planning & Design Office, shall be considered to be binding upon the applicant, provided such commitments are not in conflict with the Comprehensive Plan, Land Development Code (LDC) or other development regulations in effect at the time of development.

If we can be of further assistance, please contact Photenie Burnett, Project Coordinator at (407) 742-0293 or Photenie.Burnett@osceola.org.

Respectfully,

[Signature]

Kerry Godwin, AICP
Director, Planning and Design Studio

KG/pab

Cc:  Thomas Roehlk, TomRoehlk@Tupperware.com
     Joel Ivey, joeli@iveypg.com
     PD16-00028 Record File

ATTACHMENTS:
PD16-00028 dated “Revised December 5, 2016” with updated Station Area Plan
OSCEOLA CORPORATE CENTER

PD Amendment & Agreement (PD16-00028)

The OCC PD was originally approved as a PD and DRI in 1989. The DRI development order has since been rescinded. The DRI development order conditions of approval were administratively moved to the OCC PD. Vesting previously acquired by the applicant by virtue of the DRI development order conditions and performance in reliance thereon is affirmed and continues to exist notwithstanding the rescission of the DRI DO and the movement of the conditions to the PD document.

Prepared for:
Deerfield Land Corporation
PO Box 2353
Orlando, FL 32802-2353

Prepared by:
IVEY PLANNING GROUP, LLC
691 Keeneland Pike,
Lake Mary, FL 32746
(407) 312-0622

Revised December 5, 2016
TABLE OF CONTENTS

I. GENERAL INFORMATION ................................................................. 4
   A. Development Program .................................................................. 4
   B. The PD Master Plan .................................................................. 5
   C. Access Management .................................................................. 5
   D. Open Space and Preserved lands .............................................. 5
   E. Perimeter Buffers ...................................................................... 5
   F. Residential Density .................................................................... 6
   G. Transportation .......................................................................... 6
   H. Applicant/County Commitments .................................................. 8

II. NON-TOD LAND USES & DEVELOPMENT STANDARDS ....................... 9
   A. Permitted Uses include ............................................................. 9
   B. Design Standards ..................................................................... 10
      1. Minimum Building Setbacks .................................................. 10
      2. Dumpsters ............................................................................. 11
      3. Parking ................................................................................. 11
      4. Roads ................................................................................... 11
      5. Outdoor Sales and Storage ..................................................... 11
      6. Multiple Buildings on a Single Lot ........................................ 12
      7. Landscaping ....................................................................... 12
      8. Self-storage facilities (parcel 3 and 19 south only): ............ 12

III. TRANSIT ORIENTED DEVELOPMENT (TOD) ZONES .......................... 13
   A. TOD PRIMARY ZONE (Parcel 21) .............................................. 13
      1. Uses .................................................................................... 13
      2. Mix of Uses ........................................................................ 14
      3. Design Standards ................................................................ 14
      4. Block Size .......................................................................... 15
      5. Public Uses ......................................................................... 16
      6. Streets ............................................................................... 16
      7. Parking ............................................................................... 16
      8. Pedestrian and Bicycle System ............................................. 16
   B. TOD Secondary Zone (Parcel 18, 20, 22, and 23) ..................... 17
      1. Uses .................................................................................... 17
      2. Mix of Uses ........................................................................ 17
      3. Design Standards ................................................................ 18
      4. Building Height .................................................................. 18
      5. Block size .......................................................................... 18
      6. Public Uses ......................................................................... 18
      7. Streets ............................................................................... 19
      8. Parking ............................................................................... 19
      9. Pedestrian and Bicycle ......................................................... 19
LIST OF TABLES & EXHIBITS

Table 1 - Development Program ................................................................. 4
Table 2 – Development to Date ................................................................. 4
Table 3 – Perimeter Buffers ................................................................... 5
Table 4 – TOD Development Program .................................................... 13

Exhibit 1 – PD Master Plan ..................................................................... 20
Exhibit 2 – TOD Street Plan ...................................................................... 23
Exhibit 3 – Conceptual Bicycle and Pedestrian Facility Planned Network .......................................................... 25
Exhibit 4 – Obligations and Commitments ............................................. 27
Exhibit 5 – Legal Description .................................................................. 29
Exhibit 6 - Future County Light Rail Location Map ................................ 31
Exhibit 7 - Station Area Plan for Parcel 18 Only ....................................... 33

Appendix A: Signage CPD incorporated into PD ...................................... 48

ORGANIZATION OF PD

This PD is organized into three parts to preserve existing entitlements that have been relied upon by the developer and used in the development process, to establish guidelines for non TOD parcels and to establish guidelines for a TOD zone. The three parts of the OCC PD are:

General Information Section- This section describes guidelines and standards that are applicable on a “property wide” basis and includes the overall development program approved for this PD, access management, preserved lands and commitments that have been made between the County and the applicant.

Non-TOD Parcels- This section describes guidelines and standards for parcels 1-3, 5, 6-11, 16, 16 South, 17, 19, and 19 South.

TOD Parcels- This section is divided into a primary and secondary zone and describes guidelines and standards for parcel 21 (primary zone) and parcels 18, 20, 22, and 23 (secondary zone) of the master plan.

Exhibit 1 identifies three zones: non-TOD zone, TOD primary zone, and TOD secondary zone.
I. GENERAL INFORMATION

A. Development Program. The Osceola Corporate Center Planned Development (OCCPD) permits the development program outlined in Table 1 below.

Table 1 - Development Program

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Total Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office*</td>
<td>1,852,200 S.F.</td>
</tr>
<tr>
<td>Office/Warehouse</td>
<td>80,000 S.F.</td>
</tr>
<tr>
<td>Hotel</td>
<td>500 Rooms</td>
</tr>
<tr>
<td>Commercial/Retail</td>
<td>1,779,500 S.F.</td>
</tr>
<tr>
<td>Multi-Family**</td>
<td>Minimum 6 d.u./acre</td>
</tr>
</tbody>
</table>

*includes light manufacturing
**Multi-family may be converted to ALF/retirement facility at the rate of 1 multi-family unit equals 3 ALF units.

Churches and Synagogues and similar facilities intended for worship are permitted uses. Modifications may be made to this development program so long as the total average daily trips generated by the development program listed in Table 1 (totaling 98,234 average daily trips) are not exceeded and the use is consistent with the adopted County Comprehensive Plan. Site development plans are required regardless of the change. The above uses are allowed anywhere within OCCPD. The Tupperware World Headquarters and all of its ancillary buildings and uses are allowed and do not apply to the total building program referenced herein. Similarly, the SunRail station and its attendant facilities, and the County’s proposed fixed guideway stations and facilities are allowed and do not apply to the building program referenced herein.

PD 14-00013 allowed changes to parcels still owned by the applicant, consisting of approximately 724 acres, out of the original 917.99 acres contained in the PD. However, all of the original parcels are shown on the PD Master Plan included as Exhibit 1 as described in the contents of the 2014 PD Agreement for the purpose of retaining the substance of the whole PD in one document.

As noted, since the original approval, there has been development that has decreased the development yields approved below. As of the PD submittal date, the following development, by use, has occurred:

Table 2 – Development to Date

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>Approved</th>
<th>Developed</th>
<th>Under Development</th>
<th>Total Improvements</th>
<th>Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office (S.F.)</td>
<td>1,852,200</td>
<td>188,000</td>
<td>0</td>
<td>206,844</td>
<td>1,645,356</td>
</tr>
<tr>
<td>Office/Warehouse (S.F.)</td>
<td>80,000</td>
<td>80,000</td>
<td>0</td>
<td>80,000</td>
<td>0</td>
</tr>
<tr>
<td>Commercial/Retail (S.F.)</td>
<td>1,779,500</td>
<td>1,625,980</td>
<td>0</td>
<td>1,625,980</td>
<td>153,520</td>
</tr>
<tr>
<td>Hotel (Rooms)</td>
<td>500</td>
<td>0</td>
<td>120</td>
<td>120</td>
<td>380</td>
</tr>
<tr>
<td>Multi-Family (Units)*</td>
<td>2,350</td>
<td>1180</td>
<td>606</td>
<td>1,786</td>
<td>564</td>
</tr>
</tbody>
</table>

*Min. 6 d.u./acre, not to exceed 2,350 total units within the Osceola Corporate Center PD.

Note: The figures reflected in Table 2 include all sites currently permitted and under review through Osceola County as of the date of this Minor PD Amendment. Detailed development report is included as part of Exhibit 1.
B. **The PD Master Plan.** The PD master plan has been amended to modify configurations of certain parcels to reflect permit requirements; adjustments to wetlands shall be regulated by the appropriate State permitting agencies in a manner consistent with State Law and adopted Florida Administrative Code Rule.

C. **Access Management.** Approved access points from the public roadway network to Osceola Corporate Center have been approved in an Access Management Agreement between Osceola County and the developer. The approved access points are identified on the master plan included herein.

D. **Open Space and Preserved lands.** Preserved lands are not changed as a consequence of this PD amendment with the exception of upland areas south of parcel 8 and changes to remove wetland designations, with the exception of Mill Slough; wetlands that may be removed subject to all permitting requirements include those along the south property line, south of parcel 8 and 10; wetlands south of parcel 16; wetlands north of parcel 18 and west of parcel 20; wetlands between parcel 19 and the railroad/project eastern boundary (to become parcel 19 south if permitted); wetlands between parcels 20 and 22. However, none of the wetlands areas within OCC may be removed without first obtaining the necessary State and/or Federal permits. Once the necessary permits are obtained, it will not be necessary to further amend this PD or the PD master plan.

E. **Perimeter Buffers.** Perimeter buffers, by parcel, are provided in Table 3 below:

<table>
<thead>
<tr>
<th>Parcel#</th>
<th>North</th>
<th>East</th>
<th>West</th>
<th>South</th>
</tr>
</thead>
<tbody>
<tr>
<td>1&amp;2</td>
<td>75</td>
<td>25</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>3</td>
<td>25</td>
<td>25</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>5</td>
<td>75</td>
<td>wetland</td>
<td>25</td>
<td>wetland</td>
</tr>
<tr>
<td>6</td>
<td>15</td>
<td>15</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>7</td>
<td>25</td>
<td>15</td>
<td>25</td>
<td>15</td>
</tr>
<tr>
<td>8</td>
<td>10</td>
<td>wetland</td>
<td>wetland</td>
<td>15</td>
</tr>
<tr>
<td>9</td>
<td>25</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>10</td>
<td>25</td>
<td>wetland</td>
<td>15</td>
<td>wetland</td>
</tr>
<tr>
<td>11</td>
<td>wetland</td>
<td>wetland</td>
<td>wetland</td>
<td>25</td>
</tr>
<tr>
<td>16</td>
<td>15</td>
<td>-0-</td>
<td>wetland</td>
<td>wetland</td>
</tr>
<tr>
<td>16 South</td>
<td>-0-</td>
<td>-0-</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>17</td>
<td>wetland</td>
<td>15</td>
<td>-0-</td>
<td>-0-</td>
</tr>
<tr>
<td>18</td>
<td>wetland</td>
<td>wetland</td>
<td>wetland</td>
<td>-0-</td>
</tr>
<tr>
<td>19</td>
<td>20</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>19 South</td>
<td>20</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>20</td>
<td>wetland</td>
<td>15</td>
<td>wetland</td>
<td>25</td>
</tr>
<tr>
<td>21</td>
<td>-0-</td>
<td>120</td>
<td>15*</td>
<td>wetland</td>
</tr>
<tr>
<td>22</td>
<td>-0-</td>
<td>15</td>
<td>15</td>
<td>wetland</td>
</tr>
<tr>
<td>23</td>
<td>-0-</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
</tbody>
</table>

*The buffer for parcel 21 shall be 25 feet where it abuts developed land (Wetland buffers shall be determined by SFWMD permitting)*
Perimeter Buffers are 75 feet extending eastward along the north property line from the northwest corner of Parcel 1 to the Mill Slough wetland line. Perimeter Buffers are 0 feet extending eastward along the north property line from the easternmost right of way line of US 441 to the westernmost CR 527-ROW line. Perimeter buffers are 0 feet eastward from the northwest corner of parcel 21 to the power-line easement. The buffer for the eastern perimeter of parcel 21 of Osceola Corporate Center will be the 120-foot power line easement, excepting the SunRail station and its supporting infrastructure to include parking, a possible bike trail and stormwater facilities. These uses are permitted within the 120 foot easement provided that such use is not inconsistent with the purpose of the easement.

Perimeter buffers in parcels 19, 19 south, 8 and 3 shall be 15 feet. The western perimeter buffer for parcel one shall be 25 feet. Buffers on each side of Osceola Parkway, John Young Parkway, and US 441 are 25 feet, except for tract 16, 16 south and 18 where the buffer may be 0 feet, parcel 19 and 19 south where the buffer shall be 20 feet and for parcel 6 where the buffer shall be 15 feet. Buffers along Centerview shall be a minimum of 10 feet. Buffers on the East Side of Thacker Avenue are 15 feet. The buffer for Orange Avenue north of Osceola Parkway is 15 feet. Internal collector road buffers are 15 feet excepting Centerview where the buffer shall be 10 feet, and on the TOD parcels 18, 20, 21, 22, and 23 where the buffers may be zero provided that a pedestrian sidewalk is provided on both sides of the road. Wetland buffers are subject to SFWMD permits.

Unless otherwise noted herein, buffers between tracts shall meet the noted zoning requirements and may be natural or landscaped excepting that buffers within parcels may be zero if approved at site plan review. Buffer uses include utilities, signage, sidewalks and driveways, drainage ponds and conveyances and other uses as allowed by Osceola County. However drainage ponds may not be located closer than 15 feet from the right of way line of John Young Parkway, Osceola Parkway, and US 441. 50% of the buffer may be used for parking with the balance to be landscaped and other uses as allowed by Osceola County.

Wetlands within OCC have been subject to a DRI development order since 1989 and are also subject to multiple State permits which have been issued over the course of the last 24 years. The 15th Amended and Restated Development Order states that impacts to wetlands within OCC shall be regulated by the appropriate State permitting agencies in a manner consistent with State Law and adopted Florida Administrative Code Rule. This development order condition is transferred into the PD for OCC and will continue to govern the size, location, and activities permitted in wetlands and their buffers.

F. Residential Density. Given the property's proximity to SunRail, Lynx bus service, and a potential cross county fixed guideway system, high densities are encouraged. Density is not “capped” on a per acre basis but may not exceed 2,350 units total. For non-TOD parcels, a minimum of 6 units per acre shall be met.

G. Transportation. Obligations Contained in Prior Approvals Which Have Been Satisfied by the Developer. To date, the Developer has entered into agreements, paid mitigation monies, constructed improvements and dedicated land in reliance on the Osceola Corporate Center development plan and approvals. Attached hereto as Exhibit 4 and incorporated herein by this reference, are a list of actions completed by the Developer in furtherance of the
development previously and currently authorized by this PD and the Osceola Corporate Center land use approvals.

As a result of the performance outlined in Exhibit 4, the Osceola Corporate Center DRI development order contained the following condition of approval:

“The applicant and the County agree that the conditions outlined herein represent adequate mitigation for the full build-out of the Osceola Corporate Center DRI to the levels described in the development summary table identified in condition 4 of this development order. No further mitigation will be required of the applicant other than the mitigation outline herein for the remainder of the project (phase 3 and the TOD phase).”

The above condition is transferred into this PD. As noted in the quotation above, these contributions and improvements represent adequate mitigation for the full build-out of the project, until the trip threshold is met. Therefore, except as noted specifically below in H.3., further improvements to the transportation network shall not be imposed by the County on the applicant, buyers or tenants unless changes to the development program increase the project’s trip yield. In such an event, the applicant will be subject to impact fees for the increase. Otherwise, OCC may proceed with the balance of the project without the need for traffic impact analysis or equivalent transportation analysis.

In addition to the above DRI development order condition, there were other conditions that obligated the applicant or the County to make certain improvements at such time as they may be needed. These conditions, also imported into this PD include:

1. The applicant will cooperate with FDOT in the provision of way finding signage to assist the public in accessing the SunRail station. Such signage may be provided at the intersection of Osceola Parkway and Orange Avenue and at Orange Avenue and the station’s access road. The applicant may provide a signage easement to FDOT but shall be under no obligation to fund the design or construction of the way finding signage.
2. When warranted, the FDOT shall construct a four-directional signal at the SunRail station access on Orange Avenue and the applicant shall reimburse FDOT for 50% of the total cost of such signal. The applicant shall be permitted access from this intersection for lands to the west of Orange Avenue.
3. The Applicant shall convey, at no cost to the County, 55 feet of right-of-way for the construction of two lanes of the eastern side of a 4-lane Thacker Avenue between Osceola Parkway and Centerview Boulevard, and the Applicant shall have no obligation for the funding, permitting, and construction of such roadway.
4. The Applicant shall convey, at no cost to the County, either 130 feet of right-of-way (inclusive of the current width of Orange Avenue right-of-way) along the route of Orange Avenue from the county line to Osceola Parkway to allow for the eventual widening of Orange Avenue to a four lane roadway, or 130 feet of right-of-way for the potential realignment of Orange Avenue as a four-lane roadway, and the applicant shall have no obligation for the construction of either such roadways. The applicant has reserved right-of-way for such roadway in the platting of its property adjacent to the proposed roadway. The Applicant shall provide/maintain public access to the SunRail commuter rail station. If Orange Avenue is realigned as a four-lane roadway then the Applicant shall be entitled to receive title for the right-of-way of the existing alignment of Orange Avenue once the construction of the realignment has been completed.
5. The applicant shall dedicate, at no cost to the County a maximum of three acres of land, along Osceola Parkway, east of Orange Avenue (and immediately adjacent to the southern side of the parcel dedicated to FDOT for the SunRail station) to be used for the county light rail transit system station and its ancillary uses to include stormwater requirements and the pedestrian connections between the light rail and SunRail stations. Such dedication will be “as is” with no further requirement for improvement or mitigation required of the applicant. The applicant shall reserve the land for such purpose until October 21, 2033. Should the County not proceed with funding and construction within twenty years the reservation shall be released and no dedication shall be required. The applicant and the County may mutually agree to extend the reservation.

6. Should the County elect to implement a fixed guideway/rail system to extend from OCC east and west along Osceola Parkway, then the applicant shall provide, at no cost to the County, a maximum of one acre for a premium transit station. This facility shall abut the north side of Osceola Parkway at its intersection with Greenwald Way. This one acre shall be provided “as is” with no further requirement for improvement or mitigation required of the applicant. Until such dedication is made, the designated land shall be reserved by the applicant for such use. However, should the County elect not to proceed with the fixed guideway system by October 21, 2033, then the applicant’s obligation to reserve or provide the one acre is eliminated without the need to further amend this PD. Alternatively, the County and the applicant may mutually extend the reservation.

7. The applicant shall fund the construction of left and right-turn deceleration lanes at all project entrances on John Young Parkway, Osceola Parkway, US 441, and Orange Avenue (with the exception of the access road to the SunRail station). These improvements shall be constructed when such project entrances are created.

H. Applicant/County Commitments. The applicant and the County also reaffirm the following commitments:

1. If desired by the applicant, the County shall allow the relocation of the existing County retention pond at the intersection of Orange Avenue and Osceola Parkway.

2. To implement the TOD at OCC, it may be necessary to upgrade the utility infrastructure that is currently in existence. The applicant will not bear the expense to upgrade the utilities to parcel 21 but will provide easements necessary for such an upgrade. The applicant shall have no obligation to provide utilities for the rail station. Utilities internal to the site shall be borne by future developers.

3. The property shall not be exempt from corridor-wide taxes, impact fees or similar mechanisms (to include MSTU and TIF) which may be enacted by the County in the future that are generally applicable by their terms to developers of properties along the SunRail or County fixed guideway rail system; provided however, that nothing within the development program contained in this PD, shall be construed to independently impose financial contribution obligations from such transportation systems upon the Applicant or any purchasers of properties of the applicant’s property subject to this PD.

4. The property has been zoned “planned development” by the County since 1990 and substantial development has proceeded. Therefore, the subject property will not be subject to down zoning, unit density reduction or intensity reduction by the County unless the applicant applies for a lesser zoning that is approved by the County.
5. As noted, higher densities and intensities of development are encouraged within OCC. Therefore, there are no limits on building height provided that the approved building program is not exceeded.

6. Pursuant to prior agreement between the County and the applicant, land for a ball field has been donated to the County.

7. The applicant donated the right-of-way needed for access to the SunRail Station from Orange Avenue. The applicant may have access to its property contained within parcel 21 via this internal road. Construction of the first two lanes of the access road from Orange Avenue to the SunRail station will not be the responsibility of the applicant.

II. NON-TOD LAND USES & DEVELOPMENT STANDARDS

Applicability - This section of the OCC PD applies to parcels 1-3, 5-11, 16, 16 south, 17, 19 and 19 South.

A. Permitted Uses include:

1. Multi-family residential uses (to include, for sale or lease, condominiums, apartments and townhouses) and its associated amenities.
2. General office, medical office, banking, service stations, restaurants, and such ancillary support uses within an office building such as restaurants, fitness facilities, hair salons, convenience stores, boutiques, travel agencies, and concierge services.
3. General retail commercial uses for the sale of new merchandise to include books, clothing, furniture, appliances, fuel stations, outdoor sales and storage incidental to a main retailer and other new retail sales and services as reasonably implied to include uses ancillary to retail such as a sandwich shop within a retail store and a veterinary clinic within a pet supply store.
4. Day Care, Elderly Care and Adult Living Facilities and Independent Living Facilities.
5. Hotels and uses ancillary to hotels.
6. Theaters, museums, and galleries for cultural events, art displays and shows, and clubs, lodges and meeting facilities for professional or social organizations.
7. Eating establishments such as restaurants, cafeterias, lounges, supper clubs, and coffee shops.
8. Food preparation facilities for minor products to be sold on premises, such as bakery items, candies, confections, juices and beverages.
9. Medical related uses such as hospitals, emergency clinics, outpatient surgery centers, and medical office.
10. Outside vending, consistent with the requirements of the Land Development Code, is permitted.
11. Plants and/or buildings for the development and production of limited and controlled industrial activities such as scientific and research instruments, surgical and medical instruments and supplies, and watches, clocks and timing devices;
12. Laboratories for research and testing of materials, components and products that are necessary for the development and production of other uses on this parcel;
13. Shipping/receiving warehouses for storage and distribution of materials, components and products which are stored internally only;
14. Plants and facilities for the development and products of photographic equipment and supplies; jewelry, silverware and musical instruments; toys, gifts, and souvenirs; sporting goods and artists supplies; pharmaceutical products, cosmetics, and perfume; printing bookbinding and publishing; electronic components and systems; and the processing and packaging of bakery and dairy products and the preparation of bottle, canned, or frozen foods and drinks and;

15. Self-storage facilities (parcel 3 and 19 south only);
16. Facilities for providing limited convenience services to clients and employees such as restaurants, cafeterias, lounges, and coffee shops;
17. Institutional uses to include buildings used for religious purposes, police and fire stations, conference centers and event centers;

18. Tupperware World Headquarters campus is on parcel 17 and has been approved as a mixed use project with office, retail, light manufacturing, and office support uses to include restaurant/cafeteria.

19. Fitness facilities on parcel 19 south.

B. Design Standards

1. Minimum Building Setbacks
   a) Front setback = 20 feet unless otherwise specified below
   b) Rear setback = 25 feet
   c) Side yard setback = 15 feet, except on parcel 3, 10, 11, 16 and 16 south the side yard setback may be zero provided that it is developed for commercial purposes. On Parcel 3 the setback shall be 25 feet from N. John Young Parkway and 15 feet from the future dedication of Thacker Avenue right-of-way as depicted in the PD Master Plan (Exhibit 1).
   d) Setback from John Young Parkway, U.S. 441 & Osceola Parkway = 25 feet. This setback may be reduced to 15 feet on parcel 6 since it is an interior lot fronting Greenwald Way and there are no plans to widen John Young Parkway between Osceola Parkway and the Orange-Osceola County line.
   e) Setbacks from Orange Avenue shall be 15 feet.
   f) Setbacks from Mary Louis Lane shall be 25 feet.
   g) Setbacks from Thacker Avenue shall be 25 feet. In order to reduce the setback to 15 feet, either of the following shall be required along the entire Thacker Avenue R.O.W extension of the development: three canopy trees and groundcover per 100 linear feet of property frontage, located within the parkway; or two canopy trees and two understory trees and groundcover per 100 linear feet of property frontage, located within the parkway.
   h) Setbacks from Greenwald Way shall be 15 feet.
   i) Setbacks from the unnamed road extending from the proposed SunRail station to Mary Louis Lane shall be 20 feet.
   j) Setbacks from Centerview shall be 10 feet.

Signage, parking, landscaping, and stormwater conveyances and pond setbacks will be in compliance with the Land Development Code.
2. Dumpsters
   a) Dumpsters shall be enclosed on three sides by a masonry wall with a self-closing gate on the fourth side. The masonry wall’s architectural style and color shall be consistent with the architecture style and color of the building it serves.
   b) The three solid sides of the masonry wall shall be landscaped by a hedge or other approved landscaping materials deemed appropriate to screen the wall. The hedge shall be maintained at minimum three feet of height and a maximum height of six feet.
   c) Retail uses and non-retail uses that are contained wholly within a retail center are exempt from 1.a-c above but shall comply with County regulations pertaining to dumpsters.

3. Parking
   a) Parking space dimensions shall be consistent with the Osceola County Land Development Code.
   b) Landscape islands are required at the end of all parking rows. Alternatively, handicapped parking may be substituted for landscape islands at the end of parking rows closest to the allowed use if diagonal parking is proposed and it can be demonstrated that there is sufficient space to allow opening of car doors without interfering with thru traffic on the adjacent drive aisles. Landscaping that may have been installed at the end of these parking rows shall be transferred to an abutting internal collector road.
   c) Landscape requirements in parking areas shall be consistent with the Osceola County Land Development Code. The PD encourages providing pedestrian access from parking lots to store front entrances when feasible.
   d) Minimum parking standards are as follows (with the exception of Self Storage):
      i. retail= 3.5 spaces per 1000 SF of retail;
      ii. office= 2.5 spaces per 1000 SF of office;
      iii. age restricted senior living= 1 space for each 1 bedroom unit and 1.5 spaces for each 2 bedroom unit;
      iv. other uses= parking standards to be determined at site plan review-applicant to provide parking per code or present evidence to staff that parking proposed on plans are adequate for the intended use (County encourages applicants to avoid excessive parking for the intended use).
      v. parking islands between drive aisles are not required.

4. Roads
   All internal roads depicted on the master plan are illustrated as conceptual locations. All internal roads illustrated on the master plan are subject to realignment during the site planning process. Existing roadways are not subject to realignment.

5. Outdoor Sales and Storage
   a) Outside vending operations such as hot dog vendors are permitted between the front of commercial/retail building entrances and their respective parking lot for commercial/retail operations exceeding 60,000 S.F. There shall be at least 6’ of the sidewalk left clear between the vendor structure (if there is one) and the outside
perimeter of the sidewalk. Outside Vending operations shall be located no farther than 15’ from the building front.
b) Outside storage areas shall be buffered from the street and adjacent uses with appropriate landscaping.
c) Restaurants may provide outside dining facilities.

6. Multiple Buildings on a Single Lot
a) This PD agreement allows for the development of more than one building on a single lot.
b) The design standards for the non-TOD parcels are not otherwise changed by this PD amendment.

7. Landscaping
Florida Friendly Landscape Principles shall be applied in order to promote water conservation.

8. Self-storage facilities (parcel 3 and 19 south only):
a) Enclosed spaces only.
b) No outside storage of vehicles, RVs, boats, trucks, trailers, etc.
c) Storage of hazardous materials is prohibited.
d) Building facades visible from the public right-of-way shall have the appearance of an office and/or retail building through the use of doors, windows, awnings, and other appropriate building and design elements.
e) Exterior building material shall be stucco, brick, stone, split faced block, or a combination of those materials. Use of metal or purlin bearing rib (PBR) panels shall be allowed in combination with stucco, brick, stone, or split face block. Building modulation shall be employed to break up long facades and create a visually unique project. Building modulation may be achieved through the use of horizontal and vertical projections or recesses, including awnings, overhangs or other similar architectural features. Color and textural changes that diminish the perceived horizontal scale and massing of buildings, with particular attention given to building corners and primary entrances may also be used.
f) Buildings that accommodate two or more stories shall be designed to have the appearance of a multi-story building through the use of windows, doors, awnings, canopies and other appropriate building elements. At least one primary building façade shall incorporate the above design elements or a minimum of twenty-five (25) percent of the ground floor. Each other primary façade shall have a minimum of these design elements of twenty (20) percent for all floors. For purposes of these design standards, the design elements may consist of transparent windows, vehicular breezeways, or spandrel glass features (without opening into building wall or structure); and dormers, shutters or other architectural elements may be used to further enhance facades.
g) Access to storage units shall be from the interior of the building.
h) Regardless of street frontage, projects shall be limited to two curb cuts on any block face and no more than three curb cuts for any parcel.
Parking for personal storage facilities shall provide one parking space per 3,000 GSF for the storage area and three spaces per 1,000 SF for the office/retail area. At the time of site plan submittal, an applicant may propose alternative standards based on parking studies of similar facilities. Based on such a study, the County may agree to accept a different standard for the applicant. However, the County reserves the right to accept or reject the conclusions of the study and at no time shall the required parking for the office/retail area be less than three spaces per 1,000 SF. It will not be necessary to further amend this PD if, based on the aforementioned study, a different standard is accepted by the County.

III. TRANSIT ORIENTED DEVELOPMENT (TOD) ZONES

Applicability - The Osceola Corporate Center includes a Transit Oriented Development that consists of parcels 18, 20, 21, 22, and 23. Within the TOD, there is a primary zone and a secondary zone. The development program for the TOD is as follows:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Total Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>1,000,000 s.f.</td>
</tr>
<tr>
<td>Retail</td>
<td>200,000 s.f.</td>
</tr>
<tr>
<td>Multi-family</td>
<td>Minimum 6 d.u./acre</td>
</tr>
<tr>
<td>Hotel</td>
<td>200 rooms</td>
</tr>
<tr>
<td>Light Manufacturing</td>
<td>80,000 s.f.</td>
</tr>
</tbody>
</table>

The above program may be increased by either decreasing the amount of development approved on non-TOD lands or by reducing the square footage of another use from the above table such that the total number of trips (98,234) for OCC does not increase.

A. TOD PRIMARY ZONE (Parcel 21)

The standards for the primary zone follow:

1. Uses. The primary zone represents the core of the TOD and shall be mixed use and abut the SunRail station. Buildings may be either single use or mixed use. The development program of the TOD Primary Zone consists of:
   a) Parking garages and surface parking;
   b) Shared parking facilities;
   c) Bus terminal;
   d) Charging stations;
   e) General office and uses ancillary to general office such as restaurants, fitness centers, and concierge services;
   f) Medical office (except that any use interpreted by the County as a “pill mill” is prohibited);
   g) General retail to include supermarkets, retail up to 140,000 s.f., and convenience retail;
h) Multi-family (to include, for sale or lease, condominiums, apartments and townhouses) and associated amenities;
i) Hotel and uses ancillary to hotel to include fitness centers, restaurants, business centers, concierge services, and convention facilities, swimming and tennis facilities;
j) Daycare and Elderly Care;
k) Single use or Mixed-use buildings to include any of the above uses, excepting residential shall not be on the ground floor of a mixed use building;
l) Structures developed and used by FDOT for SunRail;
m) Public uses;
n) Entertainment facilities to include cinemas, theaters, band shells, etc.;
o) Institutional uses to include buildings used for religious purposes, police and fire stations, conference centers and event centers.

2. Mix of Uses. The TOD primary zone shall have a mix of uses with the following minimums:
   a) Public Uses/Open Space/Park- 10% (Wetlands shall be allowed to satisfy 50% of this requirement). Other requirements for open space may be met by plazas, curvilinear retention ponds and other amenities recognized by the County’s Land Development Regulations.
   b) Commercial (retail and office)- 25%
   c) Multi-family- 30%
   d) Percentages based on site acreage. In the case of a mixed use building, use is allocated by matching the percentage of use within a building to the percentage of the site. The County may waive these minimums if, due to a high density or intensity development within the TOD being approved the acreage minimums can no longer be realistically achieved.

3. Design Standards.
   a) Floor Area Ratio and Densities- Maximum floor area ratios (FAR) and residential densities will be determined at the time of site plan review. However, densities and intensities are expected to be some of the highest in the County. High densities and intensities are especially encouraged within the TOD primary and secondary zone.
   b) Internal buffers and setbacks- Internal buffers and setbacks within parcel 21 may be zero except in the following circumstances:
      i. Wetland buffers: shall be consistent with permitting requirements of the SFWMD.
      ii. Abutting developed land: (there is one on the north end of parcel 21) shall be “protected” by a 15 foot vegetated buffer which shall include the plantings of a Medium buffer.
      iii. Retention ponds: shall have a 15 foot buffer and building setback line.
      iv. Outdoor active recreational areas: shall have a buffer from residential uses and mixed use buildings with a residential component of 25 feet, or shall restrict hours of operation to daylight hours.
      v. Public Safety: The County determines that, in the interest of public safety or welfare (e.g. concerns related to fire) that a minimum buffer must be established at SDP.
      vi. For TOD parcel 21, setbacks are waived unless any part of these parcels is not developed as a TOD, in which case the setbacks noted in II.B.1. apply. However, front setbacks on framework roads shall accommodate a 12 foot
pavement amenity zone, with 8 feet dedicated to an unimpeded sidewalk, the remaining area setback may be used for outside seating/dining and street amenities/furniture. Setbacks shall be at least 6 feet in width on neighborhood streets. Finally, there must be a setback along the north property line of 25 feet.

c) *Encroachment over sidewalks allowed* - Buildings fronting framework streets may encroach over a sidewalk (gallery) by up to eight feet, but an 8 foot unimpeded sidewalk must be maintained. However, an applicant will have to demonstrate at SDP that such plans can accommodate signage, will not interfere with pedestrians and will not interfere with passing vehicles.

d) *Architectural consistency and compatibility* - To promote a cohesive plan of development, buildings shall have architectural features that offer common themes and styles while recognizing local character. Acceptable examples that are common in Florida include Italianate Revival, Mediterranean, Neo-classical, and Art Deco Mission.

e) *Building Orientation* - Buildings shall be oriented towards the street emphasizing pedestrian circulation vs. massed parking. Where possible, building fronts shall face a collector vs. a neighborhood street.

f) *Façade Treatment* - Large unadorned walls shall be avoided by providing visual variety. Therefore, front facades and street facing side facades shall not exceed twenty-five horizontal feet without including at least one of the following elements:

i. Awnings - at least four feet in depth
ii. Arcades - at least eight feet in depth with a minimum height of 10 feet
iii. Deviation in Setback of no less than 12 inches
iv. Doors
v. Windows

Facades may include design elements such as roof overhangs, cornices, columns, lintels above windows and dormer windows. Such architectural features should be continued around all sides of the building that are visible from the public realm. Opaque glass and translucent glass is prohibited on the ground floor front façade except translucent glass may be allowed when used as etching for part of a window sign. Storefronts shall be at least 10 feet in height as measured from the abutting front sidewalk. Maximum height is 16 feet. Doorways shall be recessed from the façade at least three feet. The intent of the above is to avoid the adverse visual impact of a “canyon” effect, which may be unintentionally produced by an uninterrupted series of flat walls.

g) *Building height* - There is no height limit.

Together, the above requirements will create a development pattern that is pedestrian in scale, and which draws the attention of the pedestrian to the street level while still providing needed design flexibility to accommodate tenants/owners within the TOD primary zone over time.

4. *Block Size.* To promote pedestrian and bicycle use within parcel 21, blocks should approximate 600 X 230 feet with some flexibility being granted in recognition of the fixed access points along Orange Avenue. Deviations to increase these dimensions of 10 percent are allowed. Shorter and narrower blocks are also allowed. However single frontage residential blocks shall be avoided.
5. Public Uses. Parks and plazas should provide the visual focus of the TOD primary zone and should front streets and residential areas. Parks, plazas, active recreation facilities, fire and police sub stations, libraries, post offices and governmental offices are allowed. Such uses should be located in retail areas or by small parks. The recreational facilities should be adequate to meet the needs of the TOD population.

6. Streets. Streets within the TOD primary zone are divided into two types- TOD framework streets and TOD neighborhood streets. There are two TOD framework streets to include the access road to the SunRail station from Orange Avenue and the north-south “spine road” within parcel 21 generally paralleling Orange Avenue. The remainder of the roadways within parcel 21 are neighborhood streets. Exhibit 2 provides design standards for the framework and neighborhood streets. In addition to the above, a developer may apply to the County for implementation of alleys in which case, the design parameters shall be determined at the time of SDP.

7. Parking. On-street parking is allowed throughout the TOD primary zone subject to final approval at SDP. Such parking may either be parallel or angle. Where such parking is provided in front of residential, the spaces may be counted against the minimum parking requirements.

The number of parking for commercial uses may be reduced below current County standards by 15% in the TOD primary zone. Residential parking requirements may be reduced by 5%. Reductions for mixed use buildings shall reflect these percentages based on their mix of uses.

At grade parking lots shall not dominate the frontage of pedestrian-oriented framework streets. Parking lots that serve buildings facing pedestrian oriented streets should be located to the rear of buildings. In development that fronts two pedestrian oriented streets, parking lots should not occupy more than one fourth of the frontage, or no more than 75 feet, of a pedestrian oriented street such as the framework streets referenced herein.

As noted, structured parking is a permitted use. Such parking may exceed the 25% frontage limitation referenced in the preceding paragraph provided that at least half of the ground floor is used as office, retail, or institutional space.

8. Pedestrian and Bicycle System. All framework and neighborhood streets shall have sidewalks on both sides. Framework streets shall be sufficiently wide to accommodate designated bicycle lanes. Bicycle racks are permitted in all land use categories. Bikeways should be placed in front of buildings and residences vs. behind them. As an exception, pedestrian sidewalks and bikeways are permitted along, or in, the power line easement provided that such use is consistent with the easement agreement and the inclusion of such facilities in this location provides connectivity to a larger internal bicycle and pedestrian network.
B. TOD Secondary Zone (Parcel 18, 20, 22, and 23)

The building program for the TOD is established in Table 4 above. The design standards for the secondary zone follow.

1. Uses. The following uses shall be permitted on parcel 18, 20, 22, and 23:
   a) Hotel and uses ancillary to hotels;
   b) Multi-family residential (to include, for sale or lease, condominiums, apartments and townhouses) and associated amenities;
   c) Convention facilities such as auditoriums, conference rooms or display areas as accessory to a hotel;
   d) Shops and stores for convenience goods such as gifts, souvenirs, clothing, flowers, books, artists supplies, crafts or hobbies;
   e) General retail commercial uses for the sale of new merchandise to include books, clothing, furniture, appliances, fuel stations, outdoor sales and storage incidental to a main retailer and other new retail sales and services as reasonably implied to include uses ancillary to retail such as a sandwich shop within a retail store and a veterinary clinic within a pet supply store;
   f) General Office;
   g) Hospital, emergency care, surgery outpatient centers and Medical office (except any use interpreted by the County as a “pill mill” is prohibited);
   h) Daycare facilities;
   i) Elderly care facilities including independent living facilities;
   j) Facilities for providing limited convenience services to clients and employees of these parcels such as restaurants, cafeterias, lounges, and coffee shops;
   k) Restaurants with drive thru windows;
   l) Mixed-use buildings containing any of the uses listed above, provided that residential shall not be on the ground floor of a mixed use building;
   m) Office Warehouse uses intended to assemble, store, and/or distribute goods combined with office use in the same building;
   n) Entertainment facilities such as cinemas, theaters, band shells, etc.;
   o) Institutional uses to include buildings used for religious purposes, police and fire stations, conference centers and event centers.

2. Mix of Uses. The TOD secondary zone is intended to be mixed use. To ensure mixed use, the following minimums shall apply:
   a) Public Uses/Open Space/Park- 15% (wetlands shall be allowed to satisfy 50% of this requirement.) Other requirements for open space may be met by plazas, curvilinear retention ponds and other amenities recognized by the County’s Land Development Regulations.
   b) Commercial (retail and office)- 30%
   c) Multi-family- 25%
   d) Percentages based on site acreage. In the case of a mixed use building, use is allocated by matching the percentage of use within a building to the percentage of the site. The County may waive these minimums if, due to a high density or intensity development within the TOD being approved, the acreage minimums can no longer be realistically achieved.
3. Design Standards.
   a) *Floor Area Ratio and Densities*- Densities and intensities from the secondary TOD zone may be transferred to the primary zone. Such a transfer shall not result in an increase of the total square footage or units allowed by the TOD development program identified above. Minimum floor area ratios (FAR) and residential densities are identified as follows:
      i. Office: 0.25
      ii. Retail: 0.25
      iii. Residential: 16 du/acre
   b) *Internal buffers and setbacks*- Buffers and setbacks for the Secondary Zone are the same as III.A.3.(b) above.
   c) *Architectural consistency and compatibility*- To promote a cohesive plan of development, buildings shall have architectural features that offer common themes and styles while recognizing local character. Acceptable examples include Italianate Revival, Mediterranean, Neoclassical, and Art Deco Mission. Generally, the secondary zone is envisioned as having more design flexibility than the primary zone and can accommodate corporate headquarters that develop as a campus vs. a street front development due to image or security reasons.
   d) *Building Orientation*- Buildings in the TOD secondary zone with lot boundaries abutting the ROW of Orange Avenue shall be oriented towards Orange Avenue. Buildings with lot boundaries abutting Mary Louis Lane, and not Orange Avenue shall front Mary Louis Lane. Buildings with lot boundaries that do not front one of these two roads may front the internal framework street running northwest to southeast along the gas line easement. Retail uses must front either Orange Avenue or Mary Louis Lane. Such uses shall have parking behind the building.
   e) *Façade Treatment*- Large unadorned walls shall be avoided by providing visual variety. Therefore, front facades and street facing side facades shall not exceed twenty-five horizontal feet without including at least one of the following elements:
      iv. Awnings- at least four feet in depth over a door or window
      v. Arcades- at least eight feet in depth with a minimum height of 10 feet
      vi. Deviation in setback of no less than 12 inches
      vii. Doors
      viii. Windows

Façades may include design elements such as roof overhangs, cornices, columns, lintels above windows, and dormer windows. Such architectural features should be continued around all sides of the building that are visible from the public realm.

Opaque glass and translucent glass are prohibited except that translucent glass may be used as etching for a window sign where the balance of the sign is transparent.

4. Building Height. There are no height limitations in the TOD secondary zone.

5. Block size. Block size within the secondary zone is largely determined by the approved access points along Orange Avenue. Therefore, more linear blocks are allowed in the secondary zone.

6. Public Uses. Parks, plazas, passive recreation facilities, libraries, post offices and governmental offices are allowed. Such uses should be located in retail areas along Orange Avenue or by small parks. The public recreational uses should be focused on providing open space opportunities for the workforce.
7. Streets. New streets within the TOD secondary zone should be consistent with the designs reflected in Exhibit 2 provided for the primary zone, except in that sidewalks shall have a minimum of six feet of width.

8. Parking. At grade parking shall not dominate the frontage of framework streets in the secondary zone. Such parking shall be located behind or beside the building.

9. Pedestrian and Bicycle. All collectors and neighborhood streets shall have sidewalks on both sides. Collectors shall be sufficiently wide to accommodate designated bicycle lanes. Bicycle racks are permitted in all land use categories. Bikeways should be placed in front of buildings vs. behind them. The gas line easement may be used as a pedestrian/bikeway, provided that such use is consistent with the easement agreement and the inclusion of such facilities in this location provides connectivity to a larger internal bicycle and pedestrian network. Construction of the 10 foot multi-use trail to extend from Parcel 20 to connect to Parcel 18 as depicted in Exhibit 7 - Station Area Plan for Parcel 18 Only shall be addressed at the Site Development Plan (SDP) stage for Parcel 20 and shall be the responsibility of the developer.
Exhibit 1
PD Master Plan
NOTE: THE FINAL CONFIGURATION OF PARCEL 8 WILL BE DETERMINED BY PERMITTING AND, IF APPROVED, MAY INCORPORATE THE MITIGATION AREA TO ITS SOUTH.
<table>
<thead>
<tr>
<th>Lot or SDP#</th>
<th>Buyer/User</th>
<th>Retail</th>
<th>Office</th>
<th>MF Units***</th>
<th>Office/Warehouse</th>
<th>Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/2</td>
<td>LOOP</td>
<td>440,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Best Buy plus</td>
<td>81,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Walgreens</td>
<td>15,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Waterford</td>
<td></td>
<td>99,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Swart</td>
<td></td>
<td>15,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Florida Medical</td>
<td></td>
<td>18,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>In On</td>
<td></td>
<td>10,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Frontier I</td>
<td>18,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Ashley</td>
<td>93,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Frontier II</td>
<td>10,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Atco</td>
<td>46,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Lowe’s</td>
<td>207,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>BJ’s</td>
<td>199,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Fore I</td>
<td></td>
<td></td>
<td>350</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Rooms-To-Go</td>
<td>35,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Esposito</td>
<td></td>
<td></td>
<td>80,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total 1</strong></td>
<td>(Prior to Crosslands)</td>
<td>1,098,000</td>
<td>188,000</td>
<td>350</td>
<td>80,000</td>
<td>0</td>
</tr>
<tr>
<td><strong>Under Development</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>SDP13-0076</td>
<td>Crosslands Ph. 1</td>
<td>256,100</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>SDP14-0076</td>
<td>Crosslands Ph. 2</td>
<td>176,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>SDP15-0039</td>
<td>Trailside North</td>
<td>5,500</td>
<td></td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>SDP15-0040</td>
<td>Trailside South</td>
<td>54,800</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>SDP15-0048</td>
<td>Venezia</td>
<td>65,750</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>SDP15-0091</td>
<td>Vernazza Apts.</td>
<td></td>
<td>336</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>SDP14-0053</td>
<td>Sonoma Point Apts.</td>
<td>216</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>SDP15-0025</td>
<td>Cinque Terra</td>
<td>103,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>SDP14-0144</td>
<td>Lugano Apts.</td>
<td></td>
<td>288</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>SDP14-0136</td>
<td>Monterey Pnt. Apts.</td>
<td>150</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>SDP15-0073</td>
<td>Osceola Point Apts.</td>
<td>176</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total 2</strong></td>
<td>(Post Crosslands)</td>
<td>661,150</td>
<td>188,000</td>
<td>1166</td>
<td>80,000</td>
<td>120</td>
</tr>
</tbody>
</table>

**Grand Total**

<table>
<thead>
<tr>
<th></th>
<th>1,759,150</th>
<th>188,000</th>
<th>1,516</th>
<th>0</th>
<th>120</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved</td>
<td>1,779,500</td>
<td>1,852,200</td>
<td>2,350</td>
<td>80,000</td>
<td>500</td>
</tr>
<tr>
<td>Remaining</td>
<td>20,350</td>
<td>1,664,200</td>
<td>834</td>
<td>0</td>
<td>380</td>
</tr>
</tbody>
</table>

*Note: Totals shown reflect areas and units assigned to the respective lots and they might not represent actual built areas or units.

**Note: This Total is subject to change through revisions, etc.

***Note: 6 d.u./acre, not to exceed 2,350 total units within the Osceola Corporate Center PD
Exhibit 2
TOD Street Plan
NOTES:
1. ILLUSTRATIONS ARE TYPICAL SECTIONS, MODIFICATION CAN BE MADE AT SDP
2. DIMENSIONS TO BE DETERMINED AT SDP APPROVAL PROCESS

SIDEWALK  TRAVEL LANE  TRAVEL LANE  SIDEWALK

SIDEWALK  BIKE LANE  TRAVEL LANE  MEDIAN TURN LANE  BIKE LANE  SIDEWALK

SIDEWALK  TRAVEL LANE  TRAVEL LANE  SIDEWALK

SIDEWALK  PARKING  TRAVEL LANE  TRAVEL LANE  PARKING  SIDEWALK

SIDEWALK  BIKE LANE  TRAVEL LANE  BIKE LANE  SIDEWALK

SIDEWALK  PARKING  TRAVEL LANE  TRAVEL LANE  PARKING  SIDEWALK

SIDEWALK  BIKE LANE  TRAVEL LANE  BIKE LANE  SIDEWALK

SIDEWALK  PARKING  TRAVEL LANE  TRAVEL LANE  PARKING  SIDEWALK

SIDEWALK  BIKE LANE  TRAVEL LANE  BIKE LANE  SIDEWALK

SIDEWALK  PARKING  TRAVEL LANE  TRAVEL LANE  PARKING  SIDEWALK
Exhibit 3
Conceptual Bicycle and Pedestrian Facility
Planned Network
Exhibit 4
Obligations and Commitments
The obligations and commitments made between the County, the applicant, and the State of Florida have been fulfilled and implemented by binding agreements. These agreements include the following:

- The Developer and the County entered into that certain Osceola County Facilitation of Public Infrastructure Agreement for Roadway Improvements to Satisfy Requirements of Phase 2 of the Osceola Corporate Center Development of Regional Impact as recorded in the Official Records of Osceola County Book 2413, page 1729 et. seq. of the Public records of Osceola County, Florida;
- The Developer and the Florida Department of Transportation (hereinafter referred to as “FDOT”) entered into that certain Osceola Corporate Center DRI Transportation Fair Share Agreement dated November 24, 2003 and recorded on December 4, 2003 in Book 2413, page 1754 et. seq. of the Public records of Osceola County, Florida;
- The Developer and the County entered into that certain Osceola Corporate Center DRI Transportation Mitigation Agreement for Phase 3a, recorded March 27th, 2006 at Book 3108, Page 54 of the Public records of Osceola County, Florida;
- The Developer and FDOT entered into that certain Osceola Corporate Center DRI Transportation Proportionate Share Agreement for Phase 3a, recorded June 7th, 2006 at Book 3179, Page 1750 et. seq. of the Public Records of Osceola County, Florida;
- The Developer and FDOT entered into that certain Amendment and Restatement of the Osceola Corporate Center DRI Transportation Proportionate Share Agreement (For Phases 2 and 3a) dated December 21, 2007.

In addition to the above agreements, all requiring substantial “fair share” contributions, the applicant has donated to the County all lands necessary for the Osceola Parkway right-of-way through the subject property; donated all lands necessary for the right-of-way for John Young Parkway through the subject property; donated all lands necessary for the interchange of John Young Parkway and Osceola Parkway; donated all lands necessary for a SunRail Station and supporting infrastructure to include a two lane access road; reserved land for a period of time for two station sites for a County fixed guideway system; reserved lands needed for half of the right-of-way (55 feet) for the extension of Thacker Avenue and all lands needed to expand the width of Orange Avenue between Osceola Parkway and the Orange County line to 130 feet. In some instances the applicant has been required to fund off-site improvements (as outlined in the above cited agreements) and construct said improvement.
Exhibit 5
Legal Description
PD/DRI LEGAL DESCRIPTION

Tracts “A”, “B”, “C”, “D” & Lot 1, Osceola Corporate Center as per plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida;

------------------------------------------------------------------------------------------------------------------

LESS: (School Board Property)

Lands as deeded to The School Board of Osceola County as described in Special Warranty Deed as recorded in Official Records Book 2073, Page 2064 and in Official Records Book 2073, Page 2070 and in Official Records Book 3726, Page 0244 of the Public Records of Osceola County, Florida

LESS: (Ball fields)

Lands as deeded to Osceola County as described in Warranty Deed as recorded in Official Records Book 1197, Page 0952 of the Public Records of Osceola County, Florida.
Exhibit 6
Future County Light Rail Location Map
Exhibit 7
Station Area Plan for Parcel 18 Only
Exhibit 8
Station Area Plan for Parcels 20, 21, 22, and 23
The intent of this document is to secure the location and type of signage for the overall Osceola Corporate Center Project Identification Signage as well as provide general design guidelines for individual Parcel Identification signage. Included with this package is a Conceptual Signage Master Plan and descriptions for each of the sign type depicted on the Master plan. The Conceptual Signage Master Plan covers the following separate sign types:

- OCC Primary Identification Signage
- OCC Secondary Identification Signage
- OCC Corporate Subdivision Signage
- Parcel Identification Signage
- OCC Off-Site Parcel Identification Signage
- OCC Directional Signage
- On-Site Multi-Tenant or Shopping Center
- Non-TOD Signage
- TOD Signage (Primary and Secondary)

All of the sign types with the exception of the Parcel Identification and Multi-tenant signage will be constructed with similar materials, colors and complimenting details to suggest overall park continuity. The individual Parcel Identifications signage will be limited to a decorative monument styled sign with a pedestal base and restricted in height and copy area with regard to the size of the building being developed. It is assumed that the individual Parcel Identification and Multi-tenant signage will complement the building architecture being placed on the development parcel. Alternatively, an applicant may seek approval for a sign, not listed below, that otherwise meets the adopted signage requirements of the County. However, under no circumstances shall a billboard be permitted on property.

Any issue relating to signage that is not specifically addressed in this document shall automatically be subject to the requirements of the Land Development Code.

The locations for the OCC Primary, Secondary, and Subdivision signage depicted on the Signage Master Plan are presumed final. Detailed layout plans and construction documents will be submitted to the County for permitting prior to the construction of any signage. However, the location of the Parcel Identification, Off-Site Parcel Identification and Directional signage is considered conceptual at this time and will be evaluated by the Master Developer and the County staff as the individual progression of development occurs. Construction plans for these
signs will also be submitted to the county for permitting prior to construction, at which time the final locations will be resolved.

**Standard Conditions**
Tree removal, planting and landscaping requirements shall be in accordance with provisions of the Land Development Code, Chapter 10, and shall be approved by the Land Management Inspector prior to removal of any trees, the approval of Construction Plans by the Engineering Department, and the issuance of Building Permits, if applicable. Applicant to submit copies of permits or approvals from applicable state agencies (e.g., WMD/FDEP permits or FWCC gopher tortoise permit) to the Planning and Environmental Services Department prior to approval of construction plans or building permits.

**Special Conditions**
All signs along public and private roadway/drive aisle shall comply with County Sight Distance Requirements. As required in the Land Development Code, these signs shall be located within a landscaped area at the base of each sign that is at least a 4:1 ratio based upon the frontage of the sign structure. (Details shall be provided along with the Building Permit applications for the signs.) Any issue relating to signage that is not specifically addressed in this Comprehensive Development Plan shall automatically be subject to the requirements of the Land Development Code.

**O.C.C. Primary Identification Signage (Park Icon)**
The O.C.C. Primary Identification Sign consists of a decorative column and wall. These signs are strategically placed at major intersections within Osceola Corporate Center. Signage materials may include inlaid granite or decorative tile, and stucco over concrete block. Landscape design shall reinforce the prominence of the sign by utilizing landscape materials such as annuals, groundcover, shrubs, and understory and canopy trees. Maximum sign height is 35’-0”.

**O.C.C. Secondary Identification Signage (Mini- Icon)**
The O.C.C. Secondary Identification Sign consists of a decorative column. This sign is to be located adjacent to major roadways, upon entering Osceola Corporate Center, in order to identify arrival within the development. Signage materials may include inlaid granite or decorative tile, and stucco over concrete block. Landscape shall be a minor component of the signage design. The decorative column will stand alone with minimal foundation plantings such as annuals and groundcover. Maximum sign height is 15’-0”. This signage is consistent with Osceola County ‘Monument’ signage (sign zone ‘B’ criteria). Maximum copy area – 20 s.f.
O.C.C. Corporate Subdivision Signage
The O.C.C. Corporate Subdivision Sign consists of a decorative wall. This sign is to be located at key roadway intersections within Osceola Corporate Center. Signage materials shall include inland granite or decorative tile, and stucco over concrete block. Landscape design may complement the sign by utilizing landscape materials such as annuals, groundcover, shrubs, and understory and canopy trees. Maximum wall height is 8’-0”. This signage is consistent with Osceola County Subdivision Identification Signage. Maximum copy area – 60 s.f.

Parcel Identification Signage

General Description
The Parcel Identification Sign consists of a decorative monument which identifies individual businesses within Osceola Corporate Center with the establishment’s name and logo. At a minimum, materials utilized for the signage base may include stucco over concrete block. Landscape design shall complement the sign by utilizing landscape materials such as annuals, groundcover and shrubs. This signage is broken down in two categories, Primary and Secondary.

Signage Description

Primary Parcel Identification Signs: Primary Parcel Identification Signs are for businesses with a building area of 20,000 square feet or larger. One sign is permitted per tract, however, if the tract has more than 300 feet of street frontage, two signs may be permitted. Maximum sign height is 8’-0”. The sign face (copy area) shall not exceed 50 square feet. The maximum sign face (copy area) includes the area enclosed by the perimeter of the sign structure excluding the pedestal and/or pediment. Maximum sign face (copy area) – 50 s.f.

Secondary Parcel Identification Signs: Secondary Parcel Identification Signs are for businesses with building area up to 20,000 square feet. One sign is permitted per tract, however, if the tract has more than 300 feet of street frontage, two signs may be permitted. Maximum sign height is 4’-0”. The sign face (copy area) shall not exceed 32 square feet. The maximum sign face (copy area) includes the area enclosed by the perimeter of the sign structure excluding the pedestal and/or pediment. Maximum sign face (copy area) – 32 s.f.

Off-Site Parcel Identification Signage
The Off-site Parcel Identification Sign consists of a decorative column. This sign will be located at key points throughout the development to identify multiple business uses within a given area. This sign may also be utilized for out parcel identification within larger tracts. Signage materials may include inlaid granite or decorative tile, and stucco over concrete block. Landscape design shall complement the sign by utilizing landscape materials such as annuals, groundcover and shrubs. Maximum sign height is 15’-0”. This signage is consistent with Osceola County ‘Monument’ Signage (sign zone ‘B’ criteria). Maximum copy area – 50 s.f. (per side).
**On-Site Multi-Tenant or Shopping Center (min 50,000 s.f.) Signage**

The on-site multi-tenant Identification Sign consists of a decorative column. This sign may be located on multi-tenant or shopping center developments to identify multiple business uses within a given area. Signage materials may include inlaid granite or decorative tile, and stucco over concrete block. The sign style may compliment the building architectural style. Landscape design shall compliment the sign by utilizing landscape materials such as annuals, groundcover and shrubs. Maximum sign height is 18’-0”. Maximum copy area – 150 s.f. (per side).

**Directional Signage**

The Directional Sign consists of a decorative column. This sign will be located at key points throughout the development to identify the general direction to multiple businesses within a given area. Signage materials may include inlaid granite or decorative tile, and stucco over concrete block. Landscape shall be a minor component of the signage design. The decorative column will stand alone with minimal foundation plantings such as annuals and groundcover. Maximum sign height is 7’-0”. The sign face (copy area) shall not exceed 32 square feet. The maximum sign face (copy area) includes area enclosed by the perimeter of the sign structure excluding the pedestal and/or pediment. Maximum copy area – 32 s.f.

**Non-TOD Signage**

(a) Within the Osceola Corporate Center site, multi-family and hotel uses within parcel 6 are allowed one monument sign at the intersection of Greenwald Way and Osceola Parkway and one monument sign at the intersection of Greenwald Way and John Young Parkway provided that such signage does not obstruct other signage, is located on lands owned by Deerfield Land Company or the Property Owners Association, and is constructed in a manner consistent with the aforementioned CDP.

(b) In addition, when Centerview is extended from Osceola Parkway to U.S. 441, the applicant may install a multi-tenant/shopping center sign at the intersection of Centerview and Osceola Parkway and the intersection of Centerview and U.S. 441. Multi-tenant signs may be either pylon or monument signs and may be in the median of Centerview Boulevard. Maximum height of such signs is 25 feet, width 16 feet and maximum copy area is 200 feet. Such signage may be internally or externally lit. If externally lit, lighting shall be shielded to prevent direct view of the light source. Minimum setback from the right of way is 10 feet. Multi-tenant signage shall be landscaped at the base of the sign. The landscaped area ratio to monument sign copy area shall be 2:1.

(c) Wall mounted signage within parcel 11 shall abide by the following:

i. Wall signs on front building facades facing the internal parking areas shall be permitted up to 2 square feet of signage for each lineal foot of building width (2:1 ratio) measured along the building facades and up to 1 square foot of signage for each lineal foot of building measured along other building facades.
ii. Signage may be internally or externally lit. If externally lit, lighting shall be shielded to prevent a direct view of the light source.

iii. Wall signs may not extend above the parapet or room line, whichever is higher.

iv. Individual tenant ground signs are permitted (with concurrence of the master developer) and shall have a maximum copy area of 32 square feet per side and a maximum height of 4 feet.

**TOD Signage (Primary Zone)**

Signage as identified on the Conceptual Signage Master Plan. The following standards shall apply to TOD parcel 21:

(a) Billboards are prohibited;
(b) Permitted signage includes blade signs and hanging signs provided that their location and clearance do not interfere with pedestrian traffic;
(c) Other signs as allowed by current Osceola County Code;
(d) Wayfinding signs to direct the public to the SunRail station or the County’s future multi-modal station and/or premium transit facility (such signs to be provided by FDOT as deemed necessary by FDOT and/or the County) or the premium transit station (such signs to be provided by Osceola County as deemed necessary by the County);
(e) Lighted signs are permitted as long as they do not protrude above the second floor, or for one story buildings, above the roof line.
(f) Opaque glass and translucent glass is prohibited on the ground floor front façade except translucent glass may be allowed when used as etching for part of a window sign.

**TOD Signage (Secondary Zone)**

Signage as identified on the Conceptual Signage Master Plan. The following standards shall apply to the TOD secondary zone:

(a) Billboards are prohibited;
(b) Other County signs as currently permitted
(c) Lighted signs that do not flash, strobe, or “move” provided that they do not protrude above the second floor, or for one story buildings, the roof line.
(d) Wayfinding signs installed by the County or the FDOT.
(e) A multi-tenant/shopping center sign is permitted at the northwest corner of Osceola Parkway and Orange Avenue. A multi-tenant sign may be either pylon or monument. Maximum height of such sign is 25 feet, width 16 feet and maximum copy area is 200 feet. Such signage may be internally or externally lit. If externally lit, lighting shall be shielded to prevent direct view of the light source. Minimum setback from the right of way is 10 feet. Multi-tenant signage shall be landscaped at the base of the sign. The landscaped area ratio to monument sign copy area shall be 2:1.
(f) Opaque glass and translucent glass are prohibited except that translucent glass may be used as etching for a window sign where the balance of the sign is transparent.
Signage Description

The O.C.C. Primary Identification Sign consists of a decorative column and wall. These signs are strategically placed at major intersections within Osceola Corporate Center. Signage materials shall include natural granite or decorative tile, and stucco over concrete block. Landscape design shall reinforce the prominence of the sign by utilizing landscape materials such as annuals, groundcover, shrubs, understory and canopy trees. Maximum sign height is 35'-0". This signage is consistent with Osceola County 'Monument' signage (sign zone T criteria).

Osceola Corporate Center

Maximum Copy Area
42 SF x 3 SIDES = 126 SF

Maximum Copy Area
Area = 108 SF

O.C.C. Primary Identification Signage (Park Icon)

02/12/02
Signage Description

The O.C.C. Secondary Identification Sign consists of a decorative column. The sign is to be located adjacent to major roadways, upon entering Osceola Corporate Center, in order to identify arrival within the development. Signage materials shall include inlaid granite or decorative tile, and stucco over concrete block. Landscape shall be a major component of the signage design. The decorative column will stand alone with minimal foundation plantings such as annuals and groundcover. Maximum sign height is 15'-0". The signage is consistent with Osceola County 'Monument' signage (sign zone 'B' criteria).

O.C.C. Secondary Identification Signage (Mini-Icon)

02/12/02
Signage Description

The O.C.C. Corporate Subdivision Sign consists of a decorative wall. This sign is to be located at key roadway intersections within Osceola Corporate Center. Signage materials shall include include granite or decorative tile, and stucco over concrete block. Landscape design shall complement the sign by utilizing landscape materials such as annuals, groundcover, shrubs, understory and canopy trees. Maximum wall height is 8'-0". This signage is consistent with Osceola County Subdivision Identification Signage.
General Description

The Parcel Identification Sign consists of a decorative monument which identifies individual businesses within Osceola Corporate Center with the establishment's name and logo. At a minimum, materials utilized for the signage base shall include stucco over concrete block. Landscape design shall complement the sign by utilizing landscape materials such as annuals, groundcover and shrubs. This signage is broken down into two categories, Primary and Secondary.

Signage Description

Primary Parcel Identification Signs

Primary Parcel Identification Signs are for businesses with a building area of 20,000 square feet or larger. One sign is permitted per tract; however, if the tract has more than 300 feet of street frontage, two signs may be permitted. Maximum sign height is 8'-0". The sign face (copy area) shall not exceed 50 square feet. The maximum sign face (copy area) includes the area enclosed by the perimeter of the sign structure excluding the pedestal and/or pediment.

Secondary Parcel Identification Signs

Secondary Parcel Identification Signs are for businesses with a building area up to 20,000 square feet. One sign is permitted per tract; however, if the tract has more than 300 feet of street frontage, two signs may be permitted. Maximum sign height is 4'-0". The sign face (copy area) shall not exceed 32 square feet. The maximum sign face (copy area) includes the area enclosed by the perimeter of the sign structure excluding the pedestal and/or pediment.

Parcel Identification Signage 04/26/04
The Off-site Parcel Identification Sign consists of a decorative column. This sign will be located at key points throughout the development to identify multiple business uses within a given area. This sign may also be utilized for out parcel identification within larger tracts. Signage materials shall include inlaid granite or decorative tile, and stucco over concrete block. Landscape design shall complement the sign by utilizing landscape materials such as annuals, groundcover, and shrubs. Maximum sign height is 15'-0". This signage is consistent with Osceola County 'Monument' Signage (sign zone 'B' criteria).
NOTE:
The final configuration of Parcel 8 will be determined by permitting and, if approved, may incorporate the mitigation area to its south.