

ICP PD PARCELS

Parcel #	Acreage
06-24-32-1500-00-001	0.04
06-24-32-1500-01-000	136.76
31-23-32-0000-00-009	2.72
31-23-32-0000-00-010	6.29
31-23-32-3333-00-001	28.24
31-23-32-3333-00-002	4.65
31-23-32-3333-00-003	4.04
31-23-32-3333-01-000	6.87
31-23-32-3333-02-000	5.59
31-23-32-3333-03-000	6.94
31-23-32-3333-04-000	7.28
31-23-32-3333-05-000	26.22
31-23-32-3859-00-001	1.92
31-23-32-3859-00-002	1.06
31-23-32-3859-00-003	3.94
31-23-32-3859-00-004	0.86
31-23-32-3859-00-005	0.16
31-23-32-3859-00-006	0.09
31-23-32-3859-00-007	0.20
31-23-32-3859-00-009	15.25
31-23-32-3859-00-010	9.38
31-23-32-3859-00-020	21.36
31-23-32-3859-00-030	16.65*
36-23-31-0000-00-005	0.20
36-23-31-3849-00-012	18.64
36-23-31-3849-00-013	41.93
36-23-31-3849-03-000	0.19
36-23-31-3849-10-000	0.17
Total Acreage	367.64

*DCPA shows 20.02 acres but does not account for the 3.37-acre conveyance to CPX on 10/20/15 (CRS 11024 PG 3955)

DEVELOPMENT PROGRAM

Tract#	Land Use	Acreage	Floor Area Range
10A	Warehouse / Distribution / Office Showroom / Manufacturing*	16.7	0.25 - 1.0
10B	Manufacturing	21.4	0.25 - 1.0
10C	Warehouse / Distribution / Office Showroom / Manufacturing*	9.4	0.25 - 1.0
26A	Warehouse / Distribution	6.9	0.25 - 1.0
26B	Warehouse / Distribution	5.6	0.25 - 1.0
26C	Warehouse / Distribution	6.9	0.25 - 1.0
26D	Warehouse / Distribution	7.3	0.25 - 1.0
26E	Warehouse / Distribution	26.2	0.25 - 1.0
26F	Warehouse / Distribution	18.6	0.25 - 1.0
26G	Warehouse / Distribution	41.9	0.25 - 1.0
34/41	Manufacturing	136.8	0.25 - 1.0
15	Warehouse / Distribution / Office Showroom / Manufacturing*	6.3	0.25 - 1.0
18	Warehouse / Distribution / Office Showroom / Manufacturing*	2.7	0.25 - 1.0

Total Acreage in Developable Tracts 306.7

* and other uses permitted in the I-2 zoning district

NOTE: Tract # reflects original PD Parcel. Due to estimates in original area calculations, along with subsequent creation of stormwater, buffer, and road parcels, areas will not total to original acreage.

PROJECT STAGING BY LAND USE

Land Use	Square Footage
Manufacturing	667,000 GSF
Warehouse / Distribution	1,967,640 GSF
Warehouse / Distribution / Office Showroom / Manufacturing	473,260 GSF
Total	3,107,900 GSF

Single Stage/Phase

LEGEND

- ICP PD Boundary
- INDUSTRIAL
 - Office/Showroom
 - Warehouse/Distribution
 - Manufacturing
 - Other Permitted Uses in the I-2 Zoning District
- OPEN SPACE / STORMWATER / UTILITIES
- SURFACE WATERS

INTERNATIONAL CORPORATE PARK

Orange County, Florida

A PLANNED DEVELOPMENT

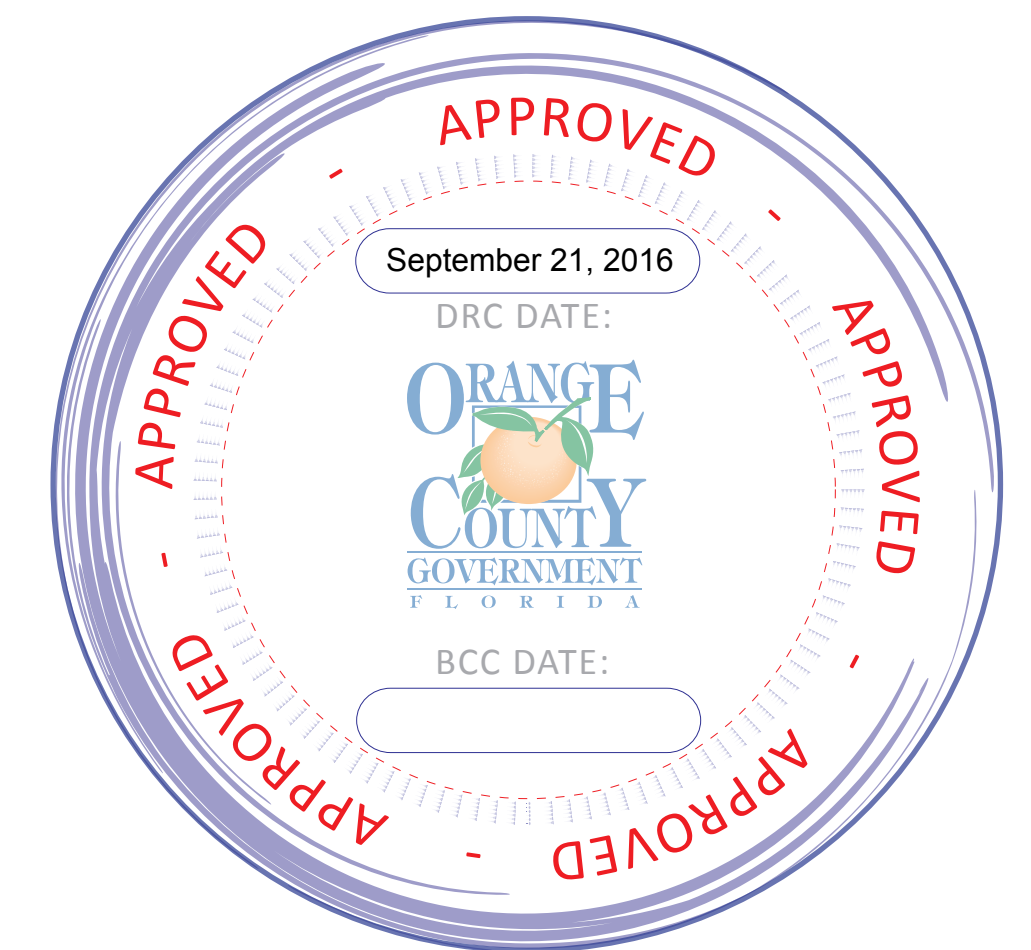
August 17, 2016

Revised September 8, 2016

AMENDED LAND USE PLAN

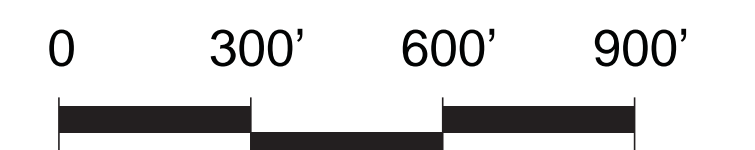
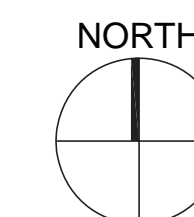
GENERAL NOTES:

1. Exact location of access points, open space, lakes and parcel boundaries to be determined at development plan submission.
2. Median access on major arterial will have +/- 1,320 feet spacing.
3. Access driveways for arterials and collectors will have 330 feet minimum spacing.



RECEIVED

By The Development Review Committee (DRC) Office at 4:19 pm, Sep 08, 2016



ICP PUD CONDITIONS OF APPROVAL
JUNE 16, 1986

1. Development shall conform to the International Corporate Park ADA/DRI dated August 1985, International Corporate Park PUD dated August 19, 1985, Amended Land Use Plan dated March 28, 1986, Conservation Area Report dated October 7, 1985, and all other supplemental reports and information, except as modified by these Conditions, and in accordance with all provisions of the Orange County Zoning Resolution, Subdivision Regulations and Growth Management Policy, unless otherwise waived. Development based upon this approval shall comply with all other applicable federal, state and county laws, ordinances and regulations which are incorporated herein by reference, except to the extent they are expressly waived or modified by these Conditions or by action of Orange County.

2. Development in accordance with the following Planned Development criteria and conditions:

2.1 Any changes proposed to the approved Land Use Plan shall be in accordance with Section 7, Article XXIX of the Orange County Zoning Resolution: Alterations to Land Use Plan.

2.2 The Phasing/Staging Plan shall be consistent with the Development Program as shown on the Amended Land Use Plan dated March 28, 1986.

2.3 The following Maximum Height Restrictions shall apply:
 2.3.1 Industrial 6 stories / 80 feet
 2.3.2 Office 20 stories / 200 feet
 2.3.3 Commercial 3 stories / 50 feet
 2.3.4 Hotel 10 stories / 200 feet

2.4 The following setbacks/buffers shall apply:
 2.4.1 Perimeter of project shall have a 50 foot landscape buffer. However, if surrounding property develops residentially, then setbacks from Article XIV, Zoning Resolution, shall apply.
 2.4.2 Building setbacks from right-of-way:
 2.4.2.1 35 feet from collector roads
 2.4.2.2 50 feet from arterial roads
 2.4.2.3 75 feet from Beeline Expressway right-of-way
 2.4.2.4 Structures above 60 feet in height will increase setbacks from all property lines, a distance to be determined during the Development Plan approval process or major street setback as identified in Article XXI, if more restrictive.
 2.4.2.5

2.5 At development plan approval stage, the Developer shall provide for the dedication of access rights to Orange County from all lots adjacent to collector and arterial roads, except at approved locations. The number and location of access points shall be subject to the following criteria:
 2.5.1 Median openings. Median openings on roadways with raised medians shall be based upon functional classification of the roadway. The followings minimum desirable distances between median openings shall apply:

Major Roadway	Minimum Desirable Spacing Between Median Openings
Major Arterials	1,200 feet
Minor Arterials and Collectors	600 feet
Local	300 feet

 2.5.2 Driveway Spacing. Driveways shall be permitted at median openings. Additional access points will be determined during the time of site plan review. Median cuts and access points as depicted on the Land Use Plan are conceptual and the exact location will be determined at the time of development plan approval. The number of access points and spacing for all roads shall be in conformance with Orange County Zoning Resolution, Article XXIX and subject to approval by the County Engineer.
 2.5.3 Access Studies. If necessary, the Developer should submit a traffic engineering analysis for review and approval by Orange County staff for those additional access points request in the preceding section.

2.6 Signage shall be in accordance with Article XXIX of the Orange County Zoning Resolution.

2.7 Performance Standards:
 2.7.1 Retail Commercial Use: Per Article X, Section 2 through 7, of the Orange County Zoning Resolution.
 2.7.2 Office Use: Per Article XXXI, Sections 2 through 6, of the Orange County Zoning Resolution.
 2.7.3 Industrial Use: Per Article XIV, Sections 2 through 9, of the Orange County Zoning Resolution.

2.8 Deed covenants, conditions and restrictions shall be formulated and submitted to the Orange County Zoning Director and Planning Director for approval in conjunction with the Development Plan approval process. The covenants, conditions and restrictions shall address at a minimum:
 2.8.1 Ownership and maintenance of common areas, buffers, master stormwater management areas, landscaping, permitted uses and prohibited uses.
 2.8.2 Performance criteria for air pollution, noise, vibration, hazardous or toxic waste, heat, light, glare, and noxious gases.
 2.8.3 Management of Hazardous Materials.

2.9 Open Space: Open space shall be provided as per the P-D District Requirement. Each parcel within the ICP project shall be required to meet the minimum open space/maximum impervious surface requirements. (Article XXIX, 10 D)

2.10 Storage Area: All outside storage areas shall be screened from all property lines.

3. Development in accordance with the following Conservation Area requirements:
 3.1 Development in accordance with the Conservation Area Analysis and Map, as submitted in the Application for Development Approval, October 7, 1985.
 3.2 No removal and/or alteration of Conservation Areas shall occur unless the Developer submits detailed soils, drainage and vegetation studies which justify the proposed development. The exact location and extent of Conservation Areas shall be determined during development plan approval. Those potential Conservation Areas that are not significant and viable that are approved for development should be incorporated into the design of the project to the maximum extent possible.
 3.3 The precise location of road crossings of the Conservation Areas shall also be determined at the development plan approval stage. Construction techniques shall be employed that mitigate adverse environmental impacts.

4. Development in accordance with the following Engineering criteria:
 4.1 Prior to the approval of any site development, the applicable tract shall be submitted as part of the preliminary subdivision plan and plats filed identifying the individual parcels in accordance with the Orange County Subdivision Regulations. No site construction plans are to be approved until a part of a plated lot.
 4.2 Development permit application indicates that the Developer is planning to reduce the wet season water table through construction of their master stormwater management system. Prior to approval of any construction plans for publicly dedicated facilities which are dependent upon reduction in the wet season water table, that reduction must have been documented through an actual reduction which has been documented through at least one rainy season. Projections of anticipated reduction will not be accepted.
 4.3 On the lake system 5 to 1 side slopes will be required to a point 8 feet below the projected low water elevation.
 4.4 Discharge of storm water runoff from roadways shall be in retention (quality) ponds prior to detention (quantity) in wetlands areas.
 4.5 The Developer shall design, obtain, and dedicate right-of-way, obtain necessary permits for, and construct or cause to be constructed at its expense the following road improvements in accordance with the following schedule:
 4.5.1 Prior to the issuance of any Certificates of Occupancy within the International Corporate Park, the Developer shall have constructed and a Certificate of Acceptance executed for:
 (Building permits may be issued upon approval of construction plans for roadway improvements and stormwater management infrastructure and submittal of surety to guarantee improvements will be completed consistent with the subdivision regulations. The surety shall consist of an escrow account letter of credit or other method acceptable to Orange County.)
 4.5.1.1 Construct a partial cloveleaf interchange at the existing Bee Line interchange ("Existing Interchange") by adding two one (1) lane loop ramps, adding a two (2) lane westbound entre-ramp ramp, realigning the eastbound one (1) lane exit ramp, and signaling the ramp terminal (when warranted), all as depicted on Exhibit 2A.
 4.5.1.2 Construction of a four (4) lane north-south collector road (Street A) as depicted on Exhibit 2A.
 4.5.1.3 Construction of a five (5) lane east-west road ("Street 8") as depicted on Exhibit 2A, as needed.
 4.5.2 Prior to the issuance of any building permits for structures that would cause the total cumulative traffic generated by the International Corporate Park to exceed 10,000 External ADT, the Developer shall have constructed and Certificate of Acceptance shall have been executed for the following improvements. If the Developer submits an acceptable traffic study reflecting then current information for this stage to the County which recommends a revised schedule for construction of the roadway listed below, the Developer and the County may enter into an agreement pertaining to a schedule for construction and include in their agreement a surety, letter of credit, or other means acceptable to the County, to guarantee the timing and funding of the improvements.
 4.5.2.1 Two (2) lane extension of Alafaya Trail south to Street B, with necessary bridging improvements to Bee Line Expressway, as depicted on Exhibit 2B.
 4.5.2.2 Additional five (5) lane portion of Street B, as depicted on Exhibit 2B.
 4.5.3 Prior to issuance of any building permits for structures that would cause the total cumulative traffic generated by the ICP to exceed 20,000 External ADT, the Developer shall have constructed, and Certificate of Acceptance shall have been executed, for the following improvements. If the Developer submits an acceptable traffic study reflecting then current information for this stage to the County which recommends a revised schedule for construction of the roadways listed below, the Developer and the County may enter into an agreement pertaining to a schedule for construction and include in their agreement a surety, letter of credit, or other means acceptable to the County, to

guarantee the timing and funding of the improvements.
 4.5.3.1 Stage one of a new interchange ("Eastern Interchange") providing all traffic movements. Construction of this interchange shall include all appropriate traffic control devices. This interchange to be located to the east of the Existing Interchange on the Bee Line, as depicted on Exhibit 2C.
 4.5.3.2 Widening Alafaya Trail to a four (4) lane divided configuration from the new Eastern Interchange south to the property as depicted on Exhibit 2C.
 4.5.4 Prior to the issuance of building permits for structures that would cause the total cumulative traffic generated by the ICP to exceed 41,000 External ADT, the Developer shall have constructed and Certificate of Acceptance shall have been executed for the following improvements. If the Developer submits an acceptable traffic study reflecting then current information for this stage to the County which recommends a revised schedule for construction of the roadways listed below, the Developer and the County may enter into an agreement pertaining to a schedule for construction and include in their agreement a surety, letter of credit, or other means acceptable to the County, to guarantee the timing and funding of the improvements.
 4.5.4.1 Additional two (2) lanes to Alafaya Trail from the Eastern Interchange north to the intersection of East Colonial Drive (S.R. 50) as depicted on Exhibit 2D.
 4.5.4.2 Street D extending north from Street D to the first two (2) ramp termini at the Western Interchange specified below in a six (6) lane configuration, and thence to the northwest corner of the Property in a four (4) lane configuration, as depicted on Exhibit 2D.
 4.5.4.3 A new interchange ("Western Interchange") to the west of the Existing Interchange on the Bee Line as depicted on Exhibit 2D. Upon completion thereof, the Developer shall remove the ramps and traffic control signals at the Existing Interchange.
 4.5.5 Prior to the issuance of building permits for structures that would cause the total cumulative traffic generated by the ICP to exceed 59,000 ADT, the Developer shall have constructed and Certificate of Acceptance shall have been executed for the following improvements. If the Developer submits an acceptable traffic study reflecting then current information for this stage to the County which recommends a revised schedule for construction of the roadways listed below, the Developer and the County may enter into an agreement pertaining to a schedule for construction and include in their agreement a surety, letter of credit, or other means acceptable to the County, to guarantee the timing and funding of the improvements.
 4.5.5.1 Extending Street E as a four (4) lane, off-site road from the terminus of the north-south collector road (Street A) east across the Department of Corrections ("DOC") Property to Alafaya Trail, as depicted on Exhibit 2E.
 4.5.5.2 Extending Alafaya Trail in a four (4) lane configuration to the western boundary of the property, as depicted on Exhibit 2E. This extension shall include a grade separation at the crossing of the Orlando Utilities Commission railroad tracks.
 4.5.5.3 Expanding the Eastern Interchange by adding ramps as depicted on Exhibit 2E.
 4.5.6 The Developer shall send to the East Central Florida Regional Planning Council a true copy of any traffic study submitted pursuant to this condition. The ECFRPC shall have the right to submit comments concerning any such study and take such actions that may be authorized by law.
 4.5.7 Except as provided below, prior to the issuance of building permits for structures that would cause the total cumulative traffic generated by the International Corporate Park to exceed the External ADT thresholds specified below, the following roadways shall be in place or committed by the appropriate agency:
 4.5.7.1 20,000 External ADT:
 4.5.7.1.1 Eastern Bypass from the Bee Line north to the East-West Expressway.
 4.5.7.1.2 East-West Expressway extended east to Alafaya Trail.
 4.5.7.2 41,000 External ADT:
 4.5.7.2.1 Bee Line Expressway widened to 6 lanes from the Eastern Bypass to Alafaya Trail.
 4.5.7.3 59,000 External ADT:
 4.5.7.3.1 Alafaya Trail extension west to S.R. 15.

Should these facilities not be in place or committed prior to the designated External ADT thresholds, the Developer shall submit a revised traffic study to the County for review and recommendations which assess traffic impacts without these facilities. Alternatives differing from item (1) through (3) above which are acceptable to and approved by the County may be permitted in order to permit issuance of further building permits.
 The Developer shall send to the East Central Florida Regional Planning Council a true copy of any traffic study submitted pursuant to this condition. The ECFRPC shall have the right to submit comments concerning any such study and take such other actions that may be authorized by law.

4.5.8 The County has by ordinance adopted Road Impact Fees to apportion the burden of expenditure for new transportation facilities in a just and equitable manner consistent with applicable state law. The Developer may receive a credit against fees not yet paid or reimbursement against fees paid by the Developer for a specific percentage of all reasonable and necessary costs of design, right-of-way, right-of-way acquisition, permitting, and construction of said transportation facilities. These facilities and percentages are as follows:
 4.5.8.1 Credit for 50 percent for the off-site portion of Alafaya Trail improvements.
 4.5.8.2 Credit for 61 percent for the on-site portion of Alafaya-Trail Improvements.
 4.5.8.3 Credit for 53 percent for Road D improvements.
 4.5.8.4 Credit for up to 75 percent for DOC Road improvements.
 4.5.8.5 Credit for 0 percent for Road B improvements.
 4.5.8.6 Credit for 75 percent for excess capacity created by improvement for funding of other off-site County and State roads consistent with the Transportation Impact Fee Ordinance.

The Developer and the County shall enter into an Impact Agreement as contemplated by Section 9. B of the Orange County Road Impact Fee Ordinance that, at a minimum, incorporates the provisions of this Section. The Developer shall pay the Road Impact Fees in accordance with the Orange County Road Impact Fee Ordinance. However, the County will consider the Developer to defer payment of any such fees in accordance with Section 9 of Orange County's Road Impact Fee Ordinance.

5. Development in accordance with the following Public Utilities requirements:
 5.1 The Developer shall obtain water service from Orange County subject to County Resolutions and Ordinances and the conditions set forth hereafter.
 5.2 The Developer shall obtain wastewater service from Orange County subject to County Resolutions and Ordinances and the conditions set forth hereafter.
 5.3 Prior to any development plan approval under the Orange County Planned Development regulations, a master plan for the on-site water and wastewater systems and those off-site facilities necessary to provide service to the ICP Project shall be submitted to the Public Utilities Division. The master plan shall include preliminary calculation for all water and wastewater facilities.
 5.4 Use of permanent septic tanks for any portion of the project is prohibited. A temporary septic tank for sales office may be permitted until central wastewater facilities are constructed.
 5.5 The County intends to provide, and the Developer agrees to obtain, permanent water service capacity from Phase IV and any future phase of the Eastern Service Area Wastewater Treatment Facility or some other permanent County regional, subregional, or central facility (hereafter "County permanent facility"), as determined by the County.
 5.6 If any state of portion of the ICP Planned Development is prepared to proceed under construction but wastewater service capacity is not at that time available in the Orange County Eastern Service Area Wastewater Treatment Facility or such other County permanent facility.
 5.6.1 In order to construct and operate any such interim facility, the Developer shall file an application and obtain the necessary Orange County Wastewater Permits from the Orange County Environmental Protection Department, pursuant to the Orange County Water Quality Rules and Chapter 67-1830, Laws of Florida (1967), as amended.
 5.6.2 In order to construct any such interim facility, the Developer shall file an application and obtain an Orange County Utility Facility Permit from the County pursuant to Orange County Water and Wastewater Facilities Permit Rules, as amended.
 5.6.3 The Developer shall comply with all conditions imposed by the County pursuant to the above mentioned rules and laws.
 5.6.4 The Developer shall participate in all future wastewater service capacity sales for wastewater service capacity in Phase IV and any future phase of the Orange County Eastern Area Wastewater Treatment, or some other County permanent facility. Developer participation shall be for the maximum wastewater capacity permissible up to a total capacity for which the interim wastewater facility is to provide service.
 5.6.5 The Developer shall connect the ICP Project to the Eastern Service Area Wastewater Treatment Facility or such other County permanent facility within (12) months after the County sends notice to the Developer that wastewater service capacity is available in Phase IV or future phase of said Facility or some other County permanent facility for all that portion of the ICP Project previously constructed, requiring such capacity and not yet provided capacity in the Orange County Wastewater System. The Developer shall begin and complete construction of transmission facilities of sufficient size to serve only the entire ICP Project unless oversizing is required as determined by the County

within (12) months from receipt of notice of such available capacity from the County. The Developer shall be responsible for all costs of connecting only its project to the Eastern Service Area Wastewater Treatment Facility or some other County permanent wastewater facility. Within fifteen (15) months of receiving the first notice of such available capacity, the Developer shall remove or store the interim treatment facilities for future use on the property as appropriate.
 5.6.6 The Developer shall pay the applicable Sewer Capital Charge for any structure to be constructed as part of the ICP Project in accordance with County Rate Resolutions and Ordinances prior to obtaining the building permit for said structure, if the capacity for said structure has not been previously purchased in accordance with condition 5.6.4 hereof.
 5.6.7 Any interim wastewater facilities to be permitted and constructed shall be owned and operated by the Developer, or a mandatory property owners' association formed for all of the property, as later determined by the County, and shall serve only property within ICP that is owned by the Developer or the members of such mandatory property owners' association or such other property as may later be permitted by the County.
 5.6.8 The interim treatment facilities shall not exceed 500,000 GPD in service capacity for use by the Project; provided, however, that the County may permit the increase of the maximum service capacity up to 800,000 GPD if it determines to allow service from these facilities to the Department of Corrections. This request for increase to 800,000 GPD must be approved by the Board of County Commissioners.
 5.6.9 Each user connecting to the interim wastewater treatment facility or the Orange County Wastewater System shall meet the Requirements as described in the Orange County Wastewater System User Rules, as amended. A monitoring program for industrial pretreatment shall be developed and presented to Orange County Public Utilities for approval prior to Construction plan approval.
 5.6.10 The Developer shall execute an interim wastewater facilities agreement with the County providing terms and conditions acceptable to the County, and which incorporate substantially the above conditions.
 5.6.11 A grant of this approval constitutes only land use approval for the use of the land for an interim wastewater facility, including off-site disposal, and shall not be construed as granting any vested right to the Developer or act as an estoppel against the County in the enforcement of other County rules, regulations, laws, ordinances and resolutions.
 5.6.12 The County may enter into an agreement pertaining to the Amended Land Use Plan dated March 28, 1986, may be used for interim effluent disposal areas. Effluent treated to a degree suitable for public access discharge may be used to irrigate landscape areas throughout the Project.

6. Water Service to the ICP Project shall be provided in accordance with the following conditions:
 6.1 At the initial development stage of the ICP project, the Developer shall design and construct, at its expense, (1) an off-site water transmission main from the nearest available and most appropriate County water transmission main with adequate size (as determined by the County), to serve the property and/or (2), an elevated storage tank, if necessary to meet the development's initial water needs on the property in accordance with County design and construction requirements. The facilities shall be designed to serve a minimum of one (1) MOD maximum daily flow and 2,500 GPM for fire flows unless higher fire flows are required by Orange County.
 6.2 For water capacity beyond the capacity of the initial water facilities of the ICP Project, a new water treatment plant will need to be constructed by the County or serve the development. Orange County cannot determine, at this time, whether the new water plant should be constructed within the ICP Project or at another location off-site. Prior to approval of the Development Plan for the initial development activity, the Developer shall designate a future water plant site and wellfield within the ICP Project and grant for consideration an option to the County for purchasing the site(s). The size and location of the site(s) shall be subject to County approval, but in no event shall the site(s) exceed a total aggregate of twenty (20) acres in size. The County shall have two (2) years from the date of approval of the Development Plan for the initial development activity for ICP to exercise its option to purchase the site of sites. If the County exercises its option, the County shall purchase the property by paying cash or otherwise allowing credits to the Developer against its capacity demand charges in any amount equal to the fair market value of the property purchased. If the County does not exercise its option to purchase the site or sites, the Developer shall install from the nearest available County water transmission facilities an additional water transmission main of sufficient size to provide capacity for only the remainder of the ICP Project (as determined by Orange County) beyond the capacity of the initial water facilities if necessary to provide the water capacity needs of the ICP Project beyond Phase I.
 6.3 The County may require that the water mains constructed pursuant to Conditions 6.1 and 6.2 be oversized. Acceptable oversizing costs shall be reimbursed by Orange County.
 6.4 Construction of buildings within the ICP Project shall not be approved until water capacity for said buildings is available or fully permitted within the County's Water System. The County agrees to include as a part of a water facilities agreement a provision specifying when the County shall initiate additional water facilities to meet anticipated future demands of the development.
 6.5 If the County decides to construct a new water treatment plant on ICP property, the County may allow credits to the Developer against any excess capacity created by the new elevated tank, constructed by ICP. Excess capacity shall be determined by the County. Credits to the Developer will only be allowed for excess capacity available to properties outside the development. However, any properties outside ICP, which participate with ICP in the construction of the elevated tank, will be excluded from the excess capacity calculation and no credits will be given to ICP for those participating properties outside ICP. No credits shall be allowed if the County decides not to construct the new water treatment plant on ICP property.
 6.6 The Developer shall enter into a water facilities agreement with the County providing terms and conditions acceptable to the County, and which incorporates as a minimum the above conditions.
 6.7 A grant of this approval constitutes only land use approval for the potential use of the land and shall not be construed as granting any vested right to the Developer or act as an estoppel against the County in the enforcement of other County rules, regulations, laws, ordinances and resolutions.

7. Development in accordance with the following recommendations of the East Central Florida Regional Planning Council, except as modified by Orange County below:
 7.1 The project shall be developed in accordance with the information, data and plans contained in the International Corporate Park DRI/ADA and supplemental information unless otherwise directed by the recommendation enumerated below.
 7.2 If no construction activity has occurred within five years of issuance of the Development Order, excluding existing development, then the Development Order shall expire.
 7.3 In the event of discovery of artifacts of historic or archaeological significance during project construction, the Developer shall stop construction in the area of the discovery and notify the County and the Bureau of Historic Sites and Properties of the Florida Department of State. From the date of notification, construction shall be suspended for a period of up to 120 days to allow evaluation of the site.
 7.4 To minimize dependence on grounds irrigation and promote the retention of wildlife habitat, the Developer agrees to utilize native vegetation to the maximum extent practicable in the development of the International Corporate Park.
 7.5 Should the modeling/modeling specified in Recommendation 7.18 indicate that the results of the traffic study are understated by 15% or more, then monitoring for CO shall be performed by the Applicant on or off the project site at locations determined by Orange County after receiving recommendations from the EDER and ECFRPC, with results furnished to each of these agencies.
 7.6 Should the air monitoring indicate that a violation of Florida Ambient Air Quality (FAAQ) standards is occurring or appears imminent (within 25% of reaching either standard), the Developer shall pursue one or any combination of the following until modeling indicates that the FAAQ standards are achieved:
 7.6.1 Not commence the next project phase, and/or
 7.6.2 participate in cost-sharing of roadway improvements, and/or
 7.6.3 implement an active Transportation System Management (TSM) program.
 7.7 Modeling shall be accomplished using guidelines for indirect sources adopted by the FDER or, if none are adopted, using a methodology satisfactory to Orange County after receiving recommendations from the FARR and ECFRPC.
 7.8 The Developer shall develop a conservation mitigation/wildlife management plan that provided for an effective wildlife movement and continuity between the major wetland corridors and significant habitat areas adjacent to the project site or an acceptable alternative. The plan shall be submitted to the Orange County Planning and Environmental Protection Department, the Florida Game and Freshwater Fish Commission, the South Florida Water Management District, the St. John River Water Management District and the East Central Florida Regional Planning Council for their approval. The plan shall, at a minimum, address the protection of existing upland and wetland habitat and vegetation, as well as the establishment of appropriate setbacks and buffers, and the specification of any needed mitigative measures.
 7.9 A pipe, box culvert or bridging of adequate size to facilitate flow patterns and animal movements shall be used in areas where road crossing will alter wetland communities in order to maximize maintenance of existing flow patterns and wildlife movement, with plans to be approved by the Water Management District having jurisdiction thereof. Separate facilities may be used for flow patterns and wildlife movements.
 7.10 The Developer shall perform an investigation into the status and needs of the existing red-cockaded woodpecker on the project site in coordination with the Florida Game & Fresh Water Fish Commission's Endangered Species Coordinator, with the resulting management plan reviewed by ECFRPC and other appropriate agencies. Until these studies and analyses have been completed, there will be no development in the northwest quarter of section 25 and all of section 6.
 7.11 The Developer shall provide for the Property Owners, Association to have the responsibility and authority to ensure the property maintenance of all components of the stormwater management system within the property, including the ability to assess the individual parcel owners fees for managing, operating and maintaining the entire system.
 7.12 Establishment and operation of a Water Quality Monitoring Station Network intended to supplement the monitoring network described in Appendix B of the DRI/ADA shall be accomplished consisting of:
 7.12.1 Two lake quality monitoring stations, one located in the center of Section 6 and the other in Southwest

Section 31 just downstream of the OUC railroad trestle.
 7.12.2 Two wetland quality monitoring stations, one located on the basin boundary just northeast of the second lake quality monitoring station described above, and the other upstream of the outfall from basin in southeast Section 6 at Weeabowee Road.
 7.12.3 Samples shall be collected four times annually on a seasonal basis from a date prior to construction activity to a date at least four years after construction buildout.
 7.12.4 Parameters to be measured shall be determined by Orange County. Collected data shall be furnished to Orange County, the St. John's River Water Management District and the FDER, St. Johns River District Office.
 7.13 Any interim wastewater facilities to be permitted and constructed shall be owned and operated by the Developer, or a mandatory property owners' association formed for all of the property, as later determined by the County, and shall serve only property within ICP that is owned by the Developer or the members of such mandatory property owners' association or such other property as may later be permitted by the County.
 7.14 The Developer shall establish a Property Owner's Association as the entity responsible for all aspects of the general and site-specific water quality monitoring networks, including installation, operation, maintenance and collection/analysis of data, with each owner, tenant or operator being required to fund the Association for all monitoring and related services.
 7.15 The Developer shall install an additional general groundwater monitoring well cluster at a site in Section 1 of Township 24 South, Range 31 East considered suitable for the monitoring of potential groundwater quality impacts from the project site on the City of Cocoa's wellfield.
 7.16 The general groundwater monitoring well clusters in Section 1 Township 24 South, Range 31 East, Section 6 Township 24 South, Range 31 East and Section 31 Township 23 South, Range 32 East shall be monitored on a quarterly basis each year.
 7.17 Parameters sampled at each of the general groundwater monitoring stations and surface water outflow stations shall be adjusted to include testing for specific hazardous substances used by businesses within the Property.
 7.18 Prior to the initiation of each phase, a modeling/monitoring program shall be performed to ascertain the LOS on facilities where the International Corporate Park Project is estimated to contribute an amount of traffic equal to or greater than 10% of the LOS "C" capacity. The methodology of the modeling/monitoring program shall be agreed upon by Orange County, the Developer, the ECFRPC and any other agency of entity with jurisdiction for the facility according to Florida Department of Transportation assignment pursuant to Section 335.99, Florida Statutes, a list of the affected facilities is as follows:

Roadways*	Ramps
S.R. 436 S. of Lake Underhill S. of Curry Ford Road S. of Halfway Road N. of Bee Line	Bee Line/S.R. 936 (WB Exit Ramp) Bee Line/S.R. 936 (BB Entrance Ramp) Bee Line/S.R. 15 (WB Exit Ramp)
Bee Line Expressway West of S.R. 436 West of S.R.15 East of S.R. 15 East of Site	Bee Line/S.R. 15 (BB Entrance Ramp) Bee Line/S.R. 520 (EB Exit Ramp) Bee Line/S.R. 520 (EB Entrance Ramp)
S.R. 15 West of S.R. 551 E-S of S.R. 551 North of Bee Line South of Bee Line North of Osceola County Line	Bee Line/N-S Access Road (EB Entrance Ramp) Bee Line/N-S Access Road (WB Exit Ramp) Bee Line/N-S Access Road (WB Entrance Ramp)
Moss Park Road** East of B.R. 15	Bee Line/N-S Access Road (BE Loop Ramp)
Eastern Bypass North of B.R. 15 North of Curry Ford Road	Bee Line/Alafaya Trail Extension (EB Entrance Ramp) Bee Line/Alafaya Trail Extension (BE Exit Ramp)
S.R. 551 North of Curry Ford Road North of S.R. 15	Bee Line/Mateyo Trail Extension (EB Loop Ramp Entrance) Bee Line/Alafaya Trail Extension (EB Loop Ramp Exit)
Curry Ford Road East of S.R. 436 East of S.R. 551 East of Eastern Bypass	Bee Line/Alafaya Trail Extension (WB Entrance Ramp) Bee Line/Alafaya Trail Extension (WB Exit Ramp)
Alafaya Trail South of S.R. 50 South of Lake Underhill North of Site South and West of Site (Extension to Moss Park Road)	Bee Line/Alafaya Trail Extension (WB Loop Ramp Entrance) Bee Line/Alafaya Trail Extension (WB Loop Ramp Exit)

*To include all intersections of these roads.

**Not a regional facility and shall not be the basis for an appeal.

7.19 The International Corporate Park Project shall not proceed beyond external traffic generation of 20,000 external ADT, where service levels are below service level "D" and the Project contributes 10% or greater to the service volume of a roadway/intersection at service level "C" as determined by the modeling/monitoring program specified in Condition 7.18 unless mitigation measures/improvements are identified which would provide, at a minimum, service level "D" during peak hour or which would result in the Project's share of traffic decreasing below 10% of the designed capacity, as defined in Condition 7.18 above and funding commitments for such measures/improvements are secured and committed to occur sometime during the next stage of development equivalent to an additional 21,000 external ADT. This same limitation will, if warranted, be applied to the Project upon reaching a trip generation that exceeds Threshold II (41,000 external ADT) and Threshold III (51,000 external ADT). The Developer must also either demonstrate to the satisfaction of Orange County and the ECFRPC that the final stage of development equivalent to an additional 23,000 external ADT will not adversely affect service levels (below service level "D" during peak hour), or demonstrate that the necessary improvements to accommodate final state transportation impacts are scheduled to occur during that final state. Otherwise, further building permits shall not be issued by Orange County for construction of the then remaining balance of the Project upon notification and written request to Orange County from the agency or entity with jurisdiction for the facility which has declined below the permitted LOS or from ECFRPC.
 Public facilities shall be deemed to have been constructed in a timely manner if a binding contract for construction of the facilities is entered into on or before the date of scheduled improvement. In those instances where the Developer is responsible for the scheduled construction, a performance bond shall be posted concurrent with the signing of the contract. In the event development of the Project is not allowed to proceed because of the inability of the governmental agency to implement an agency committed development order condition, the agency should, to the maximum extent possible, adjust governmental commitments and necessary funding programs to meet the intent of its commitment contained in the original development order. The preceding requirements may be mitigated on a road by road basis through construction, design, or construction of alternative right-of-way or facilities, payment of impact fees, interlocal agreement, and/or other similar mechanism to assure that the objectives of this recommendation are met.
 Notwithstanding the foregoing, in the event that the transportation level of service rule applicable to this Project is hereafter materially altered so as to alter monitoring requirements, development constraints or mitigation mechanisms applicable to development of regional impact, then the monitoring requirements, development constraints or mitigation mechanisms applicable to developments of regional impact, then the monitoring requirements or mitigation mechanisms imposed upon or available to the project shall be modified to reflect such alterations.
 Bicycle lanes, bicycle lockers, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of off-site transit and bicycle facilities. Furthermore, the Applicant should make known to tenants that the Orlando area has an existing ridership program operated by Tri-County Transit and the City of Orlando, and encourage the use of said program.

Upon a motion by Commissioner Harrell, seconded by Commissioner Marston and carried, with all Commissioners present and voting AYE, the Board approved the Development Order as submitted.
 Upon a motion by Commissioner Treadway, seconded by Commissioner Harrell and carried, with all Commissioners present and voting AYE, the Board approved the meeting schedule for the Budget for 1986-1987.
 There being no further business, the Chairman adjourned the meeting at 7:10 p.m.
 ATTEST:

Clerk _____ Chairman _____
 Deputy Clerk _____

1992 INTERNATIONAL PARK AMENDED DEVELOPMENT ORDER CONDITIONS
 Approved by the BCC August 25, 1992
 (Related to ICP/Moonbase Phase I)

The following appear on the ICP PUD LUP following the 1986 Conditions of Approval:

Development shall conform to the International Corporate Park ADA/DRI dated August 1985, International Corporate Park PUD dated August 19, 1985, Amended Land Use Plan dated March 28, 1986, as revised in February 1987, and approved by Orange County in February 1987, and revised on September 1, 1989, and approved by Orange County on October 16, 1989, and further revised on April 6, 1990, and approved by Orange County on May 21, 1990, and further revised subject to the plans and documents dated, Received March 16, 1991, and approved by Orange County on August 25, 1992. Conservation Area Report dated October 7, 1985, and all other supplemental reports and information, except as modified by these conditions, and in accordance with all provisions of the Orange County Zoning Resolution, Subdivision Regulations and Growth Management Policy, unless otherwise waived. Development based upon this approval shall comply with all other applicable federal, state, and county laws, ordinances and regulations which are hereby incorporated by reference, except to the extent they are expressly waived or modified by these conditions or by action of Orange County.

The following conditions from a nonsubstantial change approved by the BCC on May 21, 1990 are attached to the recorded 1992 Amendment:

- The public observation and participation in the events, themes and displays shall relate to the bona fide research and development activities and purposes of Moonbase I.
- The Moonbase I research and development activity shall be the primary, ultimate purpose of the approved land use, with public observation being incidental to the primary purpose.
- Upon completion of Moonbase I development, the majority of the accumulative (sic) square footage of the building structures in Moonbase I shall be for uses otherwise allowable under the International Corporate Park land use approvals, including uses also (sic) in the I-2 zoning category.

NOTES
 August 24, 2016

1. Any impacts to wetlands will require submittal of an application for a Conservation Area Impact Permit to the Orange County Environmental Protection Division as outlined in Chapter 15, Article X Wetland Conservation Areas at the subdivision or development plan stage. Open space required acreages shall be maintained.

2. Undeveloped areas, as of the date of this plan, shall comply with the Orange County Ecolockhatchee River Protection Ordinance, unless otherwise exempt.

3. Any future roadway crossings shall serve to maintain existing habitat connectivity as well as hydrologic flow considerations and function to minimize harm to the resources of the basin. The design shall comply with the County and State environmental regulations.

4. This site has unique environmental characteristics that require compliance of undeveloped areas, as of the date of this plan, with the Outstanding Florida Waters rule, the State Impaired Waters Rule and the Orange County Code Chapter 15 Environmental Control, Article XVIII Environmental Land Stewardship Program, unless otherwise exempt.

5. Water, wastewater, and reclaimed water service will be provided by Orange County Utilities.

6. In accordance with Section 38-1227, any variations from county code minimum standards represented on this plan that have not been expressly approved by the BCC are invalid.

7. Prior to any new development approvals, existing PSP's/DP's will require updating to remove property that is no longer within the PD.

INTERNATIONAL CORPORATE PARK
 Orange County, Florida

A PLANNED DEVELOPMENT

August 17, 2016
 Revised September 8, 2016

AMENDED LAND USE PLAN