

Proposed Subarea Language- Subarea Policy 41.1 and 41.3

Subarea Policy 41.1 – Cocoa Protection of the well sites.

- The City shall protect the City of Cocoa well sites, easements and facilities within this subarea policy in accordance with the Cocoa/City of Orlando Annexation Agreement, as may be amended from time to time.

Subarea Policy 41.3

- 1) The maximum development program of the Sunbridge area shall be as follows:

Single Family	5,720 dwelling units
Multi Family	1,650 dwelling units
Office	1,500,000 square feet
Industrial	7,000,000 square feet
Retail 880,000	880,000 square feet
Hotel rooms	490 rooms
Civic Uses*	*TBD during SPMP or CUP process

- 2) The project may exchange land uses according to an approved land use/trip equivalency matrix. In no case shall the maximum amount of development allowed within any single land use category (except civic) be increased by more than 20% beyond the maximum provided in the table above without a GMP amendment. Any such GMP amendment must be supported by data and analysis that demonstrates adequate public facilities or services are or will be available to accommodate the proposed density and intensity of development.
- 3) A Planned Development ordinance (PD) that addresses the land area within this subarea policy and maximum development program shall be reviewed and approved by City Council. The PD should also address:
 - a. Natural Features – Where unique natural features exist in areas set aside as open space, such natures features shall be treated as amenities. Roads that cross major wetland systems must incorporate bridges, oversized culverts, or other appropriate design features to maintain wildlife corridors.
 - b. Park and Recreation Facilities- Sunbridge PD must meet or exceed the City-wide park acreage level of service standards included in the GMP, Recreation and Open Space Element, Policy 1.1.1, and the community and neighborhood parks requirements.
 - c. Transportation System
 - The proposed roadway network must conform to the City of Orlando’s Major Thoroughfare Plan, as applicable and as may be amended from time to time.
 - The Transportation Concurrency Exception Area will be extended to include the boundaries of the entire Sunbridge-Camino properties.
 - d. Schools – Residential development shall be subject to applicable school capacity and school concurrency requirements.

- e. Environment- Development must be consistent with the approved Environmental Land Stewardship Agreement, as it may be amended from time to time.