

**Site Data**

**GENERAL INFORMATION**

<b>TOTAL GROSS ACRES:</b>	<b>520.4 ac</b>
WETLANDS:	214.7 ac
100-YEAR FLOODPLAIN:	2.6 ac
NON-ACCESSIBLE UPLANDS:	5.3 ac
<b>TOTAL UPLAND ACRES</b>	<b>314.8 ac</b>
ECON TRAIL ROADWAYS:	21.0 ac
INTERNAL ROADWAYS:	23.6 ac
STORMWATER:	44.7 ac
OPEN SPACE & RECREATION:	17.6 ac
<b>TOTAL DEVELOPABLE ACRES</b>	<b>207.9 ac</b>
<b>EXISTING FUTURE LAND USE</b>	URBAN ACTIVITY CENTER/MIXED USE CORRIDOR-MEDIUM INTENSITY/RESIDENTIAL-LOW/OFFICE-LOW/CONSERVATION
<b>EXISTING ZONING</b>	NO ZONING
<b>PROPOSED ZONING</b>	PD (PLANNED DEVELOPMENT)

**PERMITTED USES**

PERMITTED USES SHALL INCLUDE ALL THOSE LISTED AS PERMITTED USES IN THE R-1S, R-2B, MU-1, AC-2 AND O-1 ZONING DISTRICTS WITHIN THE CITY OF ORLANDO LAND DEVELOPMENT CODE.

**DEVELOPMENT PROGRAM**

Land Use	Acres	Sq. Ft. / Units / Rooms
<b>Urban Activity Center &amp; Mixed Use Corridor</b>	<b>152.2</b>	
Retail/Commercial		802,000*
Office		25,000
Hotel		200
Residential		850
Office	8.3	75,000
Residential	47.4	250
<b>Totals</b>	<b>207.9</b>	

\* Square footage includes a K-12 charter school

**DEVELOPMENT STANDARDS**

Single Family

Gross Density	12 du/ac (max)
Min Lot Area	4,400 sf
Min Lot Width	40 ft
Min Lot Depth	110 ft
Min Building Site Frontage	45 ft
Min Building Setbacks	
Front Yard	25 ft
Side Yard	5 ft
Street Side	15 ft
Rear Yard	25 ft
Max ISR	0.60
Max Building Height	35 feet

<b>Multi-Family</b>	
Gross Density	15 - 30 du/ac
Min Building Site Frontage	50 ft
Min Building Setbacks	
Front Yard	0 ft
Side Yard	0 or 3 ft
Street Side	0 ft
Rear Yard	10 ft
Max ISR	0.60
Max Building Height	60 feet

<b>Retail/Commercial/Office</b>	
Non-Residential FAR	0.50 - 1.00
Min Building Site Frontage	50 ft
Min Building Setbacks	
Front Yard	0 ft
Side Yard	0 or 3 ft
Street Side	0 ft
Rear Yard	10 ft
Max ISR	0.90
Max Building Height	100 feet

**PHASING**

THIS PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES. EACH PHASE OF DEVELOPMENT SHALL HAVE SUFFICIENT INFRASTRUCTURE TO STAND ALONE.

**NOTES:**

- ALL ACREAGES ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
- A SPECIFIC PARCEL MASTER PLAN (SPMP) SHALL BE SUBMITTED TO THE CITY OF ORLANDO FOR EACH PHASE OF DEVELOPMENT. THE SPMP SHALL BE CONSISTENT WITH THE PLANNED DEVELOPMENT ORDINANCE AND SHALL NOT RESULT IN ADDITIONAL EXTERNAL IMPACTS.
- SITE LANDSCAPING SHALL MEET OR EXCEED CITY OF ORLANDO LAND DEVELOPMENT CODE (CHAPTER 60, PART 2) STANDARDS.
- SITE LIGHTING SHALL MEET OR EXCEED CITY OF ORLANDO LAND DEVELOPMENT CODE (CHAPTER 64, PART 2) STANDARDS.
- STORMWATER MANAGEMENT SHALL COMPLY WITH THE CITY OF ORLANDO LAND DEVELOPMENT CODE AND SWMD CRITERIA.
- IN ORDER TO ACCOMMODATE ADVANCEMENTS IN TECHNOLOGY, USE AND OPERATION OF A CELL TOWER IS PERMITTED WITHIN THE TORREY PRESERVE PD. FINAL LOCATION OF CELL TOWER SHALL BE DETERMINED AT FINAL SITE PLAN.

Land uses within the Torrey Preserve PD may be exchanged based on traffic equivalents as listed below:

Land Use	Trip Rate/unit	Conversion To:					
		Hotel	Commercial	Office	Single Family	Townhome	Multi Family
Hotel	0.730 /room		0.17	0.51	0.73	1.09	1.66
Commercial	3.342 /KSF	4.58		2.35	3.34	4.99	7.60
Office	1.14 /KSF	1.56	0.27		1.14	1.70	2.59
Single Family	0.83 /DU	1.14	0.20	0.59		1.24	1.89
Townhome	0.670 /DU	0.92	0.16	0.47	0.47		1.52
Multi Family	0.440 /ksf	0.60	0.10	0.31	0.31	0.66	



**Legend**

- Subject Property
- Urban Activity Center
- Mixed Use Corridor - Medium Intensity
- Office
- Charter School
- Residential Low
- Open Space
- Park
- Wetland
- Stormwater Pond
- Proposed Multi-use Trail
- 1 Parcel Number
- Cell Tower

vhb.com

225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Certificate of Authorization  
Number FL #3932

N

SCALE IN FEET

**Torrey Preserve PD  
PD Zoning/Framework  
Master Plan**

Orlando, FL 32827

No.	Revision	Date	Appr.

Designed by: RT      Checked by: CB      Scale: As Noted

Issued for: **Master Plan Application**      Date: **April 2020**

Vertical Datum NAVD 88  
Drawing Title: **Master Plan**

Drawing Number

**C-200**

Sheet of

Project Number  
**61051.11**

DATE: **Apr. 20, 2020**

Saved Monday, April 20, 2020 1:21:25 PM DCERAVLO Pletted Monday, April 20, 2020 2:02:10 PM Caravelo, Daniele