

FLU APPENDIX VI: DEVELOPMENTS OF REGIONAL IMPACT

Deep Creek

Land Use	Development Right
Residential	650 Units

Harborview

Land Use	Development Right
Residential	3,859 Units
Office	50,000 Square Feet
Commercial	655,000 Square Feet
Hotel Rooms	350 Rooms
Public Marina	260 Wet Boat Slips 192 Dry Storage Boat Slips 20 Single-family boat slips qualifying under Section 403.813, F.S.
Open Space, Preservation and Recreational Uses	136 Acres

Notes:

1. In the West Village, the base density in the Coastal High Hazard Area is 398 units; maximum allowed density in the CHHA is 733 units. Any development in excess of 398 units requires a transfer of density from an equivalent Coastal High Hazard Area.
2. Non-residential land uses approved by the Development Order may be increased in one land use category and concurrently reduced in another land use category, if a Land Use Equivalency Matrix is adopted as part of the Harborview DRI Development Order.

Murdock

Land Use	Development Right
Retail/Office	2,714,000 - 2,729,924* Square Feet
Murdock Increment III Flexible Land Use Zone (FLUZ)**	
<ul style="list-style-type: none"> • Adult Congregate Living Facility (ACLF) • Nursing Home Facility (NHF) • Multi-Family-12 (MF) • Institutional (INST) 	555** Units 185** Beds 486** Units 324,000** Square Feet
Office	154,076 Square Feet

Land Use	Development Right
Parking	1,775*** Spaces
Hotel	0-100* Units
Multi-Family	1,812 Units
Industrial	5,095 Square Feet

Notes:

* A portion of the development has a use option. If 100 hotel units are built, commercial is reduced 15,924.

** A separate use option. Please refer to the Murdock Increment III FLUZ Equivalency Matrix.

*** Increment III has a maximum allowable number of parking spaces.

**Murdock Increment III Flexible Land Use Zone (FLUZ) Equivalency Matrix
Conversion Table For Flexible Land Use Zones
Based On Pm Hour Traffic**

Land Use	Units/SF	Peak Hour Rate	Peak Hour Trips
MF-12 (220)	486 Units	.61or .59/Unit	290.10
ACLF/NHF			186.85
ACLF (250)	555 Units	.28/Unit	155.40
NHF (252)	185 Beds	.17/Bed	31.45
Institutional (530)	324,000 SF	.67/1,000 SF	217.08

The maximum amount of development permitted in the FLUZ areas shall not exceed 102.48 and 187.62 P.M. Peak Hour Trips in Parcels 1 and 2, respectively. The following conversion rates included in ADA Table 10-1A-2 attached shall apply or Multifamily: .61/unit and .59/unit for Parcels 1 and 2, respectively; Nursing Home Facility (NHF): .17/bed; Adult Congregate Living Facility (ACLF): .28/unit and Institutional: .67/1000 sf. The FLUZ areas could be developed as a single use not exceeding the total units for each use indicated in Composite Exhibit B or a combination of uses. For example, 100 multifamily units and 61.910 square feet of Institutional in Parcel 1 would equal the maximum development permitted: 102.48 P.M. Peak Hour Trips ((100 x .61/unit) and (61.910 of .67/1,000 sf = 101.48).

In addition, potable water consumption and wastewater generation cannot exceed 29,000 gpd and 56,000 gpd in Parcels 1 and 2, respectively, based on 10 gpd/100 sf of office: 155 gpd/multifamily unit; 100 gpd/bed for Nursing Home and ACLK, Where ACLK units are Calculated at 1.2 beds per unit; and 30 gpd plus 10 gpd/100 sf for Institutional.

Riverwood

Land Use	Development Right
Residential	3,300 Units
Commercial/Office	334,000 Square Feet
Office	120,000 Square Feet
Golf	123 Acres
Marina	6 Acres
Utility Site	28 Acres

Sandhill

Land Use	Development Right****
Residential	2,626 Units
***Commercial	2,008,800 Gross Square Feet
***Hotel/Motel	120 Units
*Research & Development	42,000 Gross Square Feet
Industrial	365,000 Square Feet
Nursing Home/ACLF	458 Beds
**Park/Public/Semi-Public	65,000 Gross Square Feet
Lake	61.40 Acres
Public	2.60 Acres
Mitigation	84.70 Acres
Preservation	6.55 Acres
Roads	37.90 Acres
Retail Parking Spaces	8,030 Spaces

Notes:

* 261,000 gross square feet of the originally approved Research and Development gross square footage was analyzed as commercial retail for traffic purposes

** Building area only applies to Tract 2 Public/Semi-Public 24.78 acres for government offices

*** On Parcel C-24 of Tract 2, 17,000 square feet of commercial and 120 hotel/motel units.

**** Equivalency Matrix

	110: General Light Industrial	220: Apartment Multi- family	820: Shopping Center	710: Office Building	210: Single Family Detached	310: Hotel	254: Assisted Living
110: General Light Industrial	-	0.639 du/ksf	3.825 ksf/ksf	1.536 ksf/ksf	1.031 du/ksf	0.619 room/ksf	0.227 bed/ksf
220: Apartment Multi- family	1.565 ksf/du	-	5.984 ksf/du	2.403 ksf/du	1.613 du/du	0.968 room/du	0.355 bed/du
820: Shopping Center	0.261 ksf/ksf	0.167 du/ksf	-	0.402 ksf/ksf	0.270 du/ksf	0.162 room/ksf	0.059 bed/ksf
710: Office Building	0.651 ksf/ksf	0.416 du/ksf	2.490 ksf/ksf	-	0.671 du/ksf	0.403 room/ksf	0.148 bed/ksf
210: Single Family Detached	0.970 ksf/du	0.620 du/ksf	3.710 ksf/du	1.490 ksf/du	-	0.600 room/du	0.220 bed/du
310: Hotel	1.617 ksf/room	1.033 du/room	6.183 ksf/room	2.483 ksf/room	1.667 du/room	-	0.367 bed/room
254: Assisted Living	4.409 ksf/bed	2.828 du/bed	16.864 ksf/bed	6,773 ksf/bed	4.545 du/bed	2.727 room/bed	-

Land Use to be Increased

1. Land use changes are based on the peak hour of adjacent street traffic, one hour between 4 and 5 PM
2. Equivalency factors are based on the ITE Trip Generation Manual 9th Edition, 2012 average for each land use
3. When increasing a land use, multiply by the value in the table. When decreasing a land use, divide by the value in the table

Examples:

Increase 50 single-family dwellings by decreasing 13,500 SF of shopping center ($50 \times 0.270 = 13.5$)

Increase 10,000 SF of office building by decreasing 15,360 SF of light industrial ($10 \times 1.536 = 15.36$)

Decrease 15,000 SF of shopping center by increasing 37,313 SF of office ($15 / 0.402 = 37.313$)

4. Any conversion to residential dwelling units above the maximum approved by the original Sandhill DRI DO, which is 2,626 density units, shall be subject to the Transfer of Density Units (TDU) provisions set forth in the County's Comprehensive Plan.

Tern Bay

Land Use	Development Right
Residential	1,315 Units
Commercial	111,500 Gross Square Feet 710 parking spaces
Office	20,000 Gross Square Feet
Hotel	150 Rooms
Golf Clubhouse	20,000 Gross Square Feet *
Tennis Clubhouse	7,500 Gross Square Feet **
Community Center	5,000 Gross Square Feet ***
Impervious Surfaces	295 Acre

Notes:

* Includes three 9-hole golf courses, restaurants, exercise area and 150 parking spaces.

** Tennis clubhouse, fitness center & spa, 8 tennis courts, swimming pools, bike and walk trails, small fishing pier, canoe launch and docks, look-out tower, and approved governmental uses

*** A sales and Community Development District administration center

Victoria Estates

Land Use	Development Right
Residential	1,312 Units
Commercial	250,000 Square Feet
Office	120,000 Square Feet
Golf	one 18-hole course