



Concept Plan 2

Osceola County, Florida
Submitted:

Parcel Identification Numbers

PID #	Owner Name	PID #	Owner Name
01-25-31-0000-0015-0000	Central Florida Property Holdings 800 LLC	04-25-32-0000-0010-0000	Farmland Reserve, Inc.
12-25-31-0000-0015-0000	Central Florida Property Holdings 400 LLC	05-25-32-0000-0010-0000	Farmland Reserve, Inc.
13-25-31-0000-0010-0000	Central Florida Property Holdings 400 LLC	08-25-32-0000-0010-0000	Farmland Reserve, Inc.
24-25-31-0000-0010-0000	Central Florida Property Holdings 1100 LLC	09-25-32-0000-0010-0000	Farmland Reserve, Inc.
06-25-32-0000-0010-0000	Central Florida Property Holdings 800 LLC	15-25-32-0000-0010-0000	Farmland Reserve, Inc.
06-25-32-0000-0020-0000	Central Florida Property Holdings 800 LLC	16-25-32-0000-0010-0000	Farmland Reserve, Inc.
07-25-32-0000-0010-0000	Central Florida Property Holdings 900 LLC	17-25-32-0000-0010-0000	Farmland Reserve, Inc.
18-25-32-0000-0010-0000	Central Florida Property Holdings 900 LLC	20-25-32-0000-0010-0000	Farmland Reserve, Inc.
19-25-32-0000-0010-0000	Central Florida Property Holdings 1000 LLC	21-25-32-0000-0010-0000	Farmland Reserve, Inc.
30-25-32-0000-0010-0000	Central Florida Property Holdings 1000 LLC	22-25-32-0000-0010-0000	Farmland Reserve, Inc.
		27-25-32-0000-0010-0000	Farmland Reserve, Inc.
		28-25-32-0000-0010-0000	Farmland Reserve, Inc.
		29-25-32-0000-0010-0000	Farmland Reserve, Inc.

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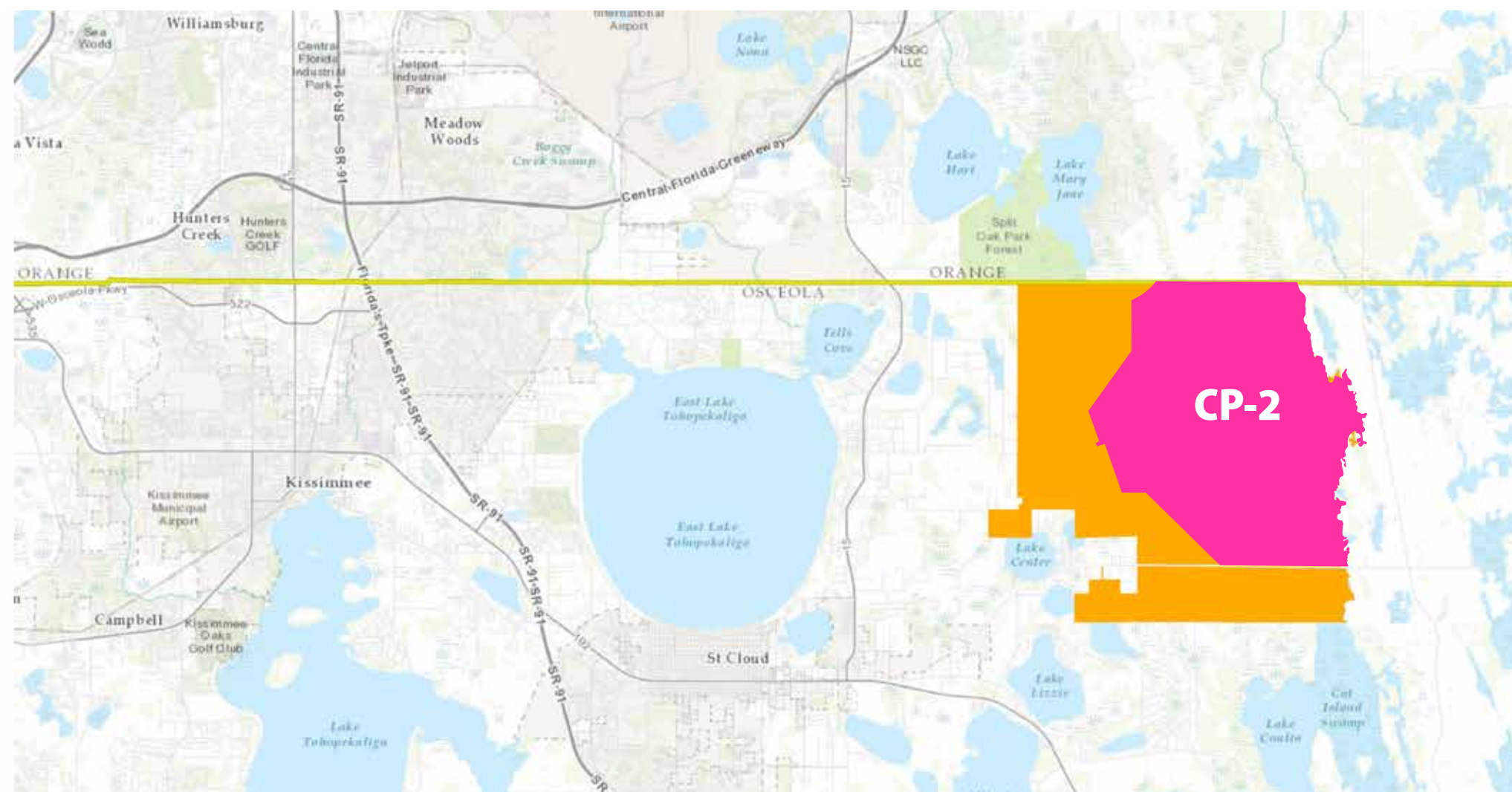
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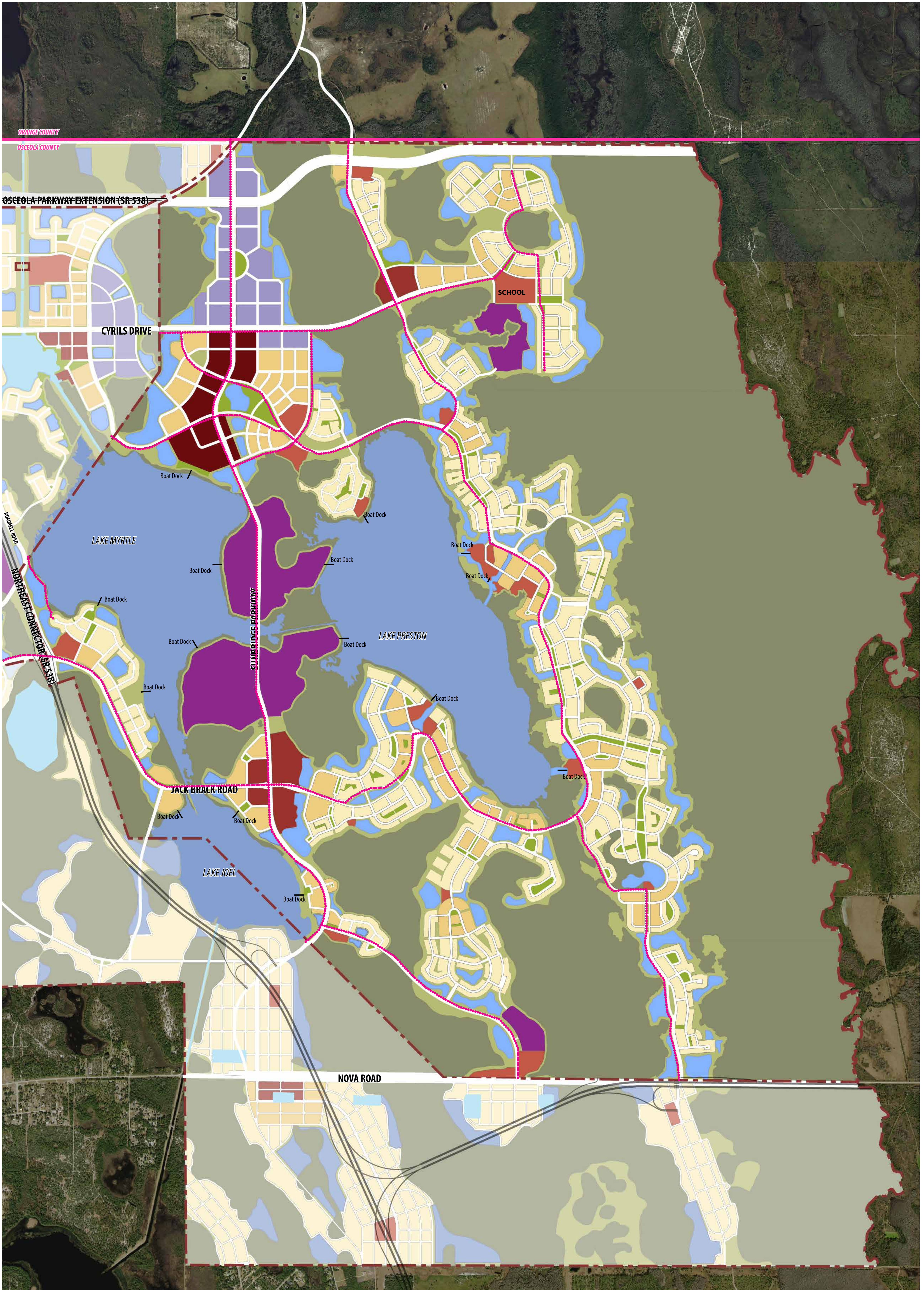
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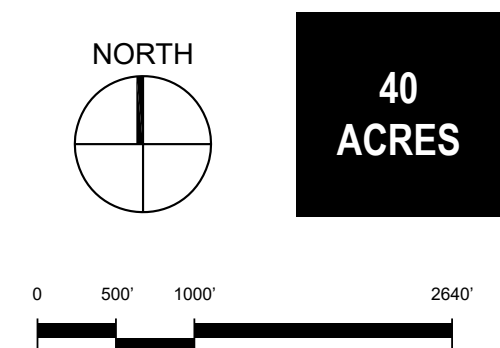
Location Map

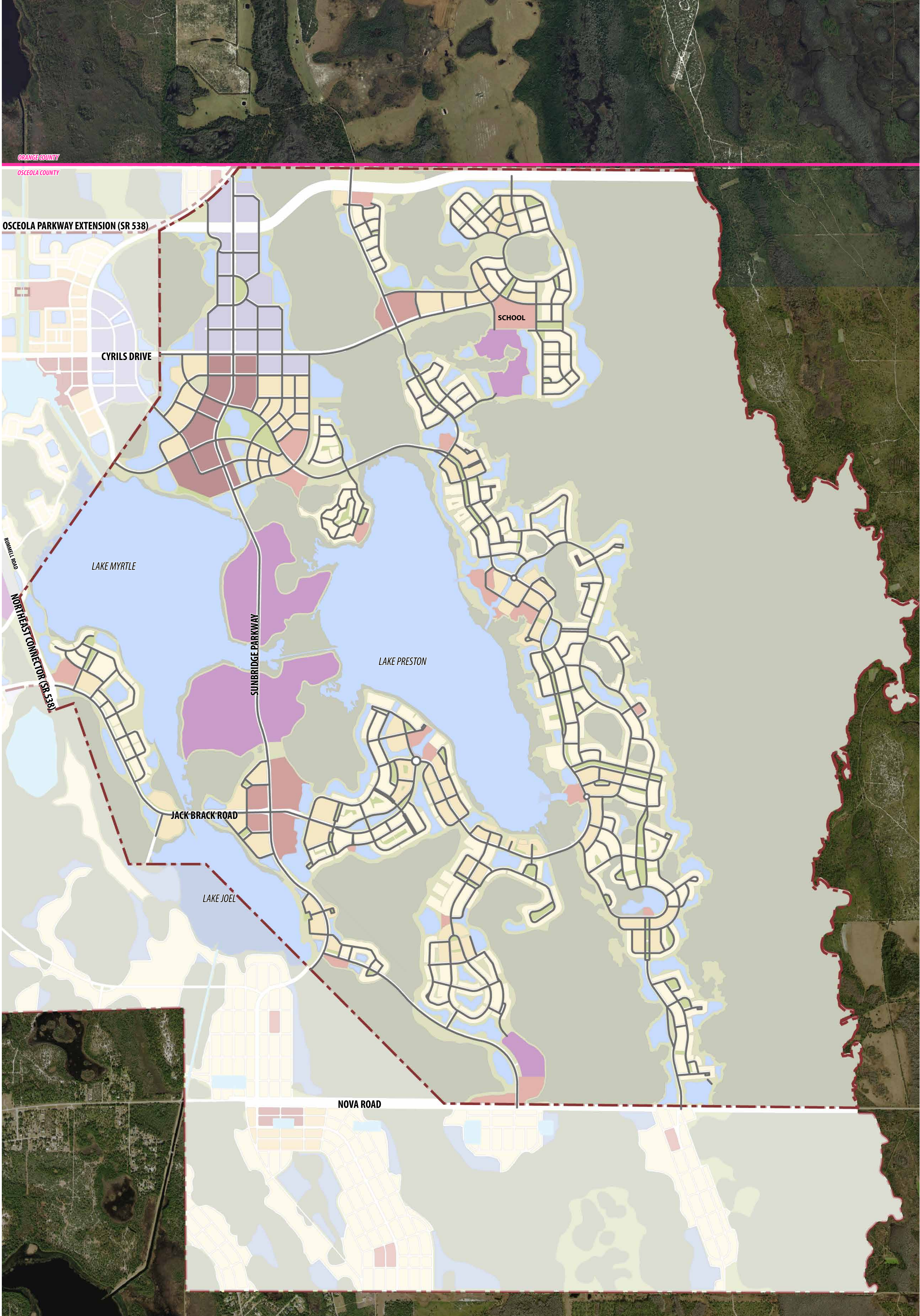


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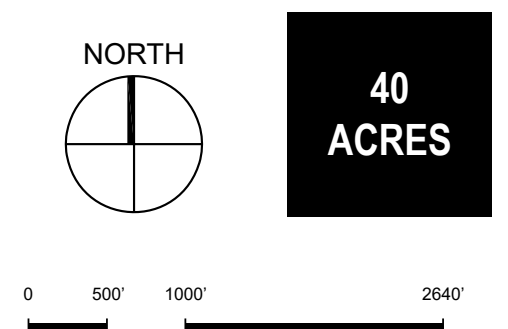


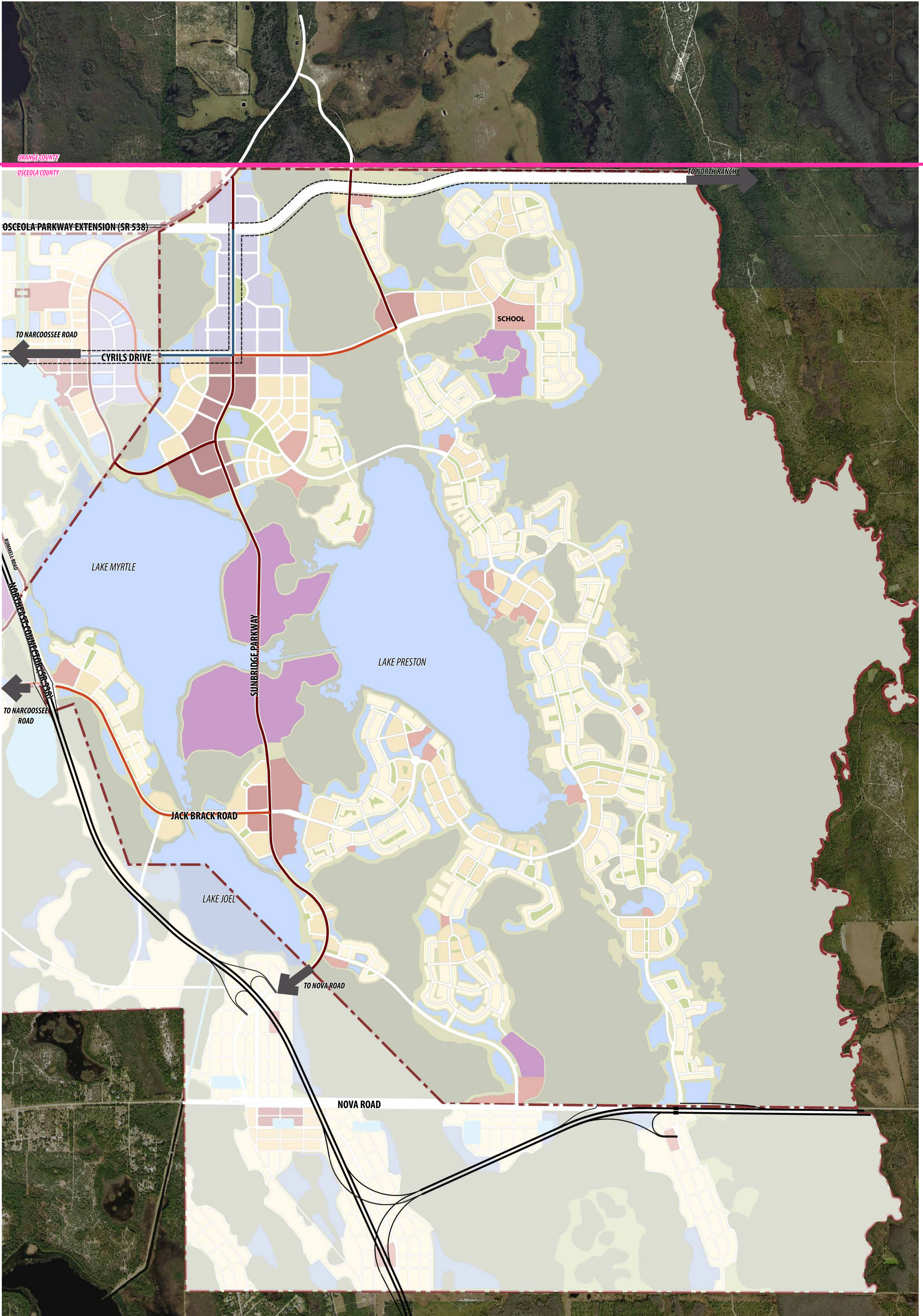
PLACE TYPES	MISCELLANEOUS
 Special District	 Concept Plan Boundary
 Employment Center	 Preserved Wetlands
 Urban Center	 Stormwater Ponds
 Community Center	 Trails
 Neighborhood Center	
 Neighborhood Type 2	
 Neighborhood Type 1	
 Open Space District	



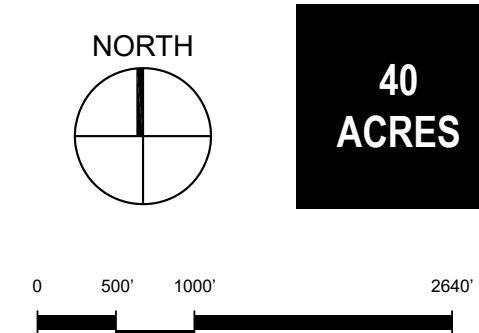


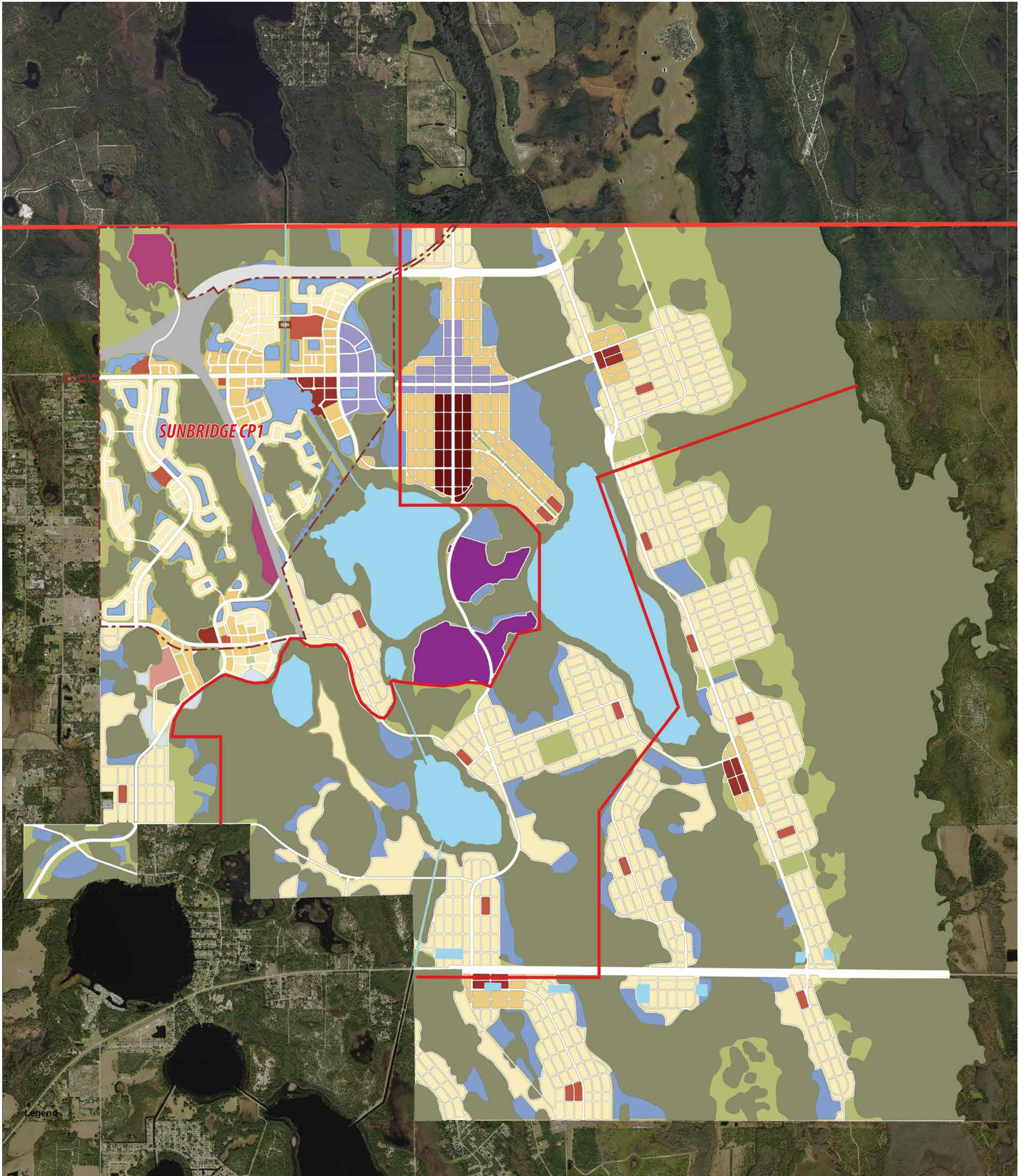
PLACE TYPES	MISCELLANEOUS	FINE GRAIN NETWORK
<ul style="list-style-type: none"> Special District Employment Center Urban Center Community Center Neighborhood Center Neighborhood Type 2 Neighborhood Type 1 Open Space District 	<ul style="list-style-type: none"> Concept Plan Boundary Preserved Wetlands Stormwater Ponds 	<ul style="list-style-type: none"> Proposed Street





PLACE TYPES	MISCELLANEOUS	FRAMEWORK STREETS
Special District	Concept Plan Boundary	Multimodal Corridor
Employment Center	Preserved Wetlands	Boulevard
Urban Center	Stormwater Ponds	Avenue
Community Center	Regional Transit Corridor	
Neighborhood Center		
Neighborhood Type 2		
Neighborhood Type 1		
Open Space District		



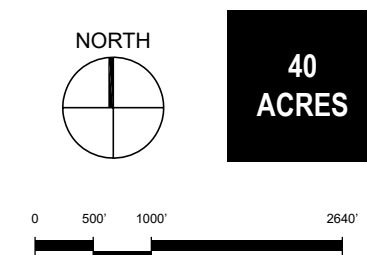


PLACE TYPES

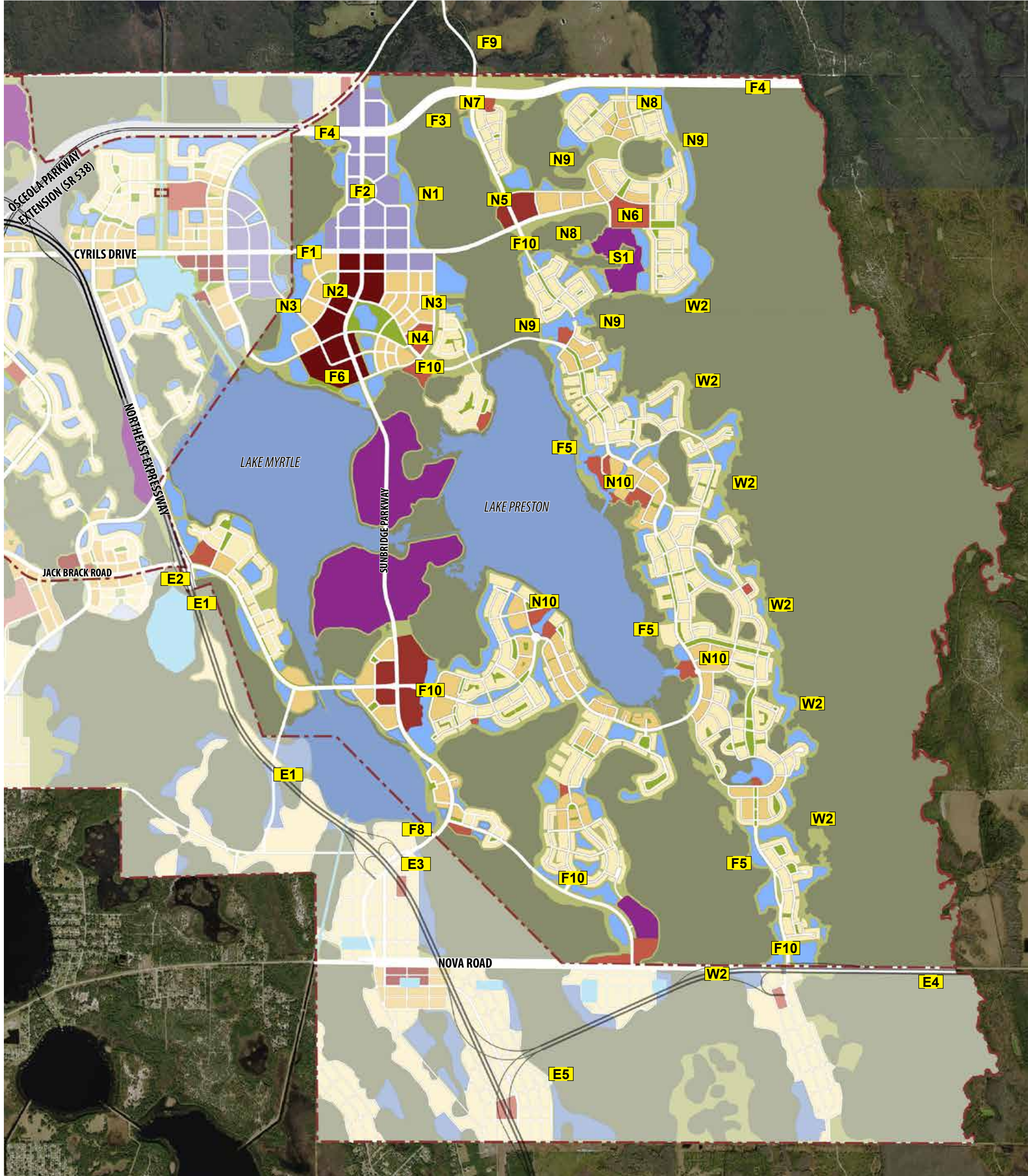
- Special District
- Employment Center
- Urban Center
- Community Center
- Neighborhood Center
- Neighborhood Type 2
- Neighborhood Type 1
- Open Space District

MISCELLANEOUS

- Concept Plan Boundary
- Preserved Wetlands
- Stormwater Ponds



Proposed Concept Plan



MODIFICATIONS AND JUSTIFICATIONS

EXPRESSWAY ALIGNMENTS

- [E1] Future Expressway alignment shown to provide context for Concept Plan relationship to future system. Alignments provides for continuation to the south and east.
- [E2] Future interchange at Jack Brack Road.
- [E3] Future interchange at Sunbridge Parkway.
- [E4] Future expressway system to extend east to I-95 in Brevard County.
- [E5] Future expressway system connection to Southport Connector.

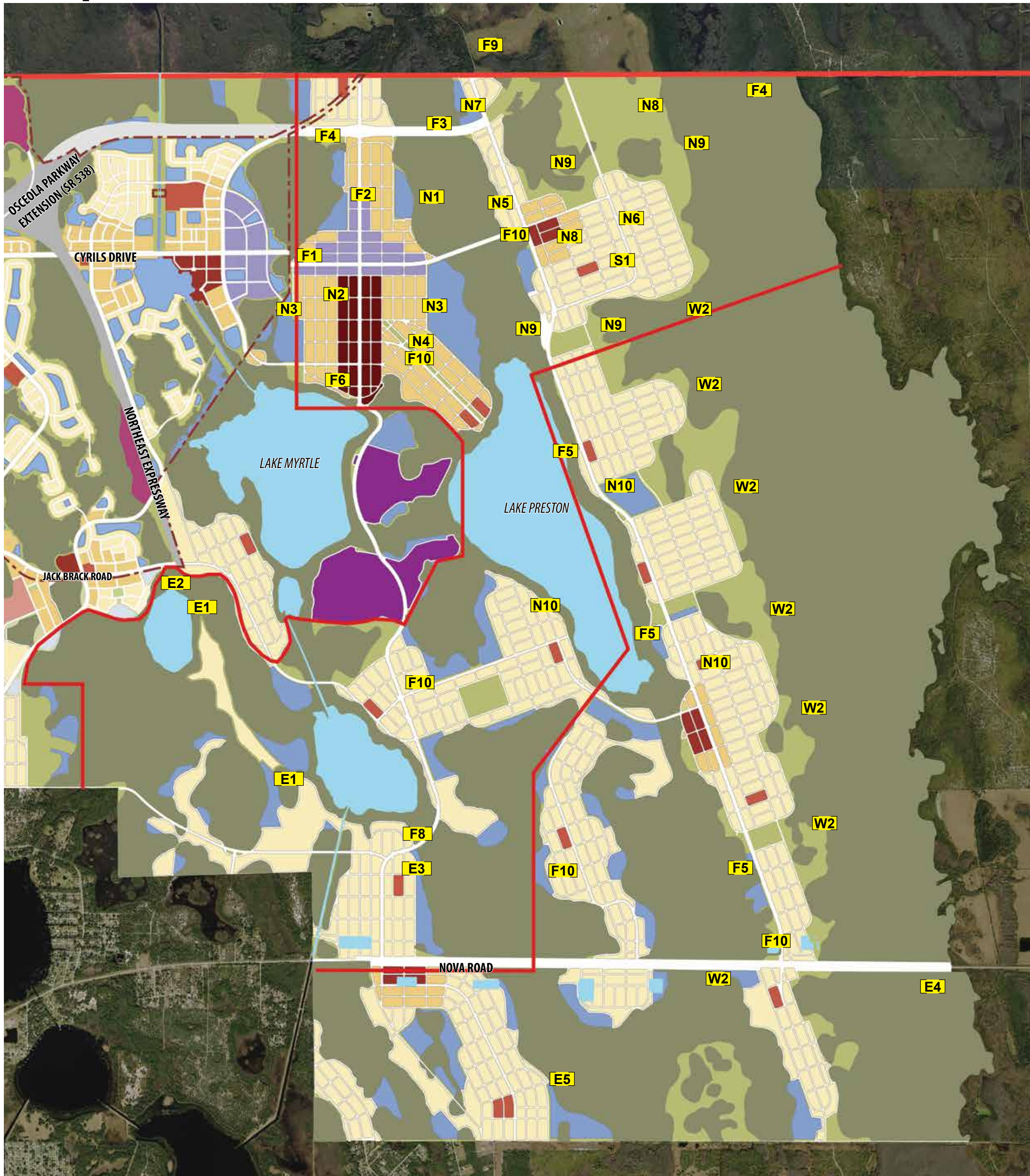
FRAMEWORK ROADWAYS

- [F1] Allowance for future regional mass transit on Cyrils Drive continued from CP-1 - see Sheet 4 for alignment.
- [F2] Allowance for future regional mass transit on Sunbridge Parkway - see Sheet 4 for alignment.
- [F3] Allowance for future regional mass transit on future east-west corridor extending to North Ranch CMP - see Sheet 4 for alignment.
- [F4] Future east-west framework road corridor preserved for connecting between Sunbridge and North Ranch CMP.
- [F5] North-south framework road eliminated in favor of internalized roadway network.
- [F6] Alignment adjusted to respond to ecological constraints.
- [F7] All cul-de-sacs that terminate adjacent to framework roads shall have pedestrian and bicycle connectivity to the framework roads.
- [F8] Planned extension of Sunbridge Pkwy to Nova Road.
- [F9] Planned extension of framework road to SR 528 not contemplated in CMP.
- [F10] Allowance for gated entry framework roadway through active adult community with multi-use trail connection."

WETLANDS AND NATURAL ENVIRONMENT

- [W1] {General comment, not identified on map} Wetlands have been flagged.
- [W2] Preserved wetlands and open space connection to adjacent natural lands has been maintained and enhanced through design, including potential trail connection to Split Oak Preserve. See BDA Environmental Report (March 16, 2017) for additional detail.

Adopted CMP



NEIGHBORHOODS AND CENTERS

- [N1] Employment center expanded to the north in lieu of south side of Cyrils Drive in CMP.
- [N2] Urban Center reconfiguration to address relationship between framework road alignments and adjacent neighborhoods.
- [N3] N2 neighborhoods reconfigured to respond to framework road, urban center and park structure.
- [N4] Community Center located to provide support for residential neighborhoods.
- [N5] Community Center located at intersection of Cyrils and north-south framework road.
- [N6] Future school location, subject to Osceola School Board approval.
- [N7] Future center contingent upon construction of future east-west connection to North Ranch CMP.
- [N8] Due to more specific wetland data, residential neighborhood has been relocated to provide environmental protection while meeting CMP density obligations.
- [N9] Alternative east-west wildlife connections provided.
- [N10] Alternative center locations provided with adjacent higher density N2 neighborhoods.
- [N11] {General comment, not identified on map} Neighborhood park and open space system is more distributed throughout neighborhoods and more walkable.

SPECIAL DISTRICTS

- [S1] Special District located to support and service surrounding neighborhood - i.e. boat/RV storage, landscape maintenance services, "back of house" uses.

Neighborhoods Key Map

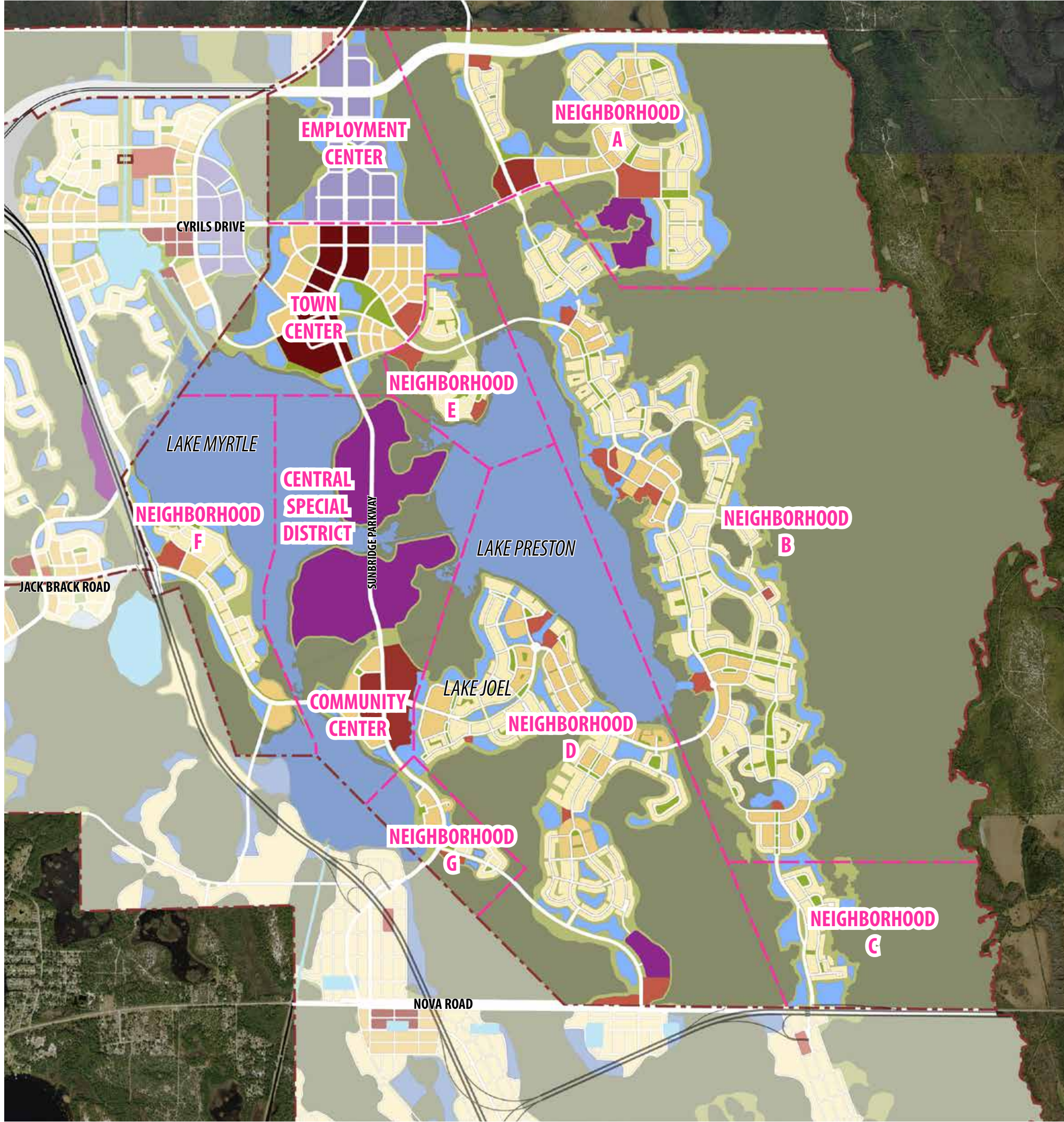


TABLE 1: SUNBRIDGE DEVELOPMENT PROGRAM

NEIGHBORHOOD	Units	Det	Att TH	Att MF	Comm (sf)	Office (sf)	Industrial (sf)	Civic (sf)	Hotel (Rm)
Neighborhood A	1,700	1,500	200	--	125,000	70,000	80,000	75,000	--
Neighborhood B	3,010	2,130	580	300	10,000	--	--	10,000	--
Neighborhood C	240	240	--	--	10,000	--	--	10,000	--
Neighborhood D	2,565	1,480	485	600	125,000	--	45,000	10,000	--
Neighborhood E	230	230	--	--	10,000	--	--	10,000	--
Neighborhood F	850	700	150	--	75,000	--	--	--	--
Neighborhood G	325	225	100	--	--	--	--	15,000	--
Employment Center	1,515	--	--	1,515	85,000	2,000,000	--	15,000	300
Town Center	3,900	365	625	2,910	885,000	1,000,000	--	170,000	1,400
Central Special Dist	1,500	--	--	1,500	190,000	60,000	--	60,000	--
Community Center	525	125	125	400	225,000	50,000	--	25,000	--
TOTAL	16,485	6,995	2,265	7,225	1,750,000	3,180,000	125,000	400,000	1,700

TABLE 2: SUNBRIDGE / APPROVED CP DEVELOPMENT PROGRAM COMPARISON

	Units	Comm (sf)	Office (sf)	Industrial (sf)	Civic (sf)	Hotel (Rm)
Pro-Rated CMP	16,245	1,370,000	2,900,000	--	400,000	2,150
Sunbridge CP-2	16,485	1,750,000	3,180,000	125,000	400,000	1,700
DIFFERENCE	240	380,000	280,000	125,000	--	(450)

TABLE 3: SUNBRIDGE / ADOPTED CMP EMPLOYMENT COMPARISON

	Office			Industrial			Commercial			Cumulative Total Employment
	SF	SF/Employee	Total Employees	SF	SF/Employee	Total Employees	SF	SF/Employee	Total Employees	
Pro-Rated CMP	2,900,000	250	11,600	--	700	0	1,370,000	400	3,425	15,025
Sunbridge CP-2	3,180,000	180	17,667	125,000	700	179	1,750,000	400	4,375	22,221
DIFFERENCE	280,000		6,067	125,000		179	380,000		950	7,196

Note: SF per employee for Sunbridge Office land use category derived from "The Metrics of Distributed Work - Financial and Performance Benefits of Emerging Work Model, O'Neill and Wymer, 2011"

TABLE 4: SUNBRIDGE ACREAGE BREAKDOWN

NEIGHBORHOOD	Net Developable	Submerged	Wetlands	Open Space	Ponds	Framework + Local Streets	Expressway	TOTAL
Neighborhood A	275.0	0.0	948.9	154.6	88.0	91.9	80.0	1,638.4
Neighborhood B	503.3	144.5	2,523.0	274.6	162.0	202.2	0.0	3,816.4
Neighborhood C	40.2	0.0	414.4	46.9	40.2	21.0	0.0	563.8
Neighborhood D	368.5	381.0	746.0	165.8	104.7	128.3	0.0	1,895.1
Neighborhood E	62.3	119.4	81.6	37.8	6.4	19.7	0.0	347.7
Neighborhood F	89.5	322.1	91.4	51.3	39.4	49.0	0.0	656.4
Neighborhood G	33.8	36.8	54.6	24.6	9.7	21.3	0.0	180.7
Employment Center	145.8	0.0	181.6	20.2	36.7	48.0	24.3	456.6
Town Center	91.9	64.9	44.2	6.2	16.9	26.9	0.0	559.5
Central Special Dist	225.8	66.4	56.5	44.7	79.0	87.1	0.0	740.2
Community Center	289.6	302.1	139.0	34.9	0.0	19.4	0.0	251.0
TOTAL	2,125.7	1,437.2	5,281.3	861.7	582.8	714.9	104.3	11,108.0

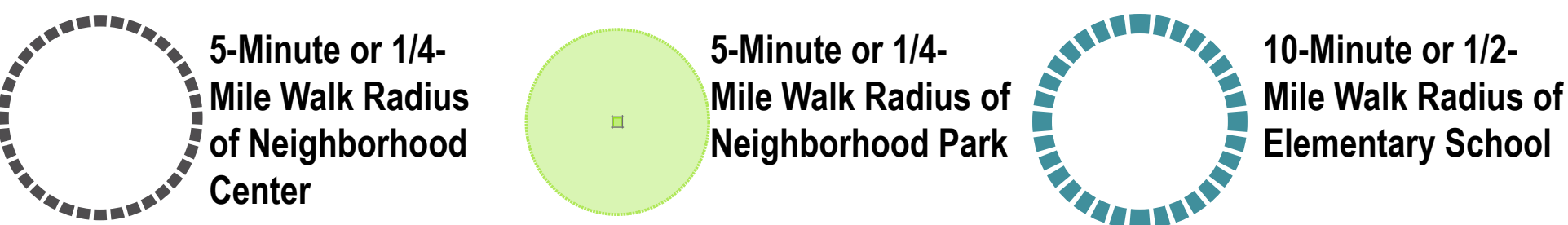
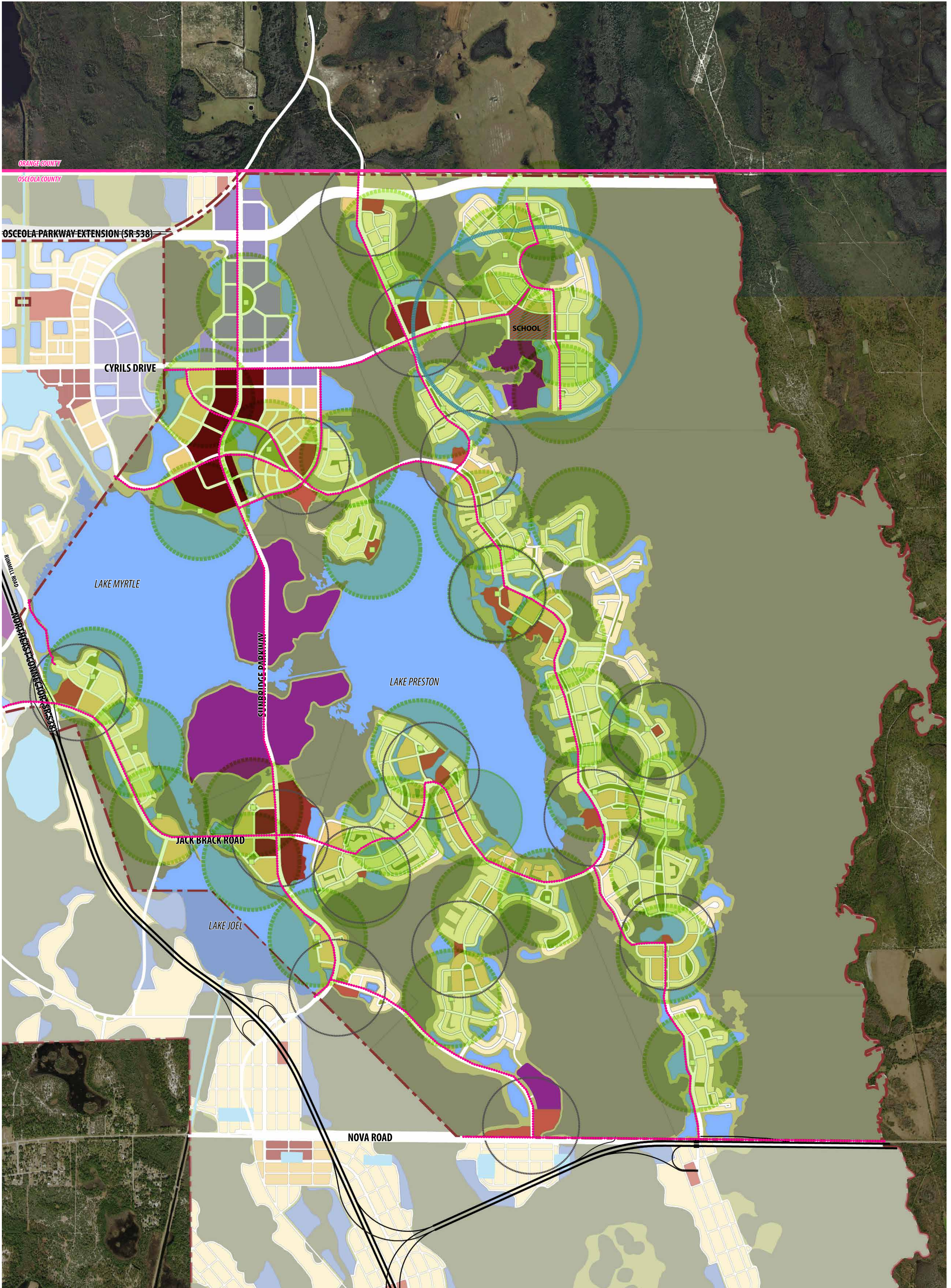
* - Schools included in net developable area.

TABLE 5: SUNBRIDGE PROPOSED NEIGHBORHOOD DENSITIES

NEIGHBORHOOD	Net Developable Acres	Units	Density
Neighborhood A	187.0	1,700	9.1 DU/Ac
Neighborhood B	432.4	3,010	7.0 DU/Ac
Neighborhood C	36.3	240	6.6 DU/Ac
Neighborhood D	302.2	2,565	8.5 DU/Ac
Neighborhood E	46.1	230	5.0 DU/Ac
Neighborhood F	76.8	850	11.1 DU/Ac
Neighborhood G	28.3	325	11.5 DU/Ac
Employment Center	27.1	1,515	55.9 DU/Ac
Town Center	124.0	3,900	31.5 DU/Ac
Community Center	50.0	1,500	30.0 DU/Ac
Community Center	38.6	650	16.8 DU/Ac
OVERALL	1,348.8	16,485	12.2 DU/Ac

TABLE 6: PROGRAM IN SPECIAL DISTRICT PLACE TYPE

NEIGHBORHOOD	Net Developable Acres	Program
Neighborhood A	37.8	Support service, RV Boat Storage, Landscape maintenance yard, back of house activities
Neighborhood D	20.0	Support service, RV Boat Storage, Landscape maintenance yard, back of house activities
Central Special Dist	208.1	Attached Multi-family, office, commercial, and civic uses
OVERALL	322.7	

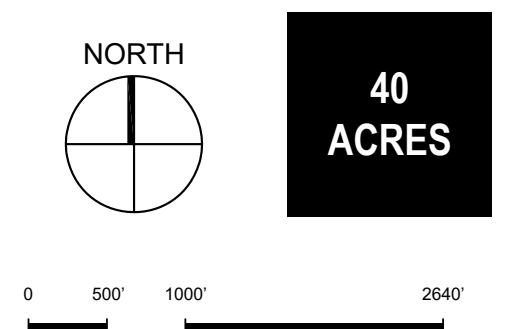


Sunbridge

SHEET 8:
WALKING RADIUS TO
CENTERS, PARKS, AND
SCHOOLS

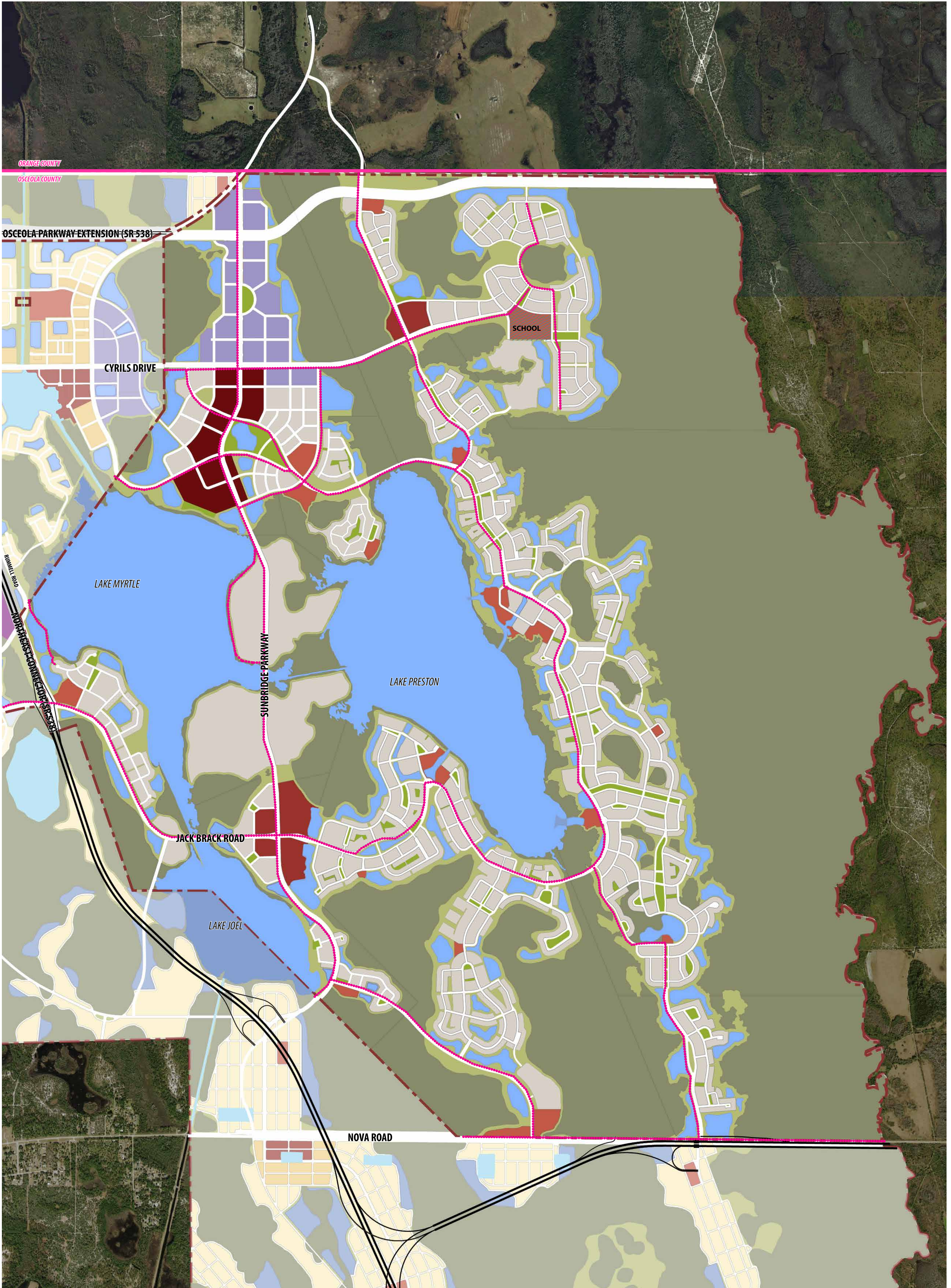
December 10, 2020

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| PLACE TYPES | MISCELLANEOUS |
| Special District | Concept Plan Boundary |
| Employment Center | Preserved Wetlands |
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| Neighborhood Type 1 | |
| Open Space District | |



TAVISTOCK
DEVELOPMENT COMPANY

COMMUNITY SOLUTIONS GROUP
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CENTERS

- Employment Center
- Community Center
- Neighborhood Center

MISCELLANEOUS

- Concept Plan Boundary
- Preserved Wetlands
- Stormwater Ponds
- Open Space District
- Park
- Trails
- Schools



