

PLAN BENEFITS

In the Southeast Plan area, property owners/developers shall be allowed to develop under CONVENTIONAL LDC standards, when proposed within the density, type, location and conditions outlined in the GMP Policy Framework. Use of the TRADITIONAL DESIGN planning principles, and benefits associated with such planning principles, shall be allowed by right as an alternative anywhere within the Southeast Plan area and required as outlined by the above-mentioned GMP policies.

When proposed development is consistent with the Southeast Orlando Sector Plan, participating property owners/developers shall be entitled to the following benefits:

- a. Waiver of fees for Growth Management Plan amendments arising from the Southeast Orlando Sector Plan with processing of any necessary amendments by the City.
- b. Waiver of fees for zoning amendments arising from the Southeast Orlando Sector Plan with processing of any necessary amendments by the City.
- c. Waiver of fees and modification of Municipal Planning Board review requirements for master plans provided such plans are substantially consistent with the planning principles of the Southeast Plan. The term "substantial compliance" shall mean that no more than 20% of the land area of the individual property differs from the land uses set forth in the Southeast Plan and that the plan complies with the principle design guidelines set forth for each land use designation, as determined by the Planning Official.
- d. Expedited local permitting as a result of the above.
- e. Waiver of City subdivision platting fees for a period of 5 years from the initial master planning (approval) of the individual property.
- f. Local environmental permitting, if such local permitting is instituted at the City's sole discretion.

The following base development benefits shall be available where TRADITIONAL DESIGN standards area used:

- a. Utilization of smaller TRADITIONAL DESIGN street widths.
- b. Increased densities and greater opportunities for mixed use development alternatives.
- c. Transportation Impact Fee Schedule revised to reflect shorter average trip lengths, greater interconnectivity, higher pedestrian accessibility and better jobs/housing balance.