

Board of County Commissioners

Public Hearings

December 17, 2019



Universal Boulevard (f.k.a. U.S.I. South Campus) Planned Development / Land Use Plan

- Case:** LUPA-19-09-300
- Project Name:** Universal Boulevard (f.k.a. U.S.I. South Campus) Planned Development / Land Use Plan
- Applicant:** John McReynolds, Universal City Development Partners, Ltd.
- District:** 6
- Acreage:** ± 2,153.00 gross acres (overall PD)
± 1,360.00 gross acres (Universal Property)
108.78 gross acres (area to be aggregated)
- Location:** Generally located south of Sand Lake Road, north of State Road 528, west of S. John Young Parkway, and east of International Drive



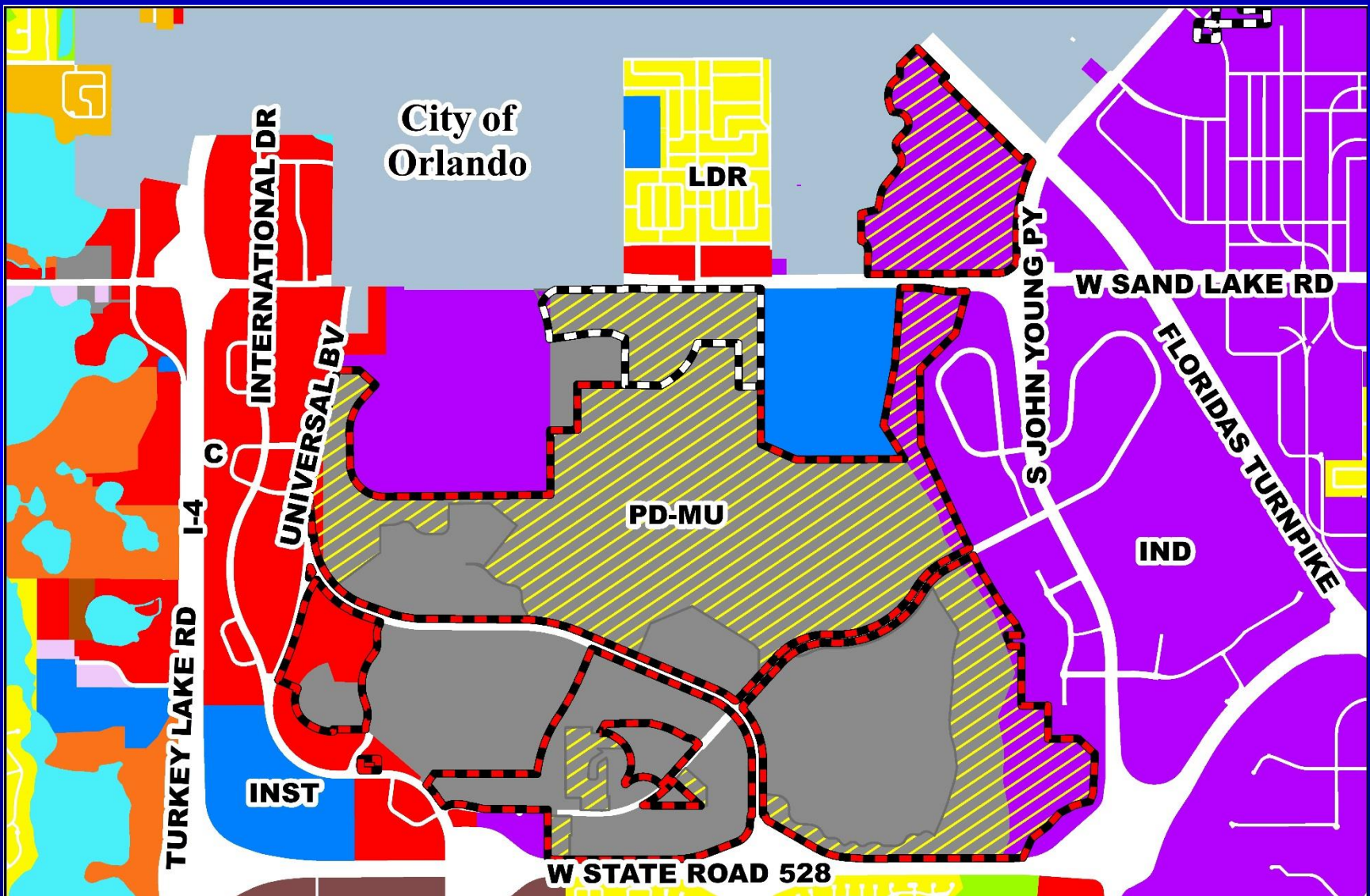
Universal Boulevard (f.k.a. U.S.I. South Campus) Planned Development / Land Use Plan

Request:

To rezone two parcels totaling 108.78 gross acres from PD (Pavilion at Sand Lake PD) to incorporate it into the Universal Boulevard (f.k.a. U.S.I. South Campus) PD and to integrate the 1,000,000 square feet of retail commercial land uses from the Pavilion at Sand Lake PD into the Universal Boulevard (f.k.a. U.S.I. South Campus) PD . The request is also to remove Parcel ID 29-23-29-0000-00-007 from the PD boundary; to remove the Convention Plaza District & Equivalency Zone standards from the PD for the Universal Property only; and to request forty (40) waivers from Orange County Code, applicable to the Universal Property only.

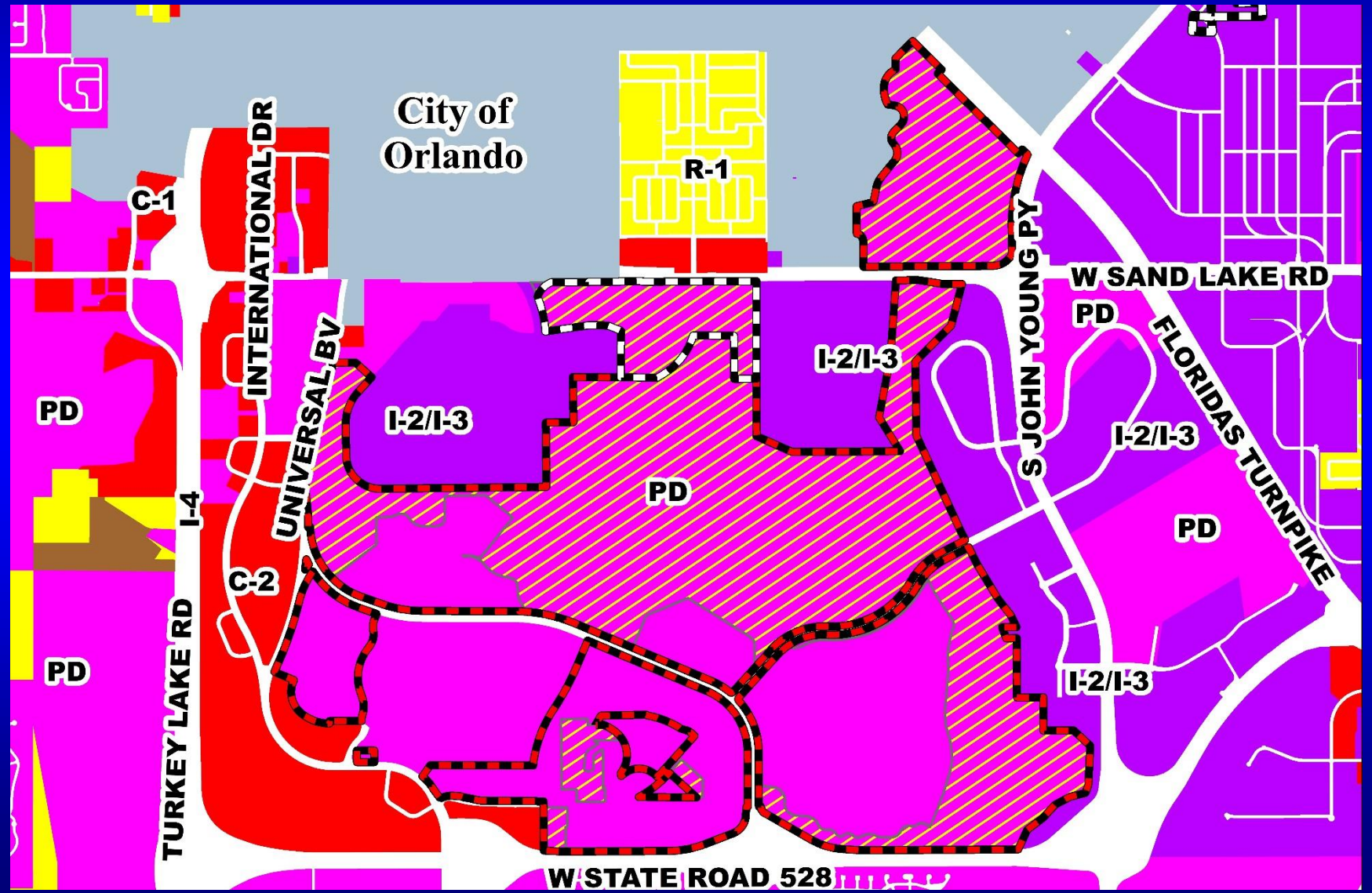


Universal Boulevard (f.k.a. U.S.I. South Campus) Planned Development / Land Use Plan Future Land Use Map





Universal Boulevard (f.k.a. U.S.I. South Campus) Planned Development / Land Use Plan Zoning Map





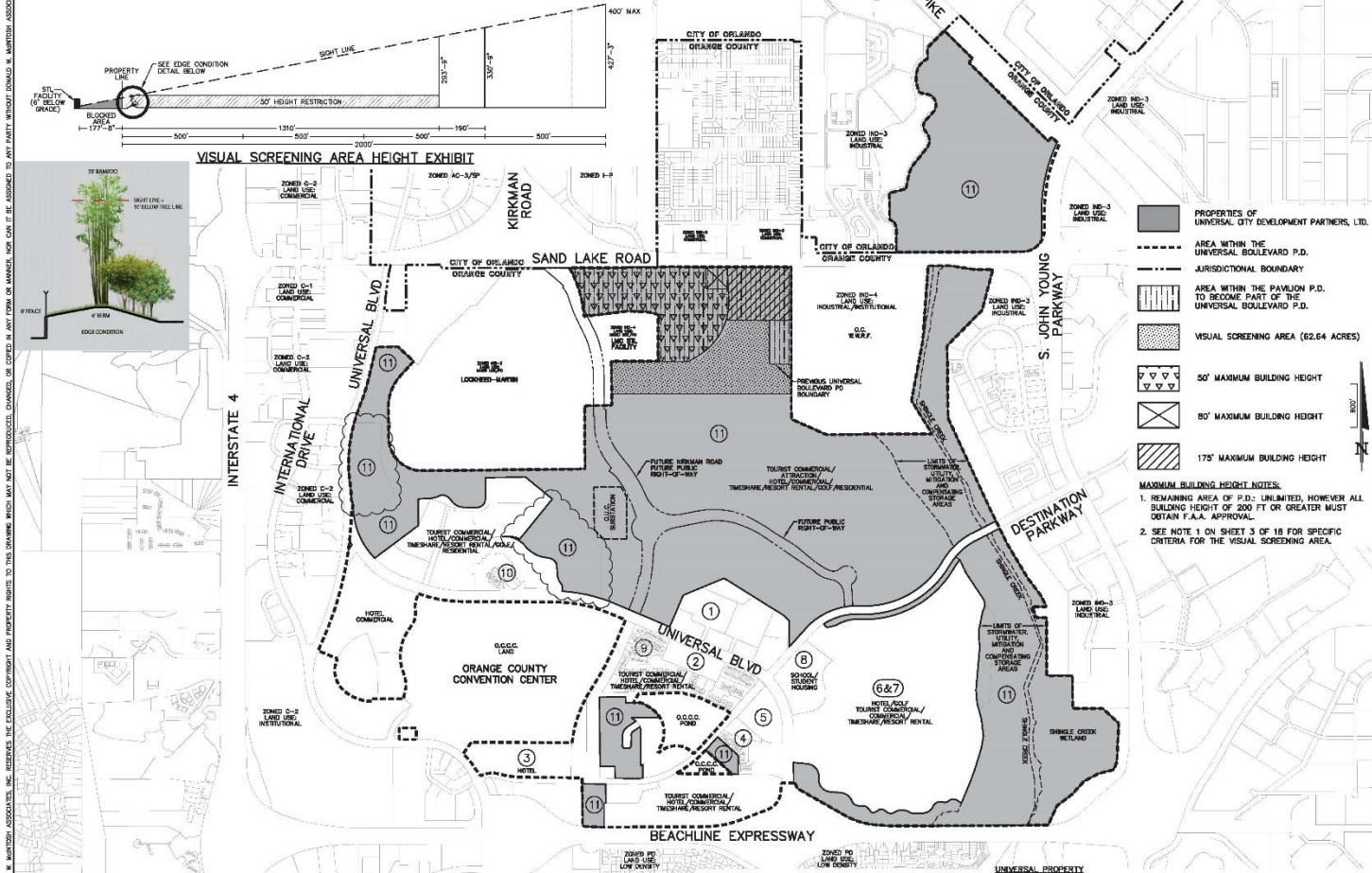
Universal Boulevard (f.k.a. U.S.I. South Campus) Planned Development / Land Use Plan Aerial Map





Universal Boulevard (f.k.a. U.S.I. South Campus) Planned Development / Land Use Plan Overall Land Use Plan

Common Name	Corporate Name	Commercial	Office	Resort Rental	Hotel	Apartment	Student Housing
1 Courtyard Apartments	Destination Parkway Apartments Investors, LLC	-	-	-	336 Units	-	-
2 District Apartments	Monogram Residential District Revt, LLC	25,000 sf	-	-	426 Units	-	-
3 Hilton Hotel	A-R PHC Orlando Convention Hotel LLC	-	-	320 Units	1,400 Rooms	-	-
4 Lake of Lake Coy	-	-	-	320 Units	1,500 Rooms	-	-
5 Lake Coy Commons	Lake Coy Commons LLC	90,251 sf	15,800 sf	-	-	-	-
6 Aspen Shingle Creek	Riverview LTD	-	-	-	-	-	-
8 UCF Rosen College	UCF Reed Estate Foundation	-	-	-	-	-	400 Beds
9 West Coy Resort	West Coy Master Association	-	-	674 Units	-	-	-
10 Westin Hotel	PHC W Orlando RSO LLC	50,000 sf	-	1,000 Units	-	-	-



DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS
 2500 PARK AVENUE NORTH, WHITE HALL, FLORIDA 32799 (407) 644-1008
 DATE: 07/17/15
 SHEET: 8 OF 18
 PROJECT: UNIVERSAL BOULEVARD P.D.

**LAND USE PLAN AMENDMENT
 UNIVERSAL BOULEVARD P.D.
 ORANGE COUNTY, FLORIDA**

LAND USE PLAN

SHEET: 8 OF 18

Common Name	Corporate Name	Commercial	Office	Resort Rental	Hotel	Apartment	Student Housing	Residential Attraction
11 Universal Property	Universal City Development Partners, L.P.	1,517,979 sf	1	-	1,560 Units	2,000 Rooms	-	-



Retail / Commercial Entitlements

Property	Current	Proposed	Net
UCPM	1,990,472	1,136,838	-853,634
Universal	1,317,345	3,170,979	+1,853,634
Pavilion	1,000,000	0	-1,000,000
Total	4,307,817	4,307,817	0



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Universal Boulevard (f.k.a. U.S.I. South Campus) Planned Development / Land Use Plan (PD/LUP), dated “December 2, 2019”, subject to the conditions listed under the recommendation in the Staff Report.

District 6



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