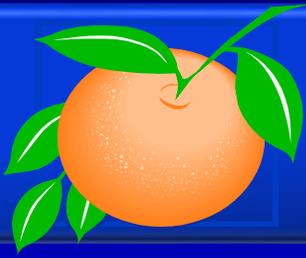


Board of County Commissioners

Public Hearings

August 13, 2024



Southpark Center Land Use Plan

Case: LUP-23-08-260

Applicant: Kimley-Horn & Associates, Inc. (Brent Lenzen)

District: 6

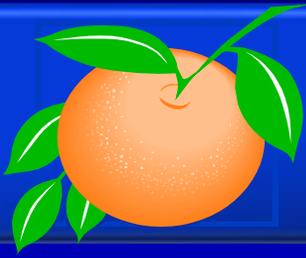
Location: LOCATION FOUND IN STAFF REPORT

Acreage: 90.31 gross acres
88.89 developable acres

From: I-2 / I-3 (Industrial District)

To: PD (Planned Development District)

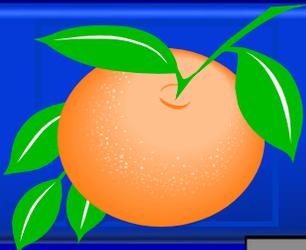
Request: Up to 2,403 multi-family units and 1,710,700 square feet of commercial uses. Up to 400,000 square feet of commercial uses are proposed to be vertically integrated with multi-family residential uses.



Southpark Center Land Use Plan

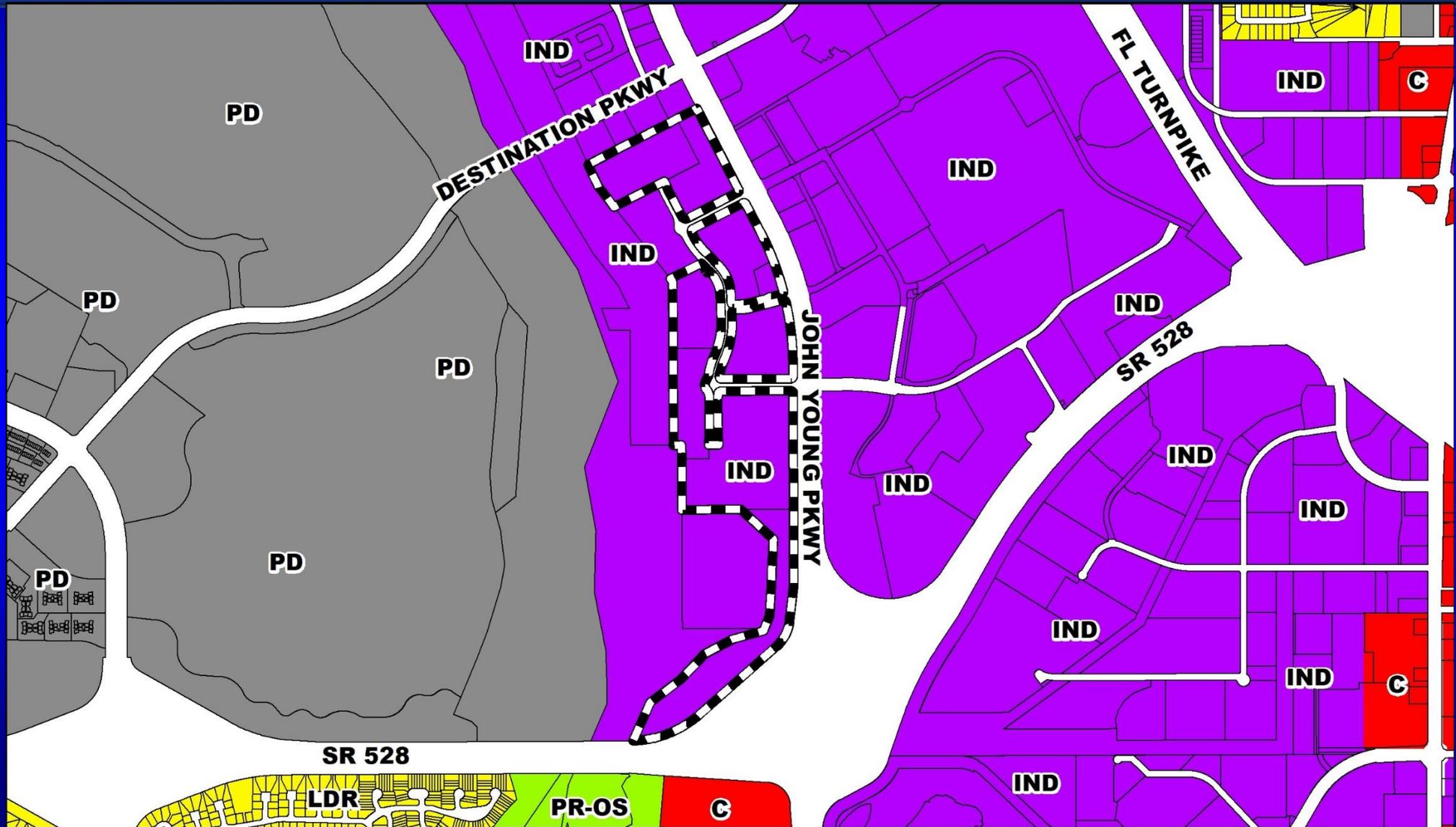
In addition, six (6) waivers from are requested from Orange County Code:

- 1. A waiver from Section 38-1258 (b) to allow multi-family buildings at a height of five (5) stories and seventy (70) feet within three hundred (300) ft. of the north property line, and multi-family buildings at a height of eight (8) stories and one hundred ten (110) feet for the remainder of the site, in lieu of a maximum height of three (3) stories, and forty (40) tall.**
- 2. A waiver from Section 38-1272(a)(5) to allow commercial buildings with a maximum height of twelve (12) stories / one-hundred eighty (180) feet for hotels and seven (7) stories / one-hundred ten (110) feet for commercial / retail, in lieu of fifty (50) feet, except thirty-five (35) feet within one hundred (100) feet of any residential use of residential district.**
- 3. A waiver from Section 38-1476 to allow 1.35 spaces per efficiency unit or 1 bedroom and 1.8 spaces per apartment unit of two (2) or three (3) bedrooms, 0.9 spaces per 1.5 hotel rooms, 0.9 spaces per 200 square feet of office building, and 4.5 spaces per 1,000 square feet of retail in lieu of the required 1.5 spaces per efficiency unit or 1 bedroom, 2.0 spaces per two or three bedroom units, 1 space per 1.5 hotel rooms, 1 space per 200 square feet of office building, and 5 spaces per 1,000 square feet of retail.**
- 4. A waiver from Section 38-1272(a)(3)(a) for commercial buildings to have a minimum setback of ten (10) feet from front and side street yards (South John Young Parkway, San Marco Court, Southpark Center Loop, Cordova Park Drive & Challen Court) in lieu of thirty (30) feet.**
- 5. A waiver from Section 38-1254(a)(2) for residential buildings to have a minimum setback of ten (10) feet from functionally classified roads (South John Young Parkway) in lieu of twenty-five (25) feet.**
- 6. A waiver from Section 38-1254 (a)(3) for residential buildings to have a minimum setback of ten (10) feet from all other rights-of-ways (San Marco Court, Southpark Center Loop, Cordova Park Drive & Challen Court) in lieu of twenty (20) feet.**



Southpark Center Land Use Plan

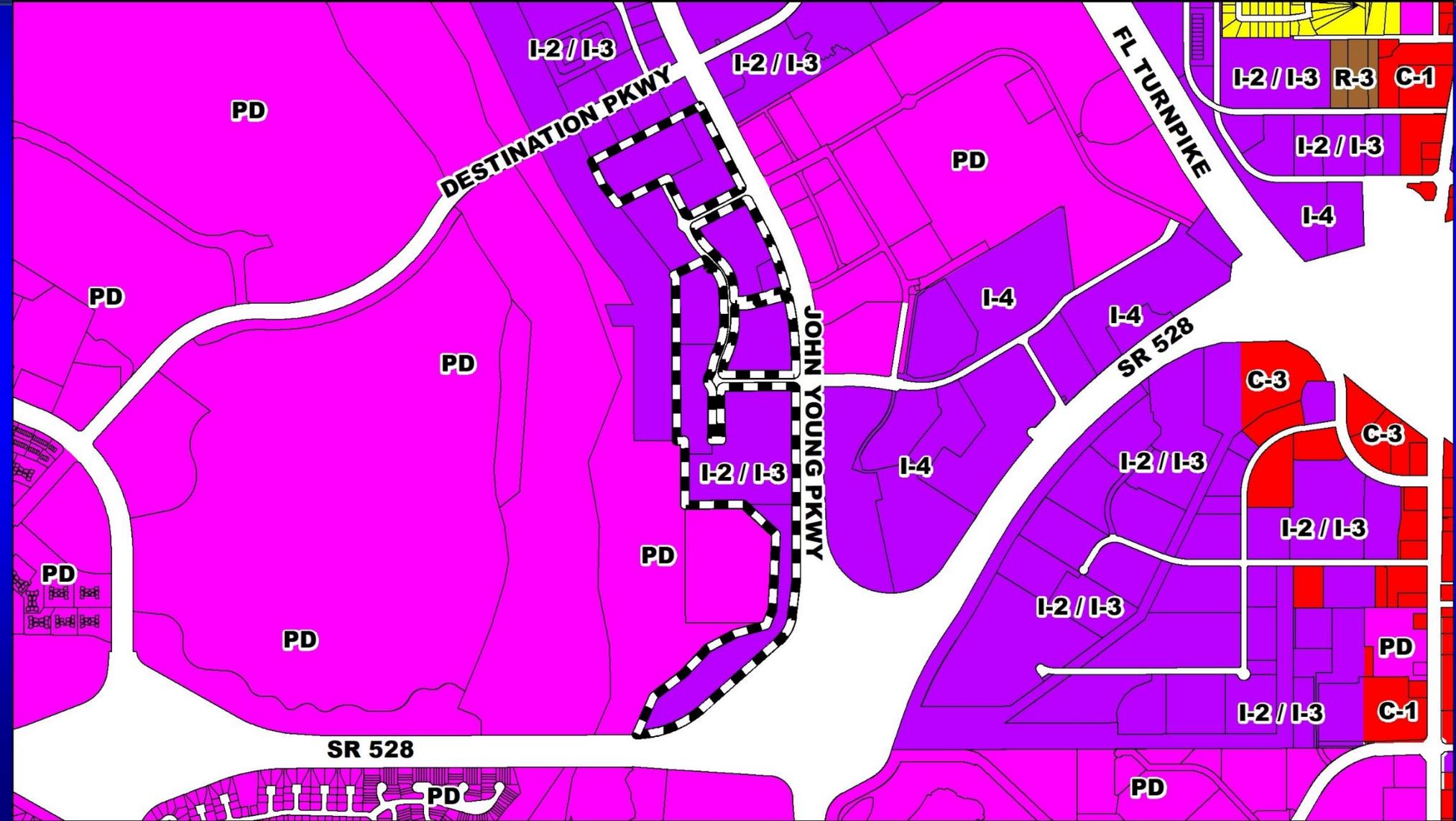
Future Land Use Map





Southpark Center Land Use Plan

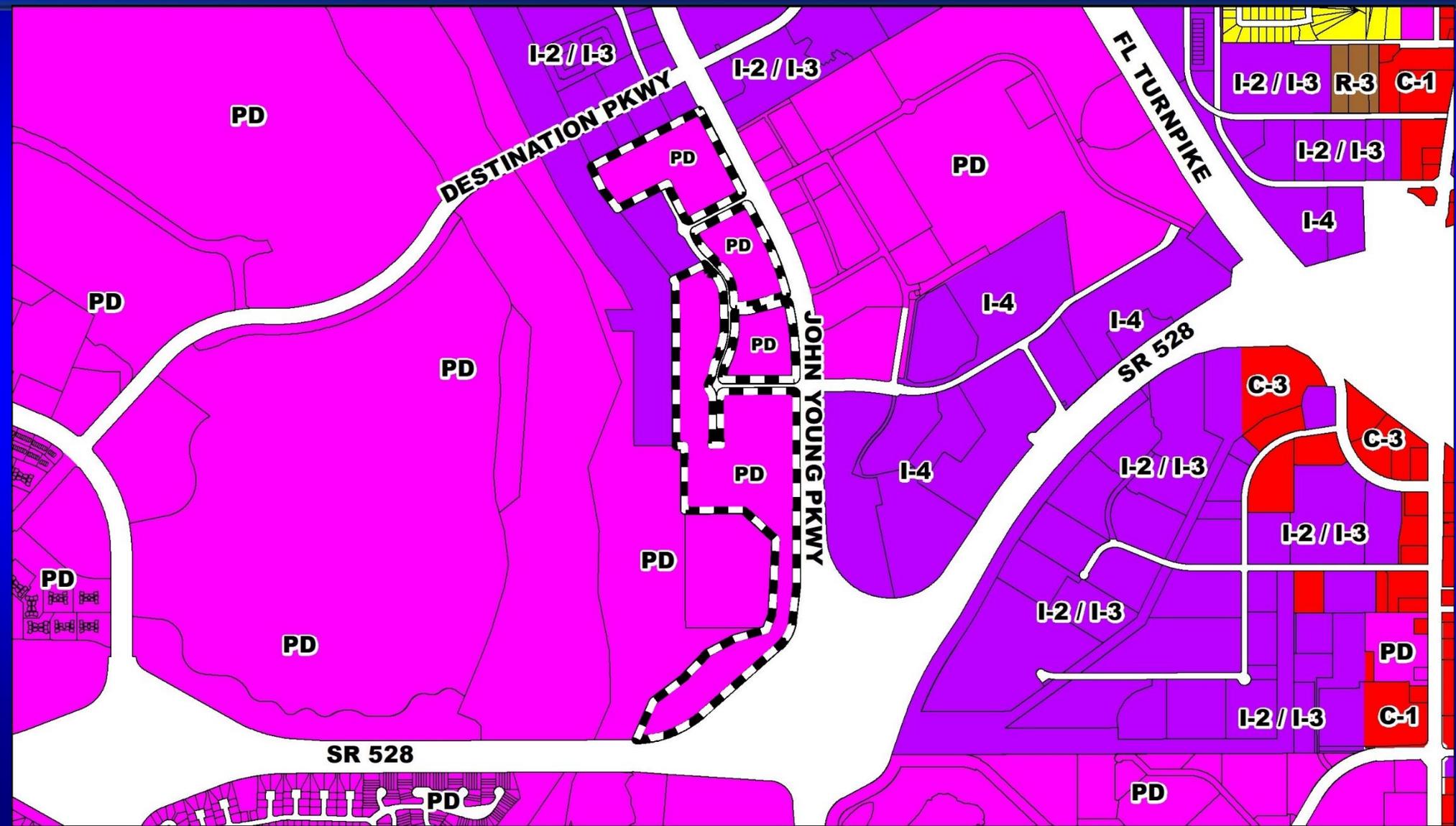
Zoning Map





Southpark Center Land Use Plan

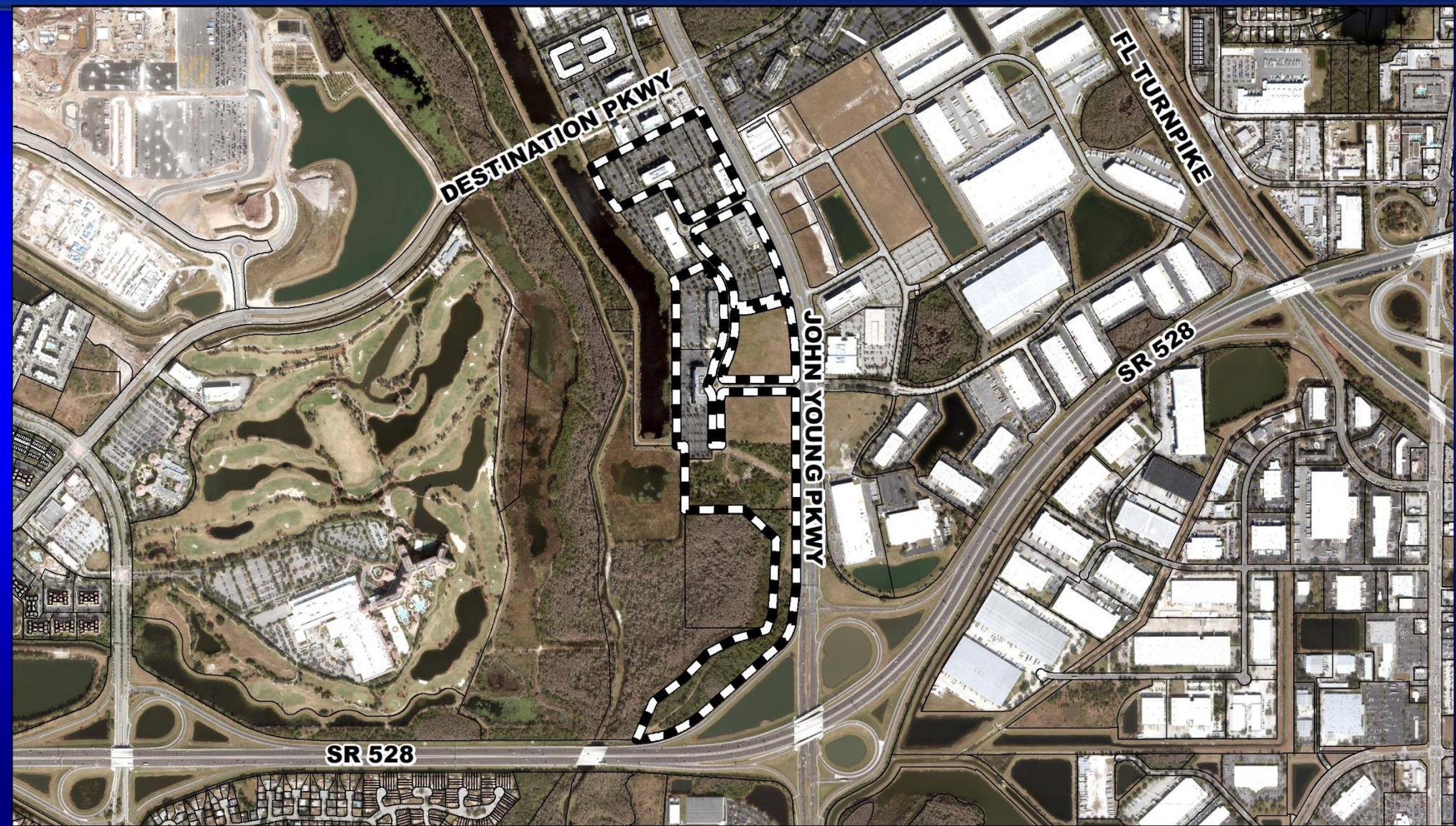
Proposed Zoning Map

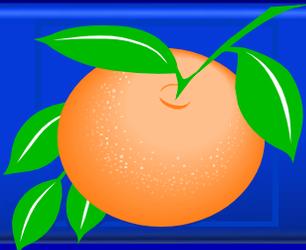




Southpark Center Land Use Plan

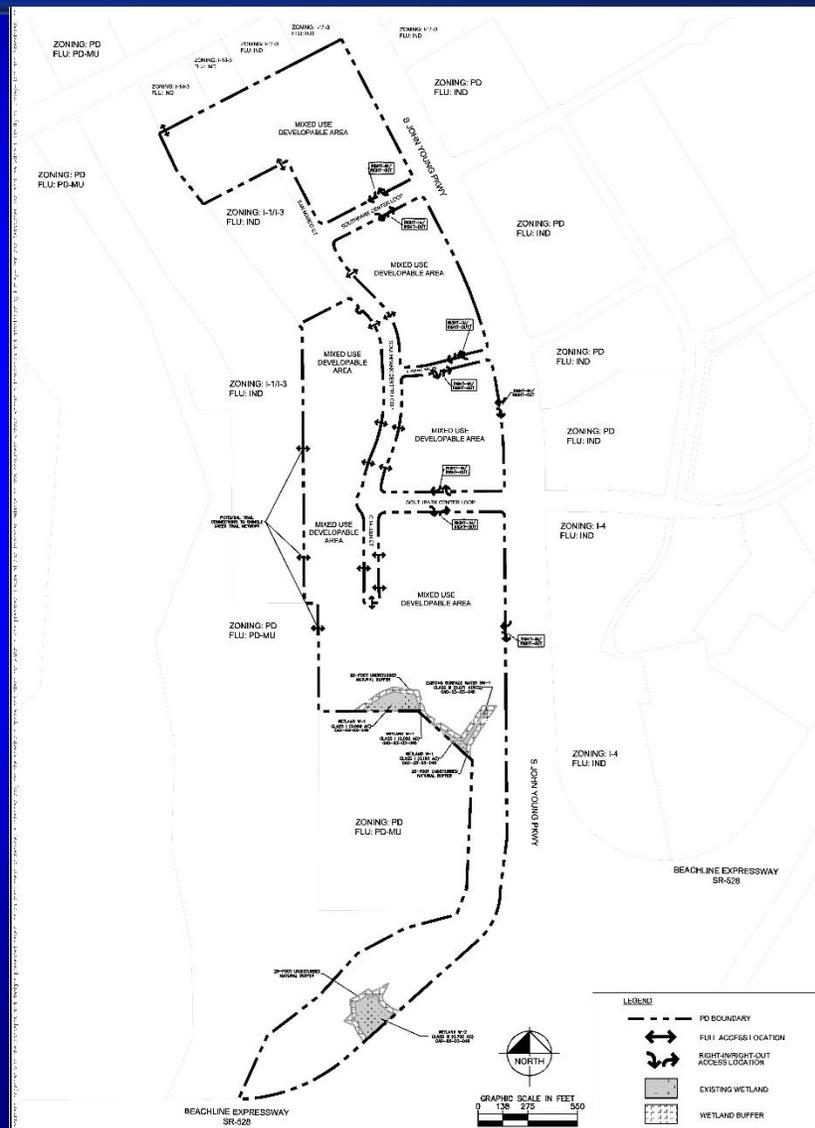
Aerial Map





Southpark Center Land Use Plan

Overall Land Use Plan



DEVELOPMENT NOTES:

PARCEL SIZE: 90.31 AC
 EXISTING ZONING: L-10/13
 PROPOSED ZONING: PD
 EXISTING FUTURE LAND USE: IND
 PFRMT/DF USFS: MULTI-FAMILY (PER BINDING LETTER OF VESTED RIGHTS #06-77-011), 128-3 USES, C-1 USES

GROSS AREA CALCULATIONS			
TOTAL PD BOUNDARY AREA [AC]	TOTAL WETLAND AREA [AC]	TOTAL WETLAND IMPACT AREA [AC]	NET DEVELOPABLE AREA [AC]
90.31	1.410	0.00	88.89

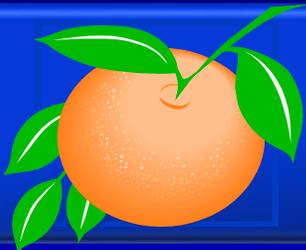
ENTERTAINMENT PRODUCTION/ALLOCATION				
PARENT PARCEL [AC]	SUB PARCEL AREA [AC]	DEVELOPMENT PROGRAM	PROPOSED DENSITY/INTENSITY	MAX. DENSITY/INTENSITY PERMITTED
88.89				
PD NET DEVELOPABLE	88.89			
MULTI-FAMILY (DU)	40.67	2,816	48.19	504.842
MIXED USE COMMERCIAL (DU)	48.22	41,143	41.79	74,148
COMMERCIAL (DU)	48.22	1,133,700	0.74	72,148
TOTAL	88.89			

Notes: The above acreages are for entertainment production only and are to be allocated throughout the entire PD. A trip generation table has been provided to calculate the density for the project. It is a requirement of commercial conditions are proposed to be vertically mixed with Multi-Family residential integrated in the same building. As such, the same sub-parcel acreage may be double counted for entertainment purposes. *Land area commercial square footage is the total of constructed and proposed uses within this LUP. The location of existing and proposed buildings will be demonstrated through the Development Plan (DP) review process.

WETLAND TABLE			
WETLAND	WETLAND AREA [AC]	WETLAND IMPACT [AC]	WETLAND PRESERVATION [AC]
WETLAND I	2.19	2.0	0.19
WETLAND II	2.19	2.0	0.19
WETLAND III	2.19	2.0	0.19
WETLAND IV	2.19	2.0	0.19
WETLAND V	2.19	2.0	0.19
WETLAND VI	2.19	2.0	0.19
WETLAND VII	2.19	2.0	0.19
WETLAND VIII	2.19	2.0	0.19
WETLAND IX	2.19	2.0	0.19
WETLAND X	2.19	2.0	0.19
WETLAND XI	2.19	2.0	0.19
WETLAND XII	2.19	2.0	0.19
WETLAND XIII	2.19	2.0	0.19
WETLAND XIV	2.19	2.0	0.19
WETLAND XV	2.19	2.0	0.19
WETLAND XVI	2.19	2.0	0.19
WETLAND XVII	2.19	2.0	0.19
WETLAND XVIII	2.19	2.0	0.19
WETLAND XIX	2.19	2.0	0.19
WETLAND XX	2.19	2.0	0.19
WETLAND XXI	2.19	2.0	0.19
WETLAND XXII	2.19	2.0	0.19
WETLAND XXIII	2.19	2.0	0.19
WETLAND XXIV	2.19	2.0	0.19
WETLAND XXV	2.19	2.0	0.19
WETLAND XXVI	2.19	2.0	0.19
WETLAND XXVII	2.19	2.0	0.19
WETLAND XXVIII	2.19	2.0	0.19
WETLAND XXIX	2.19	2.0	0.19
WETLAND XXX	2.19	2.0	0.19

RECREATION AREAS SHALL COMPLY WITH SEC. 36-1255		
RECREATION TYPE	PROPOSED	PARKING RATIO UNITS
RECREATION TYPE 1	1.15	1.00
RECREATION TYPE 2	1.15	1.00
RECREATION TYPE 3	1.15	1.00
RECREATION TYPE 4	1.15	1.00
RECREATION TYPE 5	1.15	1.00
RECREATION TYPE 6	1.15	1.00
RECREATION TYPE 7	1.15	1.00
RECREATION TYPE 8	1.15	1.00
RECREATION TYPE 9	1.15	1.00
RECREATION TYPE 10	1.15	1.00
RECREATION TYPE 11	1.15	1.00
RECREATION TYPE 12	1.15	1.00
RECREATION TYPE 13	1.15	1.00
RECREATION TYPE 14	1.15	1.00
RECREATION TYPE 15	1.15	1.00
RECREATION TYPE 16	1.15	1.00
RECREATION TYPE 17	1.15	1.00
RECREATION TYPE 18	1.15	1.00
RECREATION TYPE 19	1.15	1.00
RECREATION TYPE 20	1.15	1.00
RECREATION TYPE 21	1.15	1.00
RECREATION TYPE 22	1.15	1.00
RECREATION TYPE 23	1.15	1.00
RECREATION TYPE 24	1.15	1.00
RECREATION TYPE 25	1.15	1.00
RECREATION TYPE 26	1.15	1.00
RECREATION TYPE 27	1.15	1.00
RECREATION TYPE 28	1.15	1.00
RECREATION TYPE 29	1.15	1.00
RECREATION TYPE 30	1.15	1.00

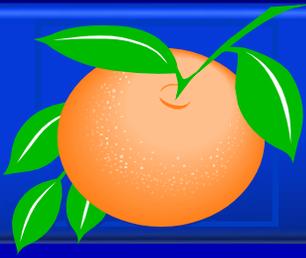
DEVELOPMENT STANDARDS (See Sec. 36-1271, 36-1272, 36-1273, 36-1274, 36-1275, 36-1276, 36-1277, 36-1278, 36-1279, 36-1280, 36-1281, 36-1282, 36-1283, 36-1284, 36-1285, 36-1286, 36-1287, 36-1288, 36-1289, 36-1290, 36-1291, 36-1292, 36-1293, 36-1294, 36-1295, 36-1296, 36-1297, 36-1298, 36-1299, 36-1300, 36-1301, 36-1302, 36-1303, 36-1304, 36-1305, 36-1306, 36-1307, 36-1308, 36-1309, 36-1310, 36-1311, 36-1312, 36-1313, 36-1314, 36-1315, 36-1316, 36-1317, 36-1318, 36-1319, 36-1320, 36-1321, 36-1322, 36-1323, 36-1324, 36-1325, 36-1326, 36-1327, 36-1328, 36-1329, 36-1330, 36-1331, 36-1332, 36-1333, 36-1334, 36-1335, 36-1336, 36-1337, 36-1338, 36-1339, 36-1340, 36-1341, 36-1342, 36-1343, 36-1344, 36-1345, 36-1346, 36-1347, 36-1348, 36-1349, 36-1350, 36-1351, 36-1352, 36-1353, 36-1354, 36-1355, 36-1356, 36-1357, 36-1358, 36-1359, 36-1360, 36-1361, 36-1362, 36-1363, 36-1364, 36-1365, 36-1366, 36-1367, 36-1368, 36-1369, 36-1370, 36-1371, 36-1372, 36-1373, 36-1374, 36-1375, 36-1376, 36-1377, 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Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE of the NAME Planned Development / Land Use Plan (PD/LUP), dated “April 25, 2024”, subject to the 29 conditions listed under the DRC Recommendation in the staff report.

District 6

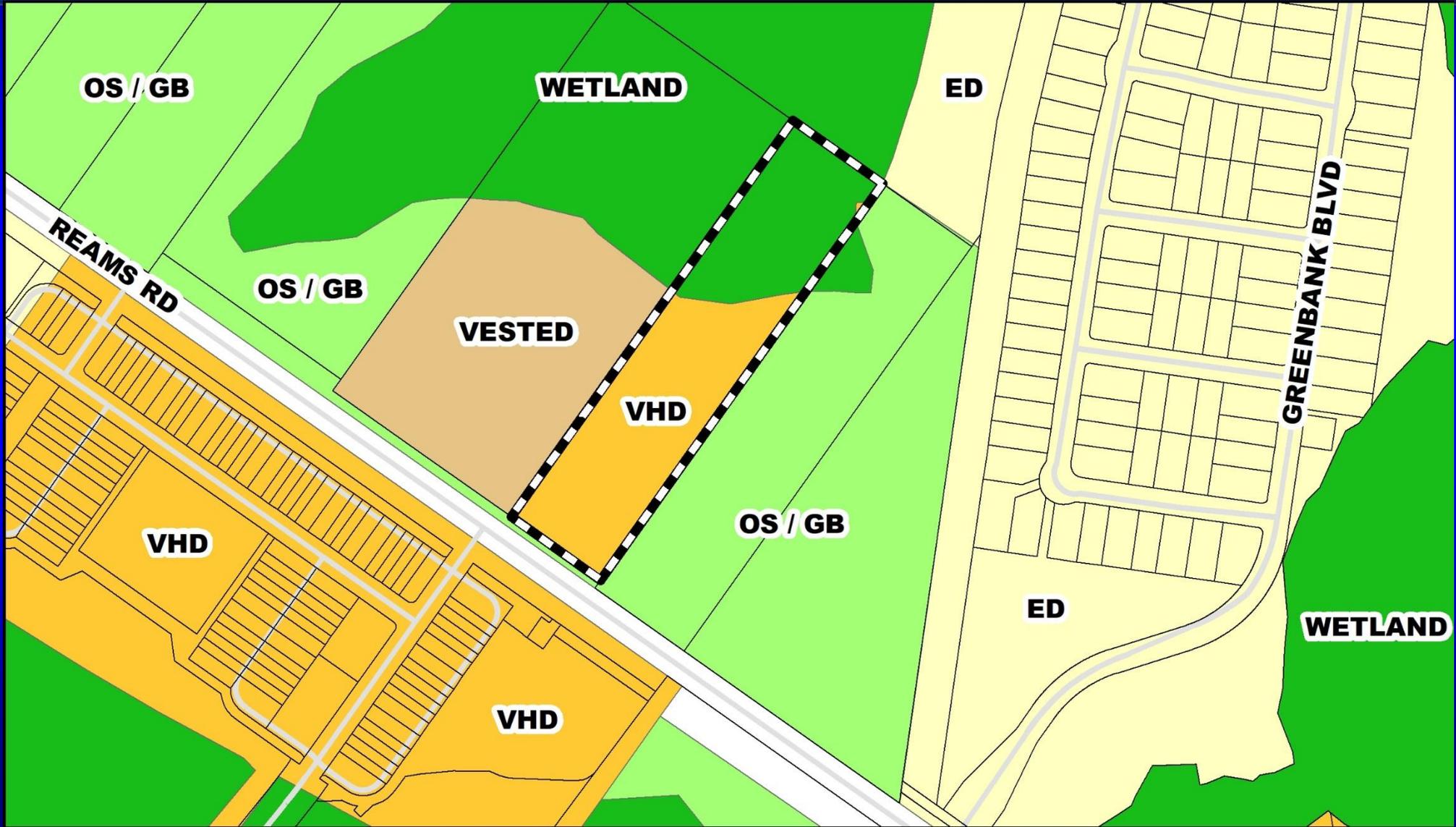


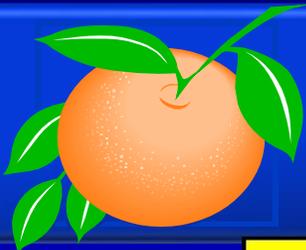
Windermere Springs PD / Windermere Springs Townhomes PSP

- Case:** PSP-21-12-374
- Applicant:** Harris Civil Engineers, LLC (Abdul Alkadry)
- District:** 1
- Acreage:** 3.28 net developable acres / 4.95 gross acres
- Location:** Generally located northeast of Reams Road and southeast of Summerlake Park Boulevard, in Horizon West Lakeside Village.
- Request:** To subdivide 4.95 gross acres to construct 21 single-family attached residential dwelling units.

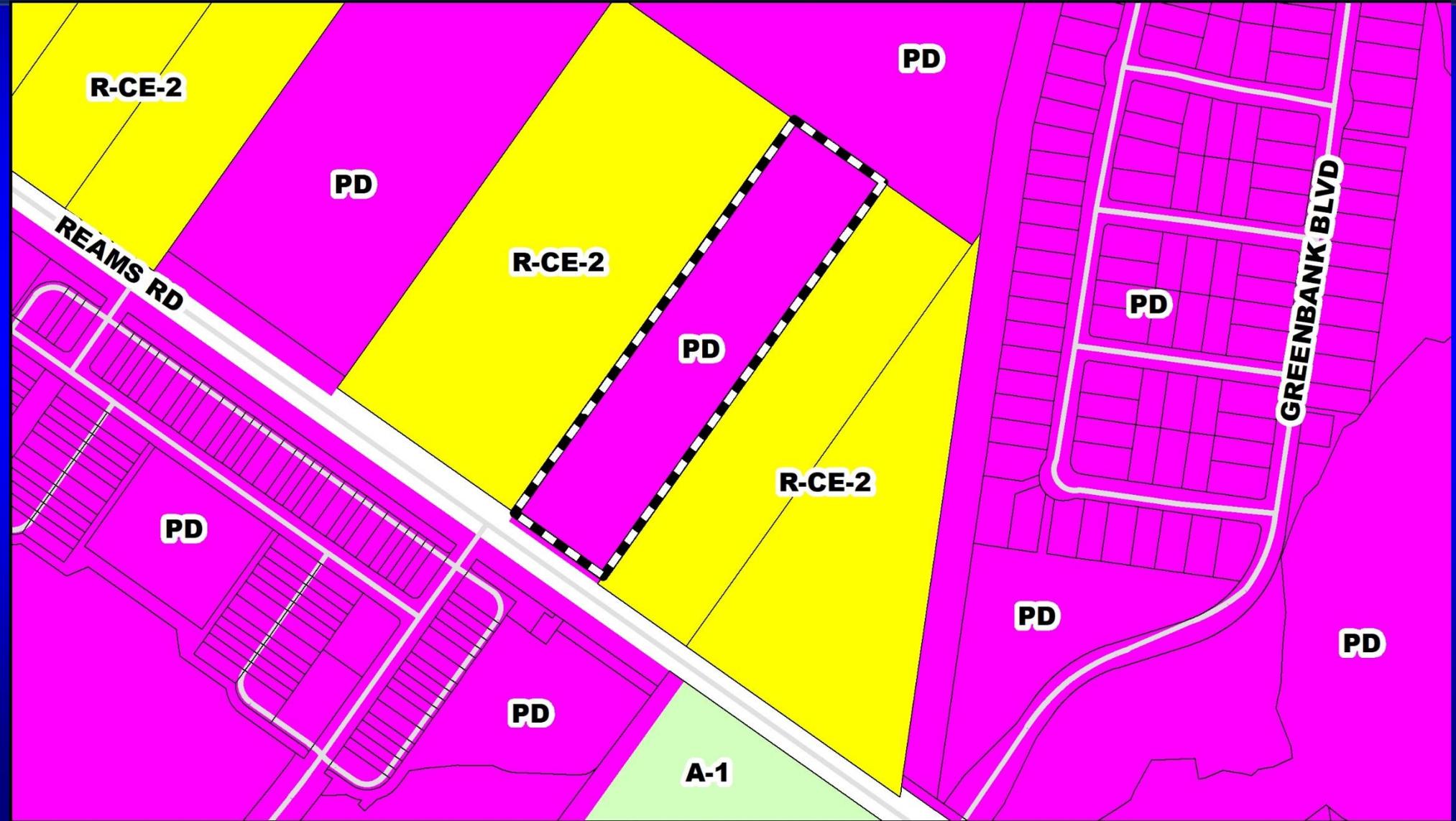


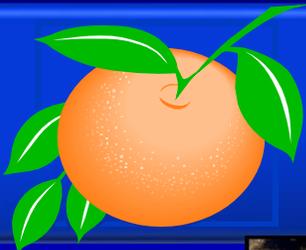
Windermere Springs PD / Windermere Springs Townhomes PSP Future Land Use Map





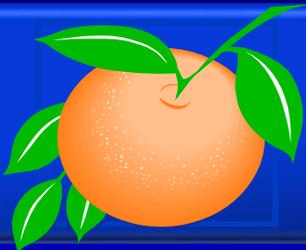
Windermere Springs PD / Windermere Springs Townhomes PSP Zoning Map





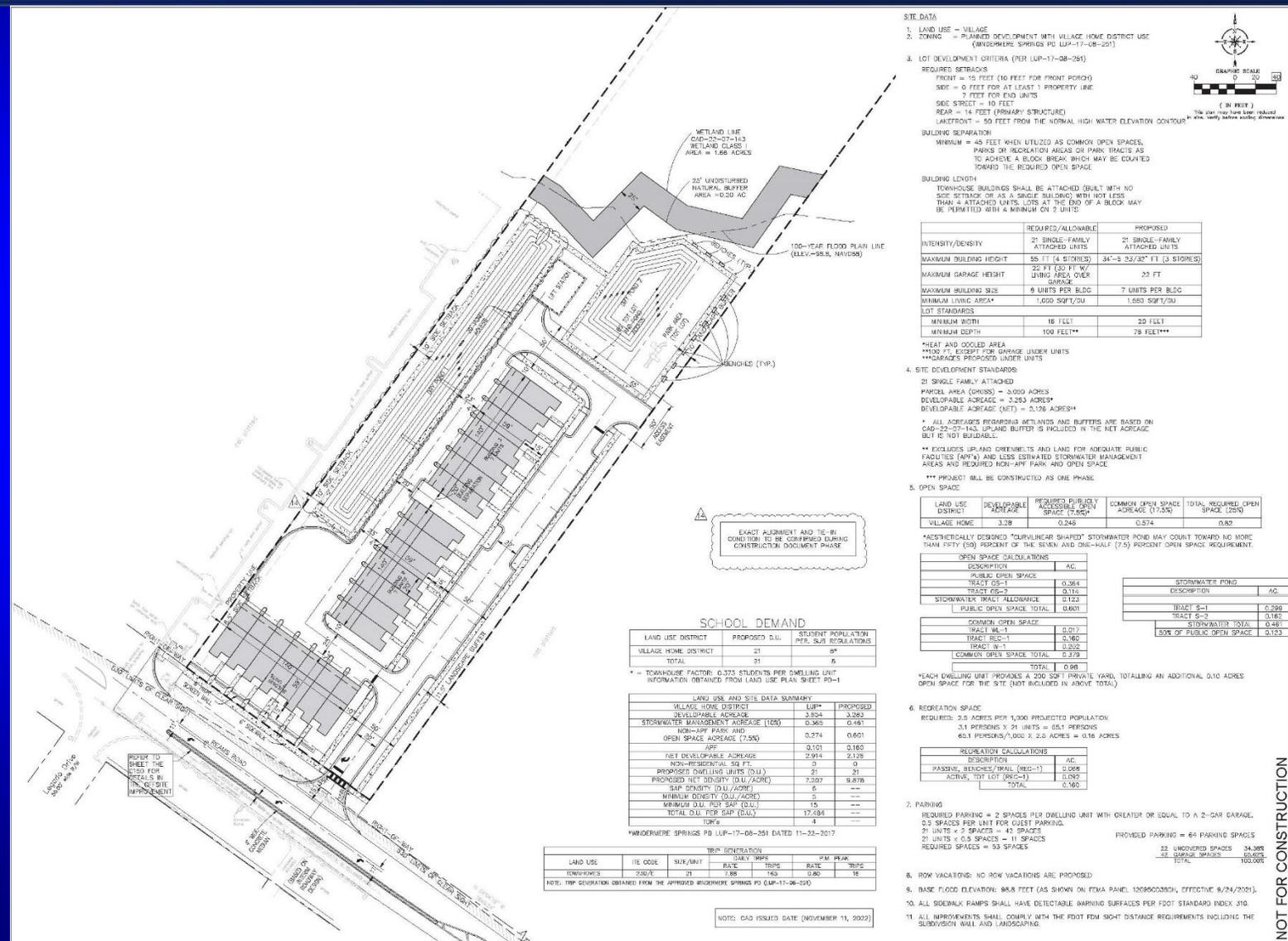
Windermere Springs PD / Windermere Springs Townhomes PSP Aerial Map





Windermere Springs PD / Windermere Springs Townhomes PSP

Overall Preliminary Subdivision Plan



HARRIS
 Harris Civil Engineers, LLC
 1300 E. Hickory Street
 Suite 200
 Orlando, Florida 32803
 Phone: (407) 629-4777
 Fax: (407) 629-1666
 www.harrisengineers.com
 888-961-4

Digitally signed by
 Harris Civil Engineers, LLC
 DN: cn=Harris Civil Engineers, LLC, o=Harris Civil Engineers, LLC, ou=Harris Civil Engineers, LLC, email=harris@harrisengineers.com, c=US

This item has been digitally signed and sealed by **Tim McCormick, P.E.** on the side of the seal to the seal. If the seal is broken, the signature is not considered signed and sealed and the signature must be verified on any electronic copies.

WINDERMERE SPRINGS TOWNHOMES PRELIMINARY SUBDIVISION PLAN (PSP)
 13651 Reams Road
 Windermere, Florida 34788

Revisions:

No.	Date	Description
1	11/16/21	PRELIMINARY REVIEW
2	12/15/21	SEC COMMENTS 01-12-22
3	12/15/21	SEC COMMENTS 01-29-22
4	12/15/21	SEC COMMENTS 01-29-22
5	12/27/21	SEC COMMENTS 01-29-22
6	01/26/22	SEC COMMENTS 01-29-22
7	01/26/22	SEC COMMENTS 01-29-22
8	01/26/22	SEC COMMENTS 01-29-22
9	01/26/22	SEC COMMENTS 01-29-22
10	01/26/22	SEC COMMENTS 01-29-22
11	01/26/22	SEC COMMENTS 01-29-22
12	01/26/22	SEC COMMENTS 01-29-22
13	01/26/22	SEC COMMENTS 01-29-22
14	02/09/22	SEC SUBMITTAL
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

CONCEPT PLAN
 Design: TM
 Scale: As Shown
 Date: 05/25/2024
 Project No.: 03752000

NOT FOR CONSTRUCTION

Release:
 06/08/2024

C100

SCHOOL DEMAND

LAND USE DISTRICT	PROPOSED D.U.	STUDENT POPULATION
VILLAGE HOME DISTRICT	21	8*
TOTAL	21	8

* = TOWNHOUSE FACTOR: 0.373 STUDENTS PER DWELLING UNIT
 INFORMATION OBTAINED FROM LAND USE PLAN SHEET P0-1

LAND USE AND SITE DATA SUMMARY

VILLAGE HOME DISTRICT	LUB*	PROPOSED
DEVELOPABLE ACREAGE	3,024	3,263
STORMWATER MANAGEMENT STORAGE (TGD)	0.362	0.183
NON-APF PARK AND OPEN SPACE ACREAGE (7.5%)	0.274	0.601
NET DEVELOPABLE ACREAGE	2,914	2,125
NON-RESIDENTIAL 50 FEET	0	0
PROPOSED DWELLING UNITS (D.U.)	21	21
SOB DENSITY (D.U./ACRE)	7.507	9.878
MINIMUM DENSITY (D.U./ACRE)	5	---
MINIMUM D.U. PER SOB (D.U.)	15	---
TOTAL D.U. PER SOB (D.U.)	17.584	---
TOR#	4	---

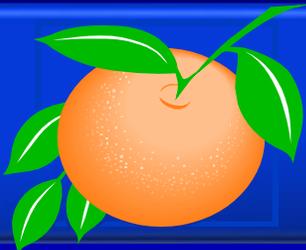
WINDERMERE SPRINGS PD LUP-17-08-251 DATED 11-22-2017

TRIP GENERATION

LAND USE	ITE CODE	SUB/UNIT	DAILY TRIPS	PM PEAK
TOWNHOMES	230/7	21	7.88	143
			0.80	16

NOTE: TRIP GENERATION OBTAINED FROM THE APPROVED WINDERMERE SPRINGS PD (LUP-17-08-251)

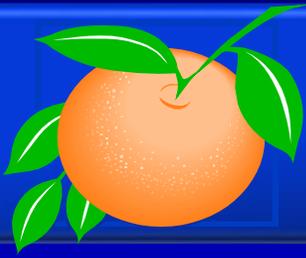
NOTE: CAD ISSUED DATE (NOVEMBER 11, 2022)



Action Requested

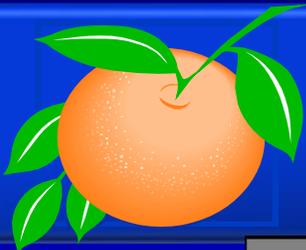
Make a finding of consistency with the Comprehensive Plan and APPROVE Windermere Springs (PD) / Windermere Springs Townhomes PSP (PSP-21-12-374) dated “Received June 11, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

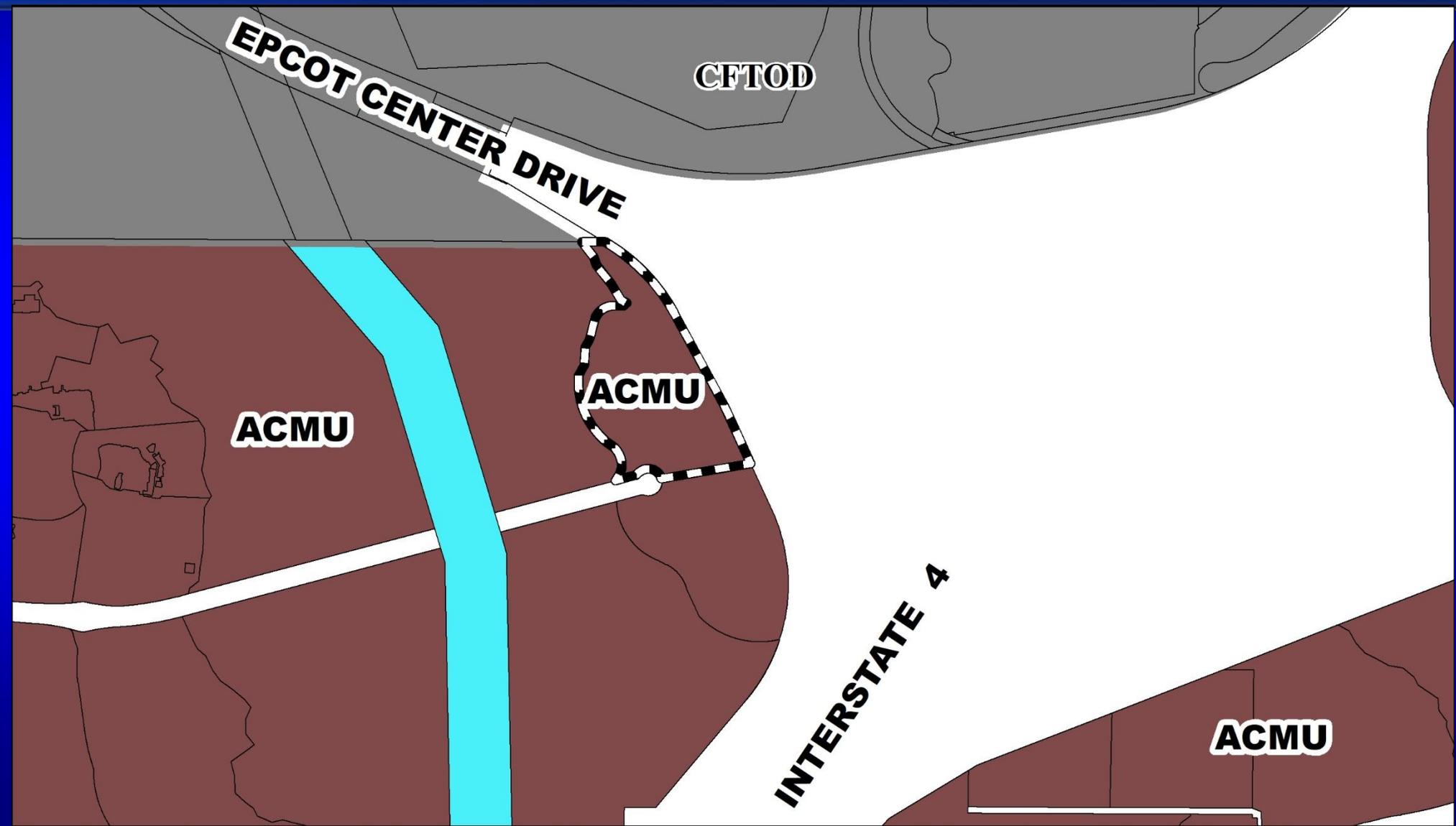


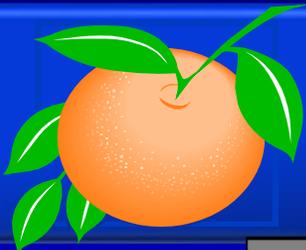
Bonnet Creek Resort Planned Development (PD)

- Case:** CDR-23-09-279
- Applicant:** Brent Lenzen, Kimley-Horn & Associates, Inc.
- District:** 1
- Acreage:** 481.97 gross acres (overall PD)
12.22 gross acres (affected parcel only)
- Location:** Generally located south of Epcot Center Drive, north of Chelonia Parkway, and west of Interstate-4.
- Request:** To update the conversion matrix, convert 196 timeshare units into 169 hotel rooms and request an additional 181 hotel rooms. This will result in a total development program for Phase 3 of 350 hotel rooms and 250 timeshare units.

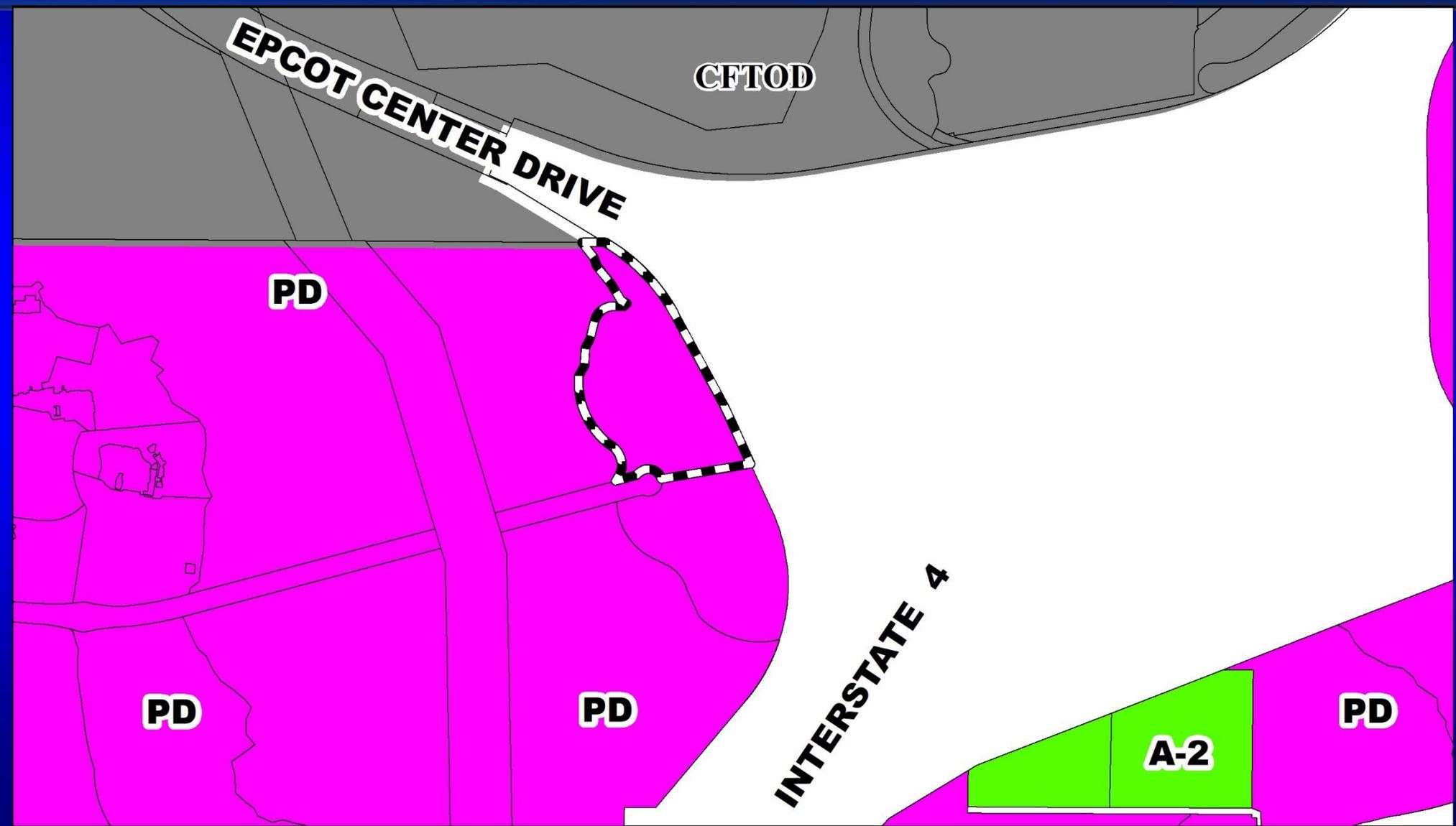


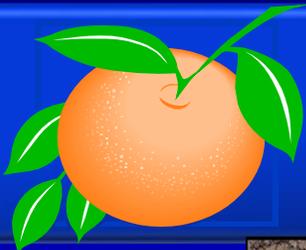
Bonnet Creek Resort Planned Development (PD) Future Land Use Map





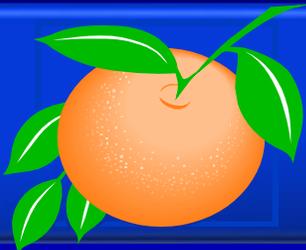
Bonnet Creek Resort Planned Development (PD) Zoning Map





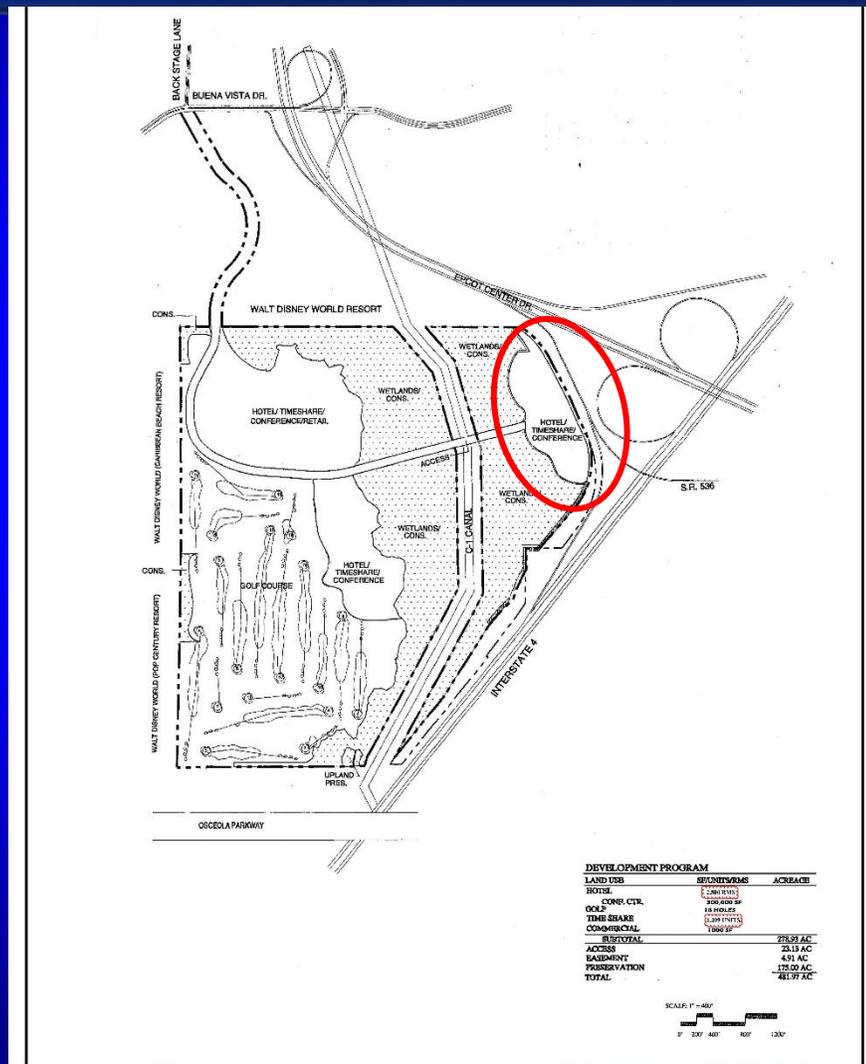
Bonnet Creek Resort Planned Development (PD) Aerial Map





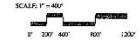
Bonnet Creek Resort Planned Development (PD)

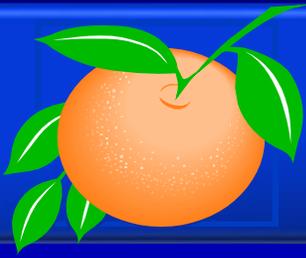
Overall Land Use Plan



DEVELOPMENT PROGRAM

LAND USE	ACREAGE	ACREAGE
BOTEL	2,280 (N1)	
CONF. CTR.	300 (N2)	
OLF C.	18 (N3)	
TIMESHARE	2,280 (N4)	
COMMERCIAL	1,068 (N5)	
SUBTOTAL		785.9 AC
ACCESS		24.13 AC
BASEMENT		4.91 AC
PRESERVATION		178.00 AC
TOTAL		1,033.94 AC



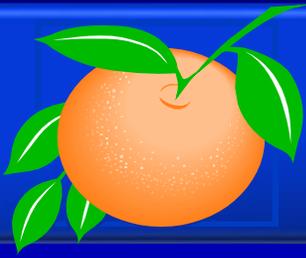


Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Bonnet Creek Resort Planned Development (CDR-23-09-279) dated “Received May 30, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report. AND;

APPROVE and execute of the Third Amendment to the First Amended and Restated Bonnet Creek Resort Development Order

District 1



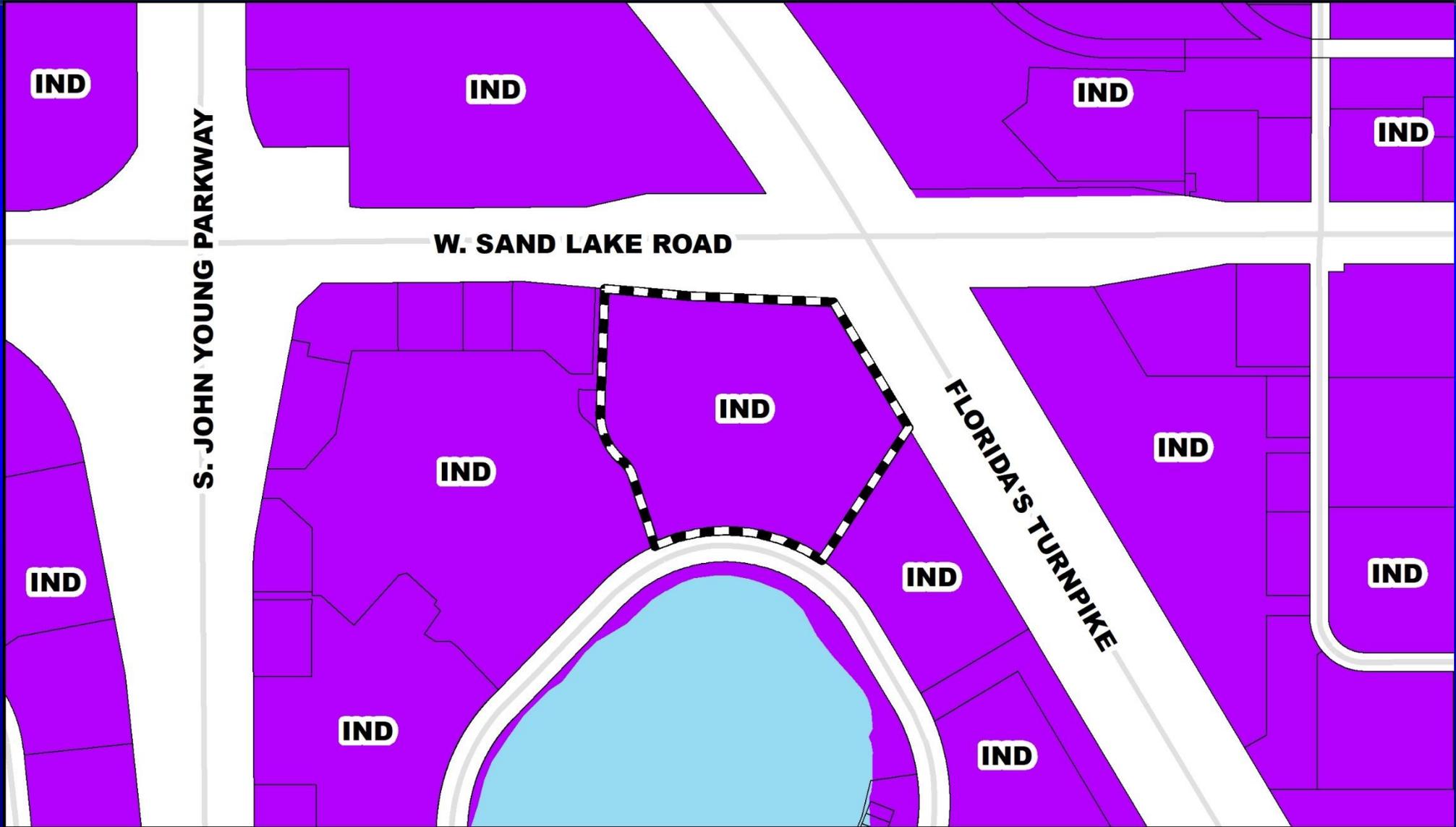
South Park Planned Development

- Case:** CDR-24-04-093
- Applicant:** Jordan Draper, Kimley-Horn & Associates, Inc
- District:** 6
- Acreage:** 82.18 gross acres (overall PD)
14.74 gross acres (affected parcel only)
- Location:** Generally located south of West Sand Lake Road and east of South John Young Parkway. 2800 West Sand Lake Road.
- Request:** To increase commercial use square footage in Tract 2 from 163,500 to 165,419 for a total commercial use square footage of 676,355 for the entire PD.



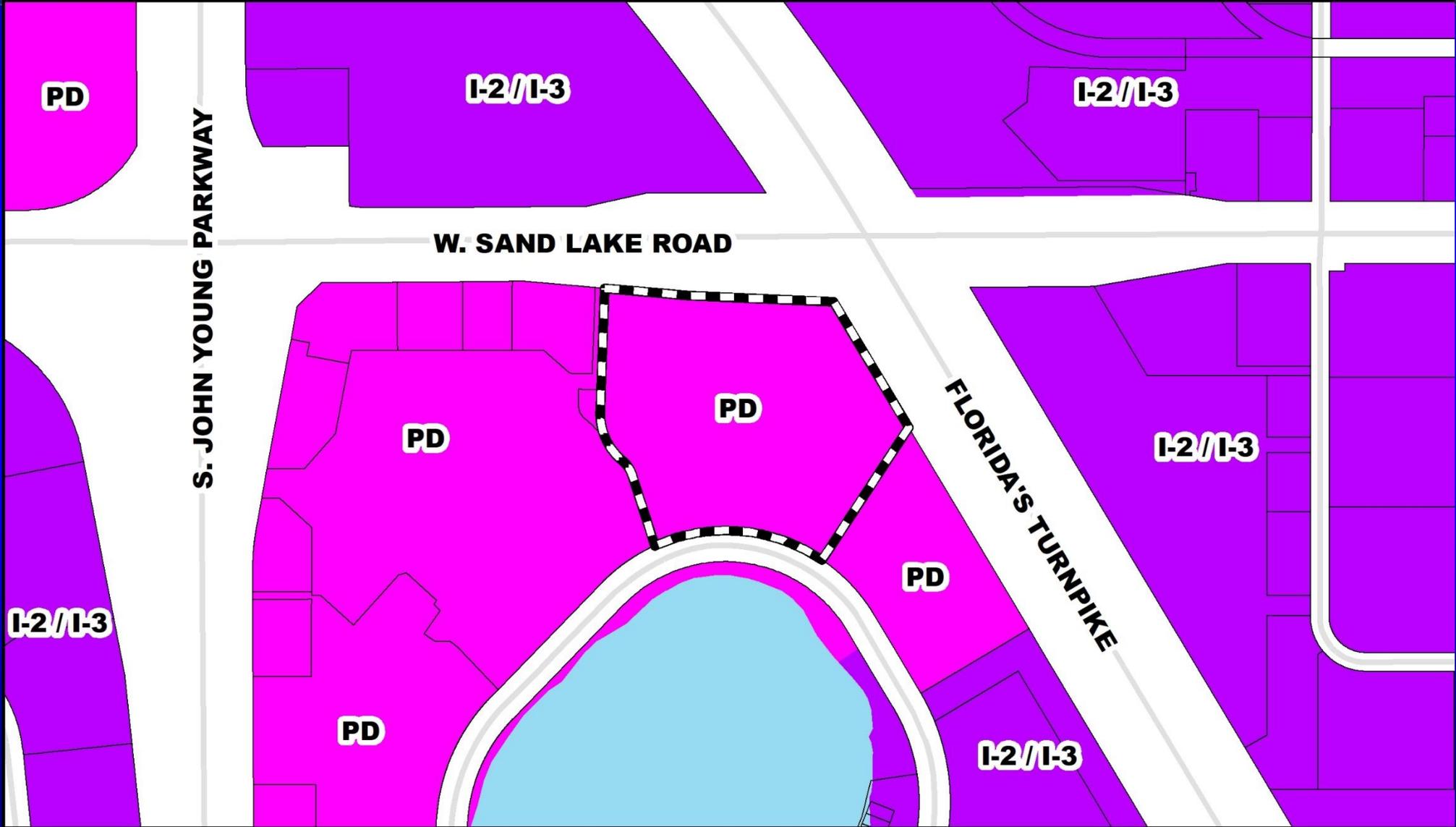
South Park Planned Development

Future Land Use Map



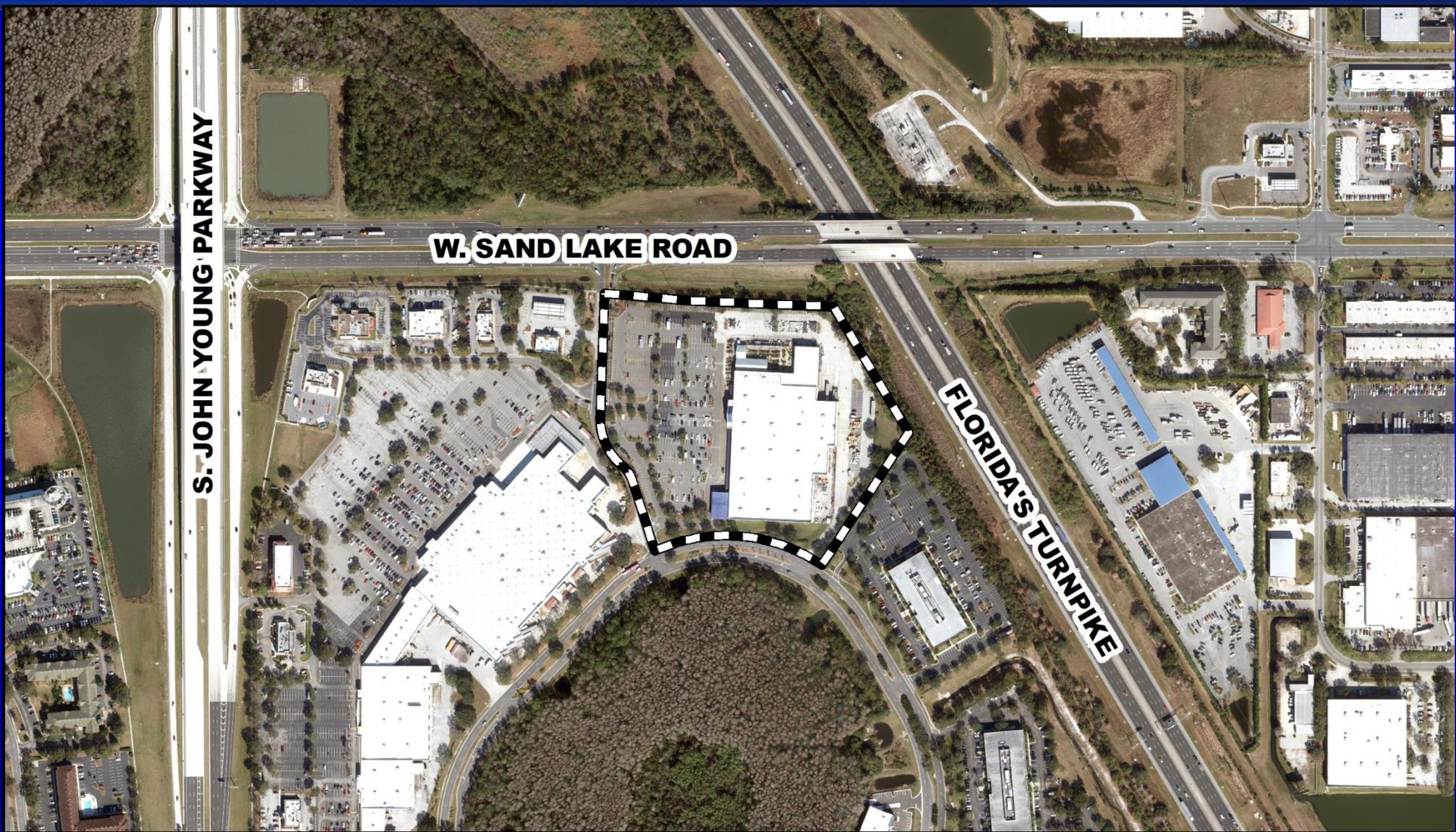


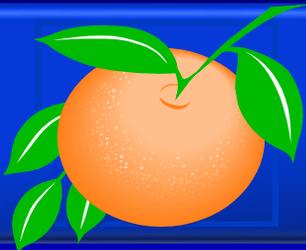
South Park Planned Development Zoning Map



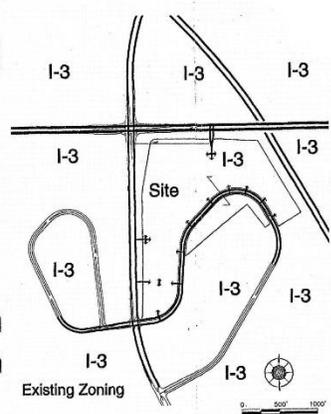
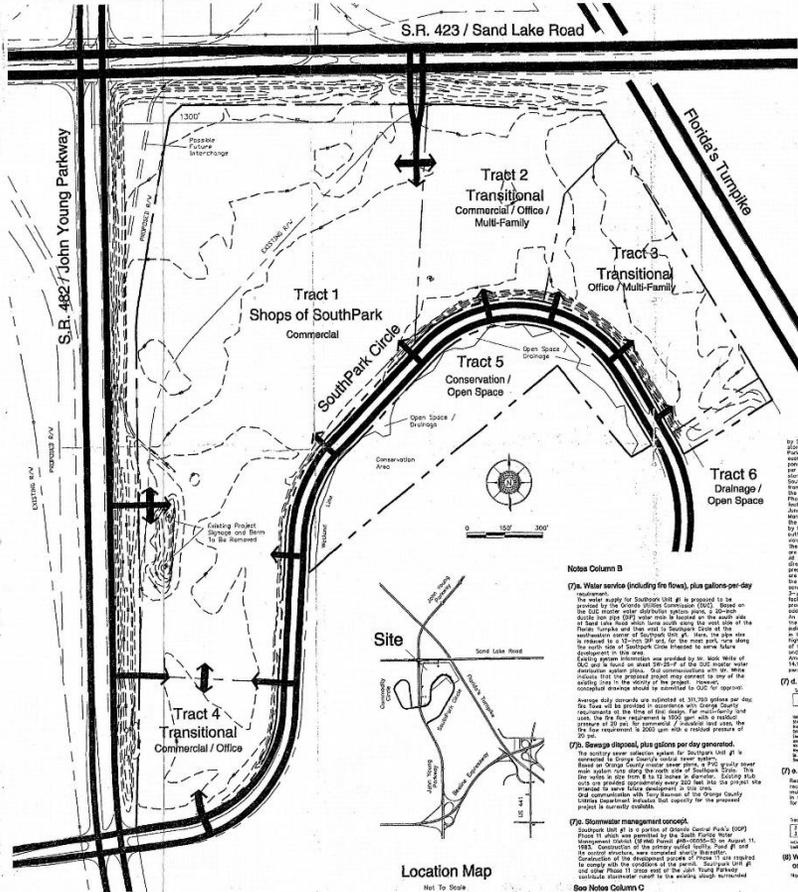


South Park Planned Development Aerial Map





South Park Planned Development Overall Land Use Plan



Notes Column C

Notes Column C

By South Park Circle, drainage from the 300' x 100' area to the south of the site. The site is located on the north side of South Park Circle. The site is bounded to the north by South Park Circle, to the east by South Park Circle, to the south by South Park Circle, and to the west by South Park Circle. The site is bounded to the north by South Park Circle, to the east by South Park Circle, to the south by South Park Circle, and to the west by South Park Circle.

Notes Column B

(7)a. Water service (including fire flows), plus gallons per day requirement:
The water supply for South Park Circle is proposed to be provided by the Orange County Water Treatment Plant. The water supply for South Park Circle is proposed to be provided by the Orange County Water Treatment Plant. The water supply for South Park Circle is proposed to be provided by the Orange County Water Treatment Plant.

Notes Column A

(1) Legal Description, see attached.
(2) Existing Conditions
(3) b. Residential
(3) b. Commercial
(3) c. Office

Notes Column D

(8) Waivers from the Subdivision Regulations or the Development Standards.
None requested.

Land Use Data

Year	Population	Area (Acres)	Density (Pop/Acre)
2000	100	100	1.0
2010	200	100	2.0
2020	300	100	3.0

Setbacks and Building Separation

Setback	Front	Side	Rear
Minimum	10'	5'	5'
Maximum	10'	5'	5'

Use Notes Column B

Use	Area (Acres)	Density (Pop/Acre)
Commercial	100	1.0
Office	100	1.0
Residential	100	1.0

Use Notes Column C

Use	Area (Acres)	Density (Pop/Acre)
Conservation	100	1.0
Open Space	100	1.0

Use Notes Column D

Use	Area (Acres)	Density (Pop/Acre)
Drainage	100	1.0
Open Space	100	1.0

Use Notes Column E

Use	Area (Acres)	Density (Pop/Acre)
Shops	100	1.0
Commercial	100	1.0

Land Use Plan Requirements

(1) Legal Description, see attached.
(2) Existing Conditions
(3) b. Residential
(3) b. Commercial
(3) c. Office

Land Use Plan Requirements

(1) Legal Description, see attached.
(2) Existing Conditions
(3) b. Residential
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Land Use Plan Requirements

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(3) c. Office

Land Use Plan Requirements

(1) Legal Description, see attached.
(2) Existing Conditions
(3) b. Residential
(3) b. Commercial
(3) c. Office

NO.	REVISIONS	DATE
1	ISSUE FOR PUBLIC COMMENT	7/27/04
2	ISSUE FOR PUBLIC COMMENT	8/10/04
3	ISSUE FOR PUBLIC COMMENT	8/10/04
4	ISSUE FOR PUBLIC COMMENT	8/10/04
5	ISSUE FOR PUBLIC COMMENT	8/10/04
6	ISSUE FOR PUBLIC COMMENT	8/10/04
7	ISSUE FOR PUBLIC COMMENT	8/10/04
8	ISSUE FOR PUBLIC COMMENT	8/10/04
9	ISSUE FOR PUBLIC COMMENT	8/10/04
10	ISSUE FOR PUBLIC COMMENT	8/10/04

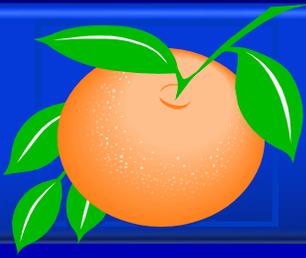
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
200 E. ORANGE AVENUE, SUITE 200
ORANGE, FL 32668
TEL: 407/261-1111
WWW.KIMLEY-HORN.COM

**South Park PD
LUP Amendment
CDR-24-04-093**

LAND USE PLAN

**SOUTH PARK PD
LUP AMENDMENT
CDR-24-04-093**

LAND USE PLAN AMENDMENT FOR THE FOLLOWING:
1. LAND USE PLAN AMENDMENT REQUEST TO INCREASE COMMERCIAL USE SQUARE FOOTAGE IN TRACT 2 FROM 163,500 TO 168,419 FOR A TOTAL COMMERCIAL USE SQUARE FOOTAGE OF 678,355 FOR THE ENTIRE PD.



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE South Park Planned Development (PD) (CDR-24-04-093) dated “Received June 10, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 6

Board of County Commissioners

Public Hearings

August 13, 2024