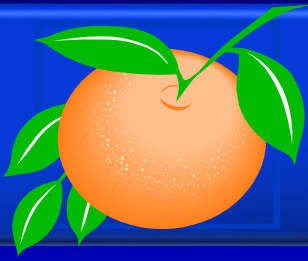


Board of County Commissioners

Public Hearings

August 13, 2024



Southpark Center Land Use Plan

Case: LUP-23-08-260

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

District: 6

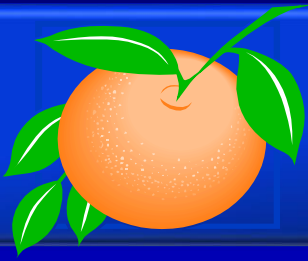
Location: LOCATION FOUND IN STAFF REPORT

Acreage: 90.31 gross acres
88.89 developable acres

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

To: PD (Planned Development District)

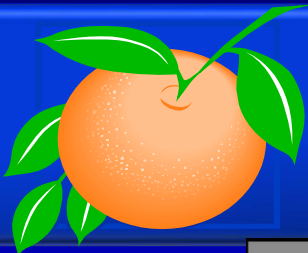
Request: Up to 2,403 multi-family units and 1,710,700 square feet of commercial uses. Up to 400,000 square feet of commercial uses are proposed to be vertically integrated with multi-family residential uses.



Southpark Center Land Use Plan

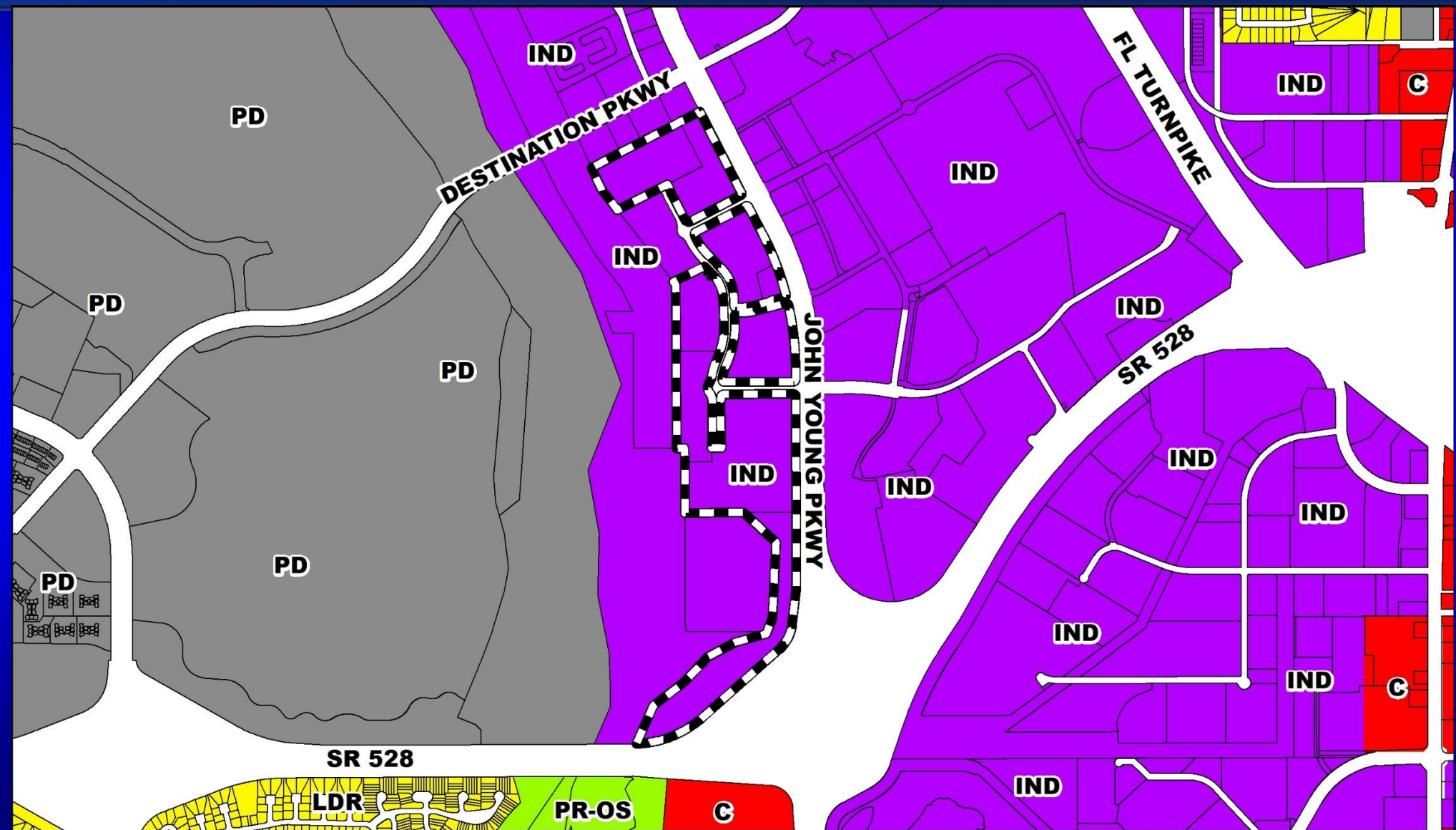
In addition, six (6) waivers from are requested from Orange County Code:

- 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

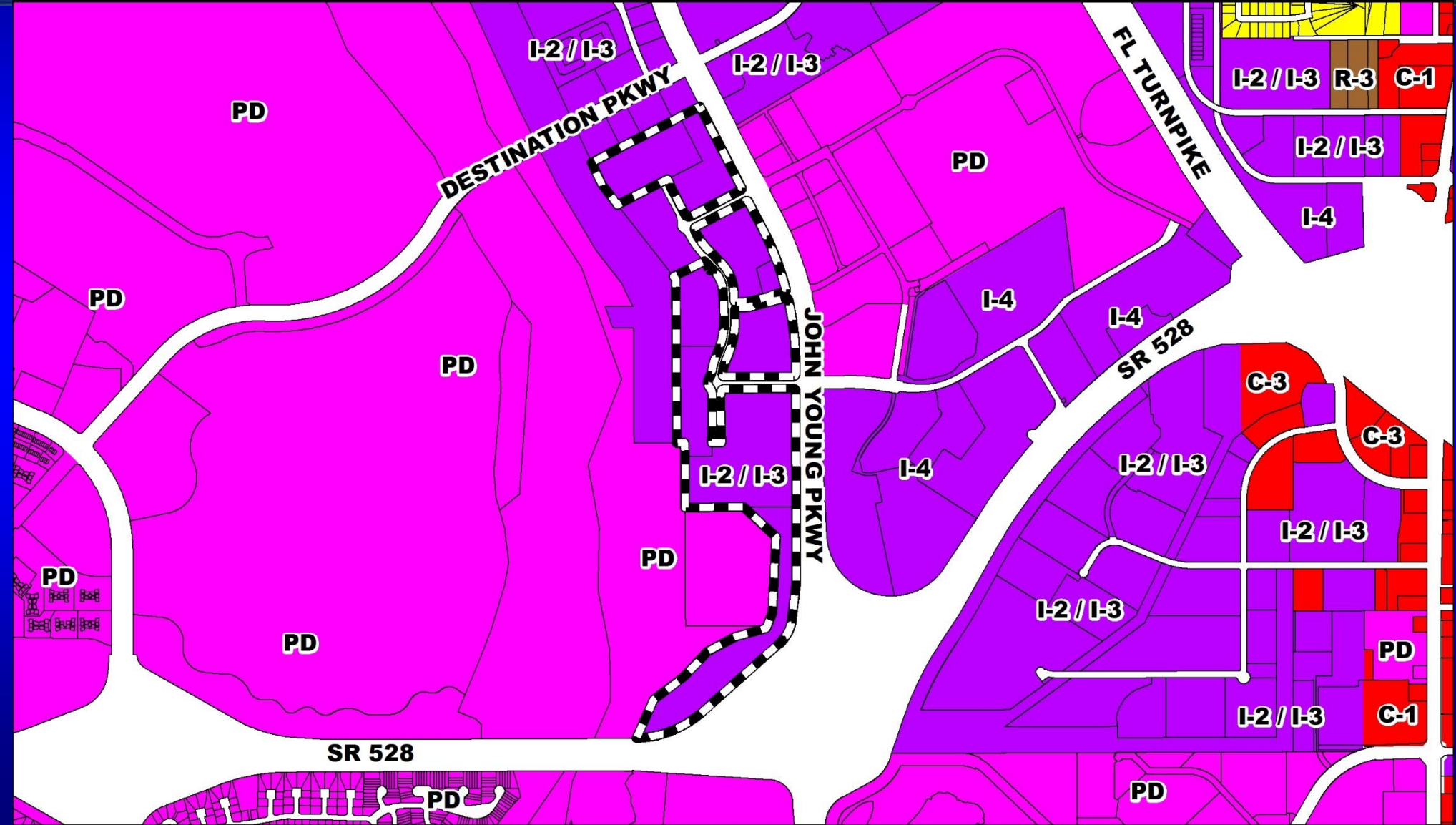
Future Land Use Map

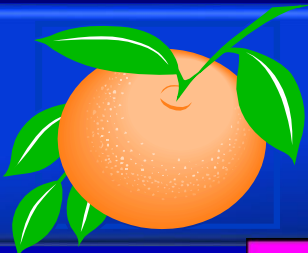




Southpark Center Land Use Plan

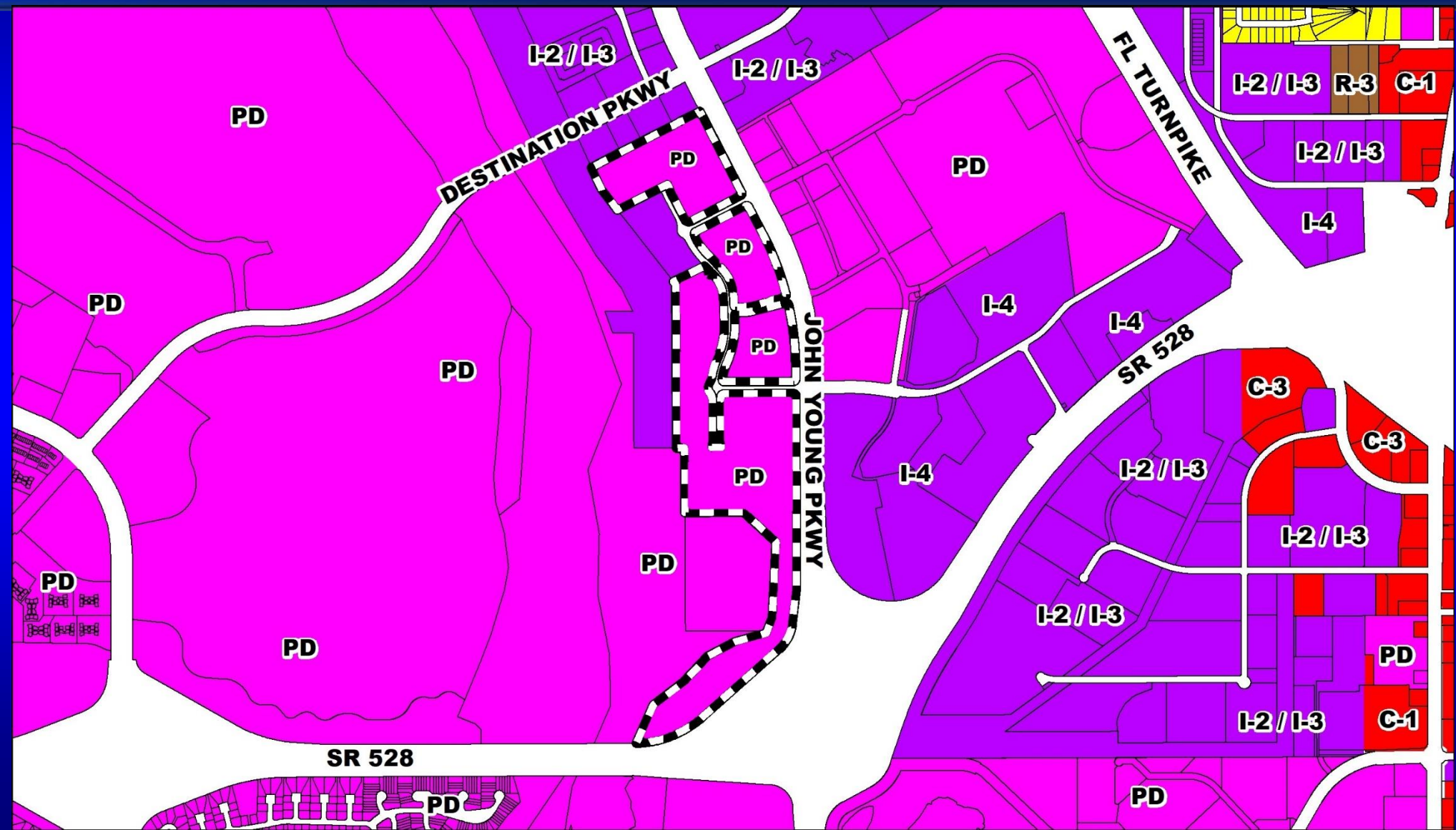
Zoning Map





Southpark Center Land Use Plan

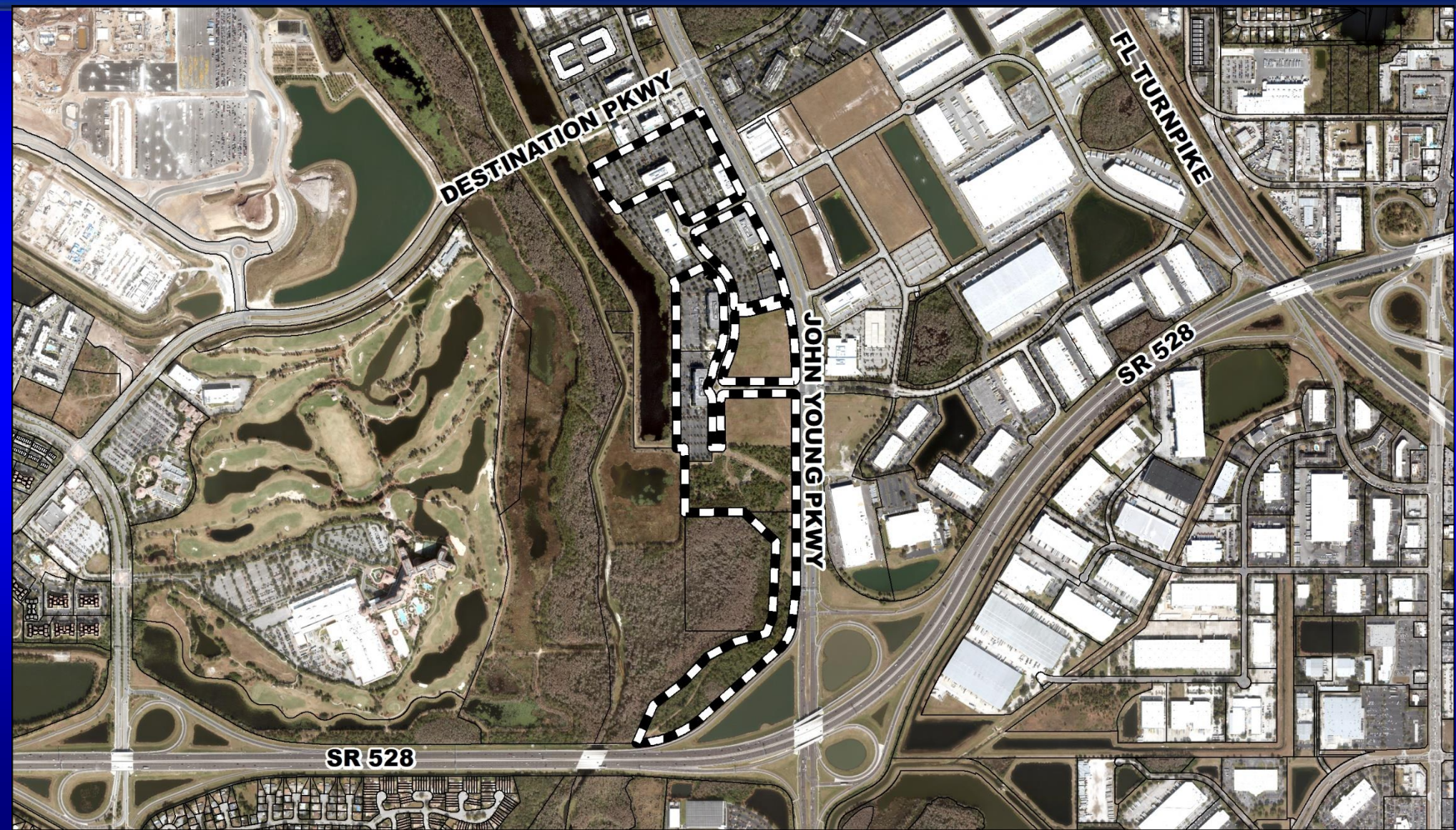
Proposed Zoning Map

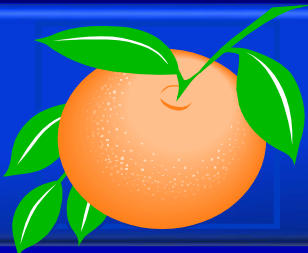




Southpark Center Land Use Plan

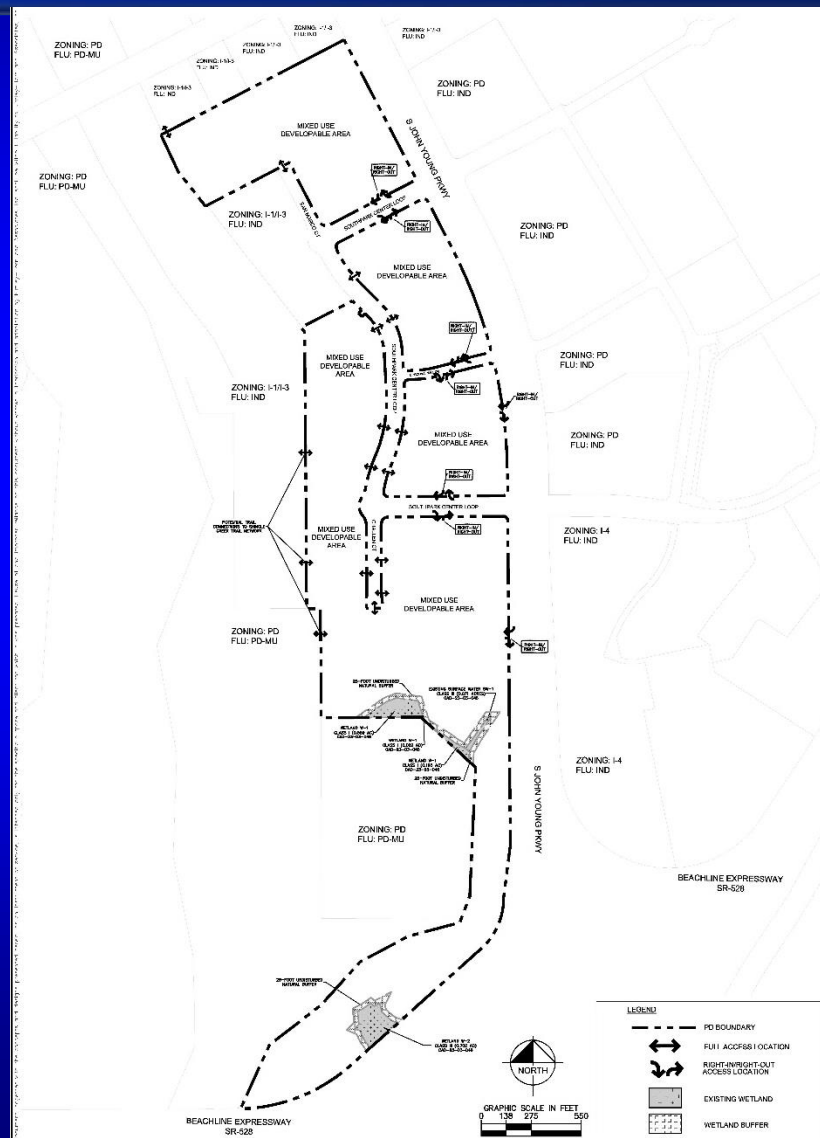
Aerial Map





Southpark Center Land Use Plan

Overall Land Use Plan



DEVELOPMENT NOTES:

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

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

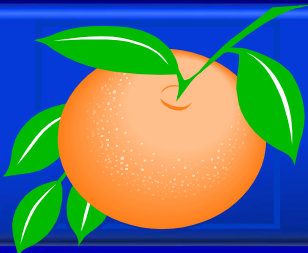
ENTERTAINMENT PRODUCTION/ALLOCATION				
FACILITY	SUB-PARCEL AREA [AC]	DEVELOPMENT PROGRAM	PROPOSED DENSITY/INTENSITY	MAX. DENSITY/INTENSITY PERMITTED
PD NET DEVELOPABLE	88.89			
MULTI-FAMILY (DU)	40.07	2,816	41.79	500/5,000
MIXED USE COMMERCIAL (DU)	48.82	41,148	41.79	74,148
COMMERCIAL (DU)	40.82	1,133,700	0.74	72,148
TOTAL	88.89			

Notes: The above acreage is for entertainment production only and uses 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	2.02	0.17
WETLAND II	2.19	2.02	0.17
WETLAND III	2.19	2.02	0.17
WETLAND IV	2.19	2.02	0.17
WETLAND V	2.19	2.02	0.17
WETLAND VI	2.19	2.02	0.17
WETLAND VII	2.19	2.02	0.17
WETLAND VIII	2.19	2.02	0.17
WETLAND IX	2.19	2.02	0.17
WETLAND X	2.19	2.02	0.17
WETLAND XI	2.19	2.02	0.17
WETLAND XII	2.19	2.02	0.17
WETLAND XIII	2.19	2.02	0.17
WETLAND XIV	2.19	2.02	0.17
WETLAND XV	2.19	2.02	0.17
WETLAND XVI	2.19	2.02	0.17
WETLAND XVII	2.19	2.02	0.17
WETLAND XVIII	2.19	2.02	0.17
WETLAND XIX	2.19	2.02	0.17
WETLAND XX	2.19	2.02	0.17
WETLAND XXI	2.19	2.02	0.17
WETLAND XXII	2.19	2.02	0.17
WETLAND XXIII	2.19	2.02	0.17
WETLAND XXIV	2.19	2.02	0.17
WETLAND XXV	2.19	2.02	0.17
WETLAND XXVI	2.19	2.02	0.17
WETLAND XXVII	2.19	2.02	0.17
WETLAND XXVIII	2.19	2.02	0.17
WETLAND XXIX	2.19	2.02	0.17
WETLAND XXX	2.19	2.02	0.17

RECREATION AREAS SHALL COMPLY WITH SEC. 36-1255		
RECREATION TYPE	PROPOSED	PARKING RATIO
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

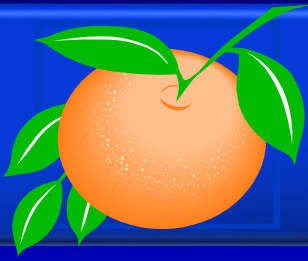
DEVELOPMENT STANDARDS (See Sec. 36-1271, 36-1272, 36-1273, 36-1274, 36-1275, 36-1276, 36-1277, 36-1278, 36-1279, 36-1280, 36-1281, 36-1282, 36-1283, 36-1284, 36-1285, 36-1286, 36-1287, 36-1288, 36-1289, 36-1290, 36-1291, 36-1292, 36-1293, 36-1294, 36-1295, 36-1296, 36-1297, 36-1298, 36-1299, 36-1300, 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

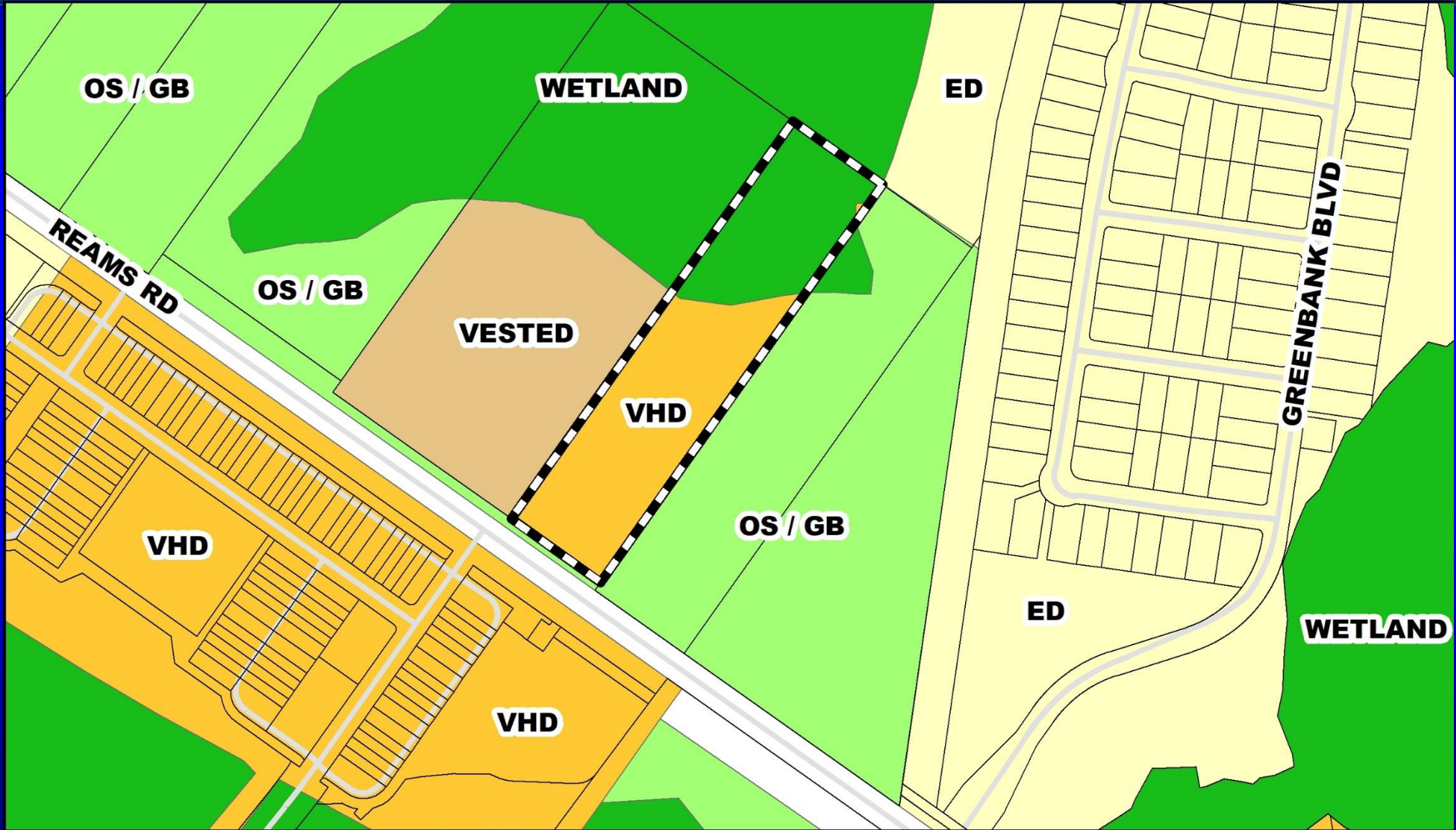


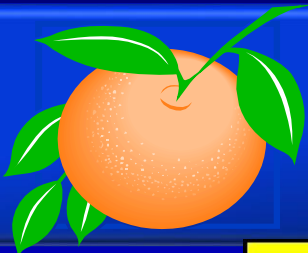
Windermere Springs PD / Windermere Springs Townhomes PSP

- 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.

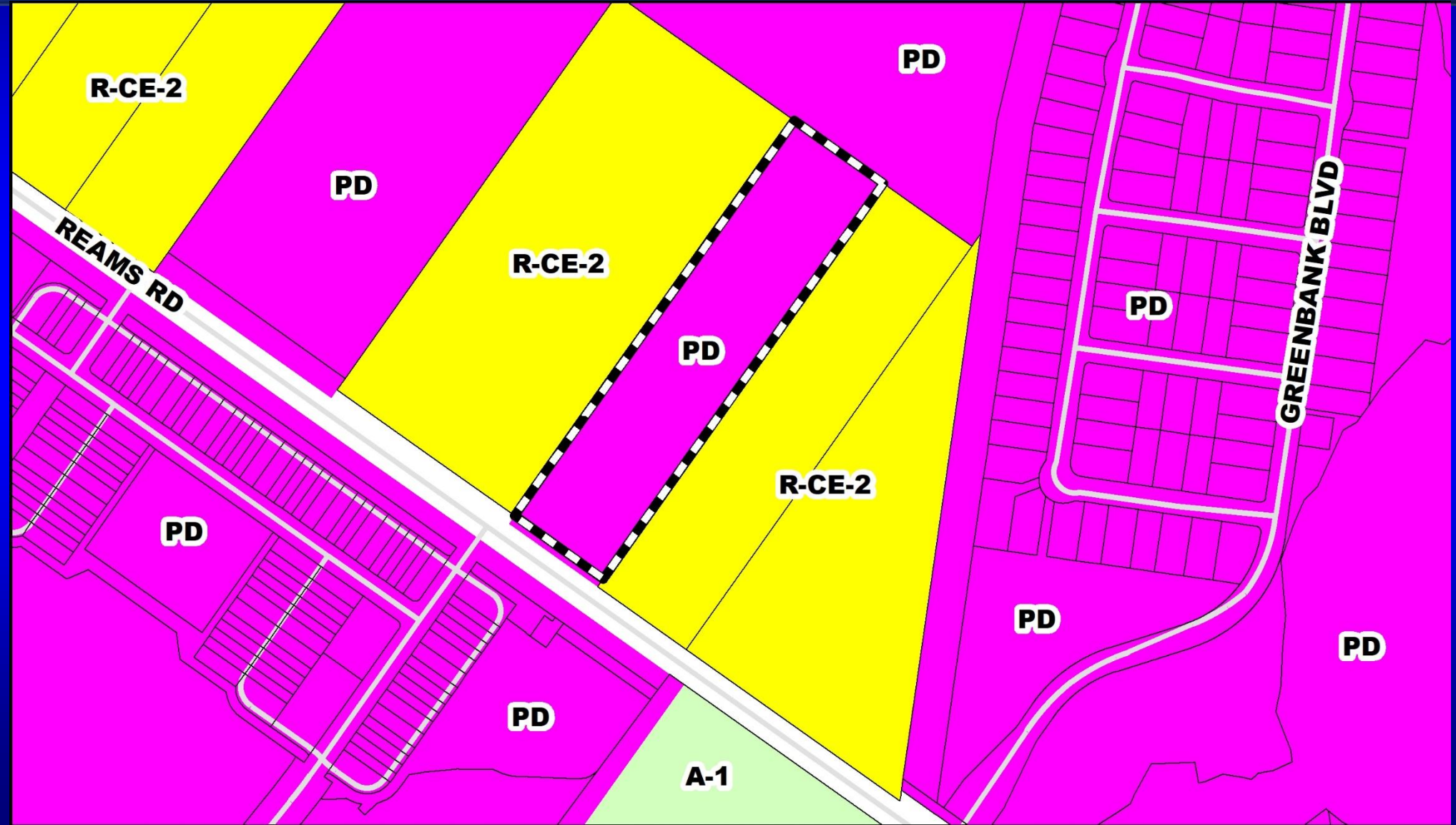


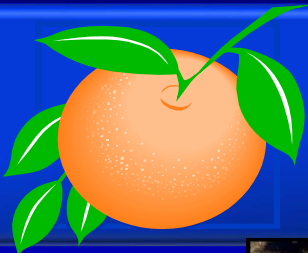
Windermere Springs PD / Windermere Springs Townhomes PSP Future Land Use Map





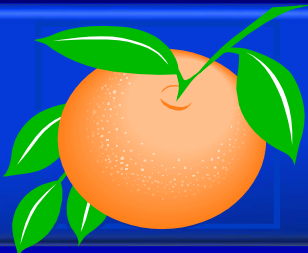
Windermere Springs PD / Windermere Springs Townhomes PSP Zoning Map





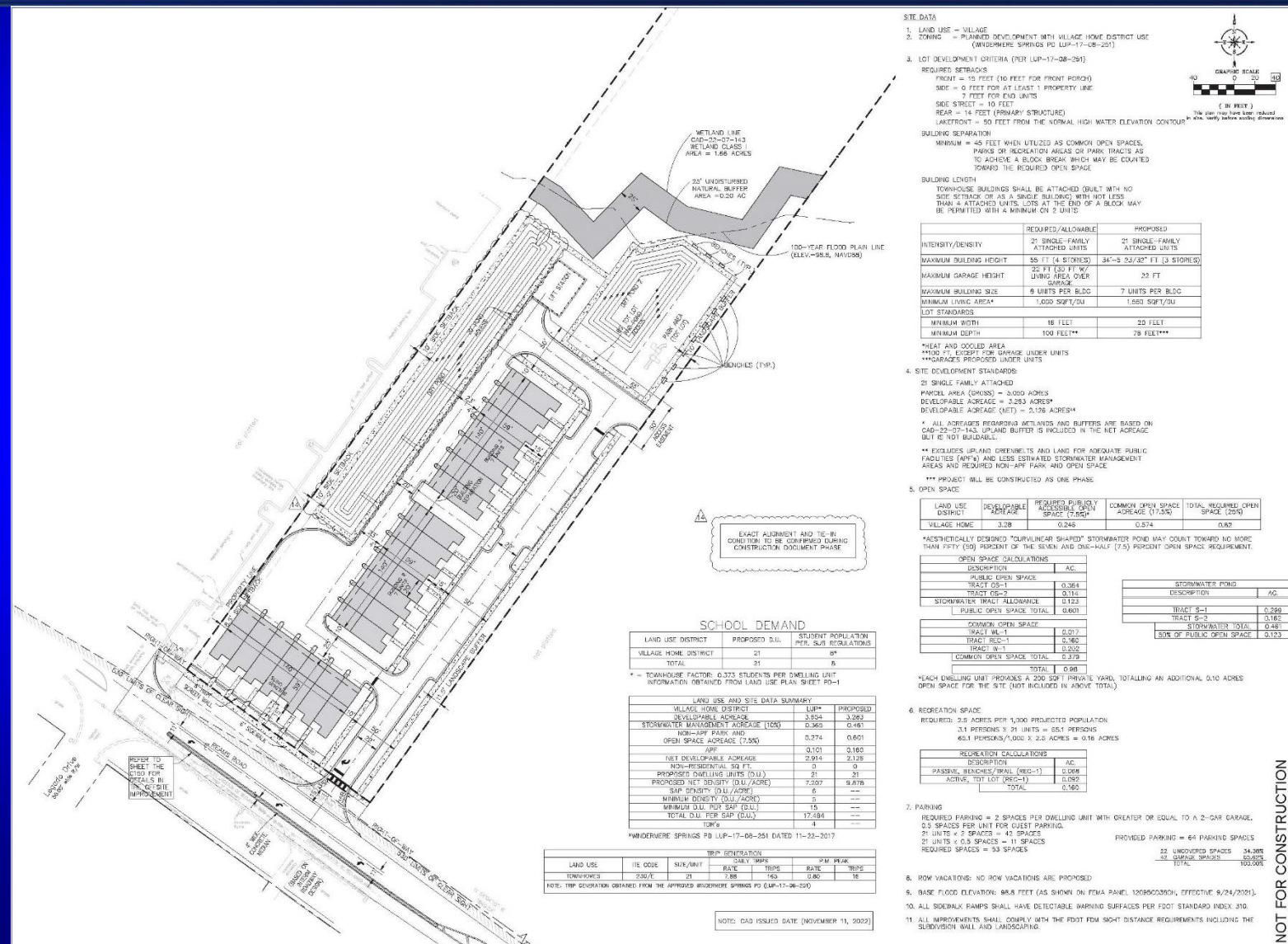
Windermere Springs PD / Windermere Springs Townhomes PSP Aerial Map





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 on 11/22/2022 06:11:02 Z. See http://www.harrisengineers.com for more information.

This item has been digitally signed and sealed by **Tim McCormick, P.E.** on the date 11/22/2022 06:11:02 Z. See http://www.harrisengineers.com for more information. The signature must be verified on any electronic copies.

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

Revisions:

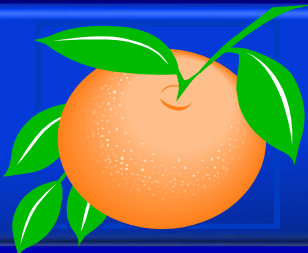
No.	Date	Description
1	11/22/2022	PRELIMINARY REVIEW
2	12/13/2022	SEC COMMENTS 01-12-22
3	12/15/2022	SEC COMMENTS 01-29-22
4	12/15/2022	SEC COMMENTS 01-29-22
5	12/27/2022	SEC COMMENTS 01-29-22
6	01/26/2023	SEC COMMENTS 01-29-22
7	01/26/2023	SEC COMMENTS 01-29-22
8	01/26/2023	SEC COMMENTS 01-29-22
9	01/26/2023	SEC COMMENTS 01-29-22
10	01/26/2023	SEC COMMENTS 01-29-22
11	01/26/2023	SEC COMMENTS 01-29-22
12	01/26/2023	SEC COMMENTS 01-29-22
13	01/26/2023	SEC COMMENTS 01-29-22
14	02/28/2023	SEC SUBMITTAL
15		
16		
17		
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23		
24		
25		

CONCEPT PLAN
 Design: TM
 Scale: As Shown
 Date: 05/23/2024
 Project No.: 03275000

NOT FOR CONSTRUCTION

Release:
 06/08/2024

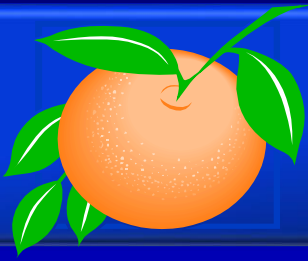
C100



Action Requested

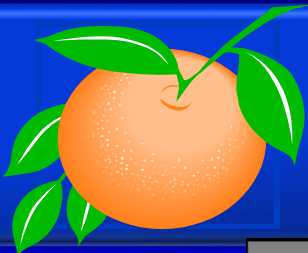
Make a finding of consistency with the Comprehensive Plan and APPROVE Windermere Springs (PD) / Windermere Springs Townhomes PSP (PSP-21-12-374) dated “Received June 11, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

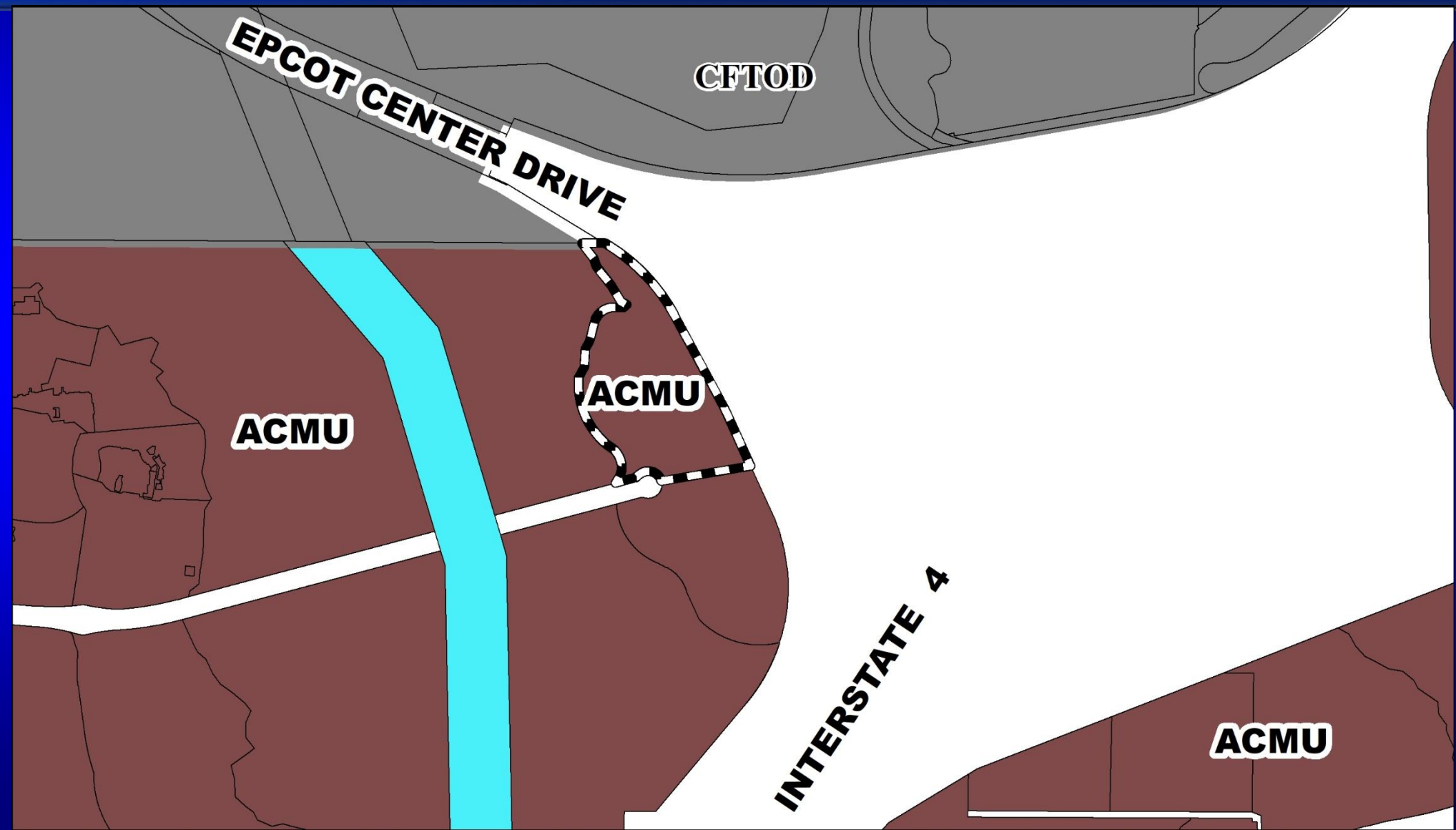


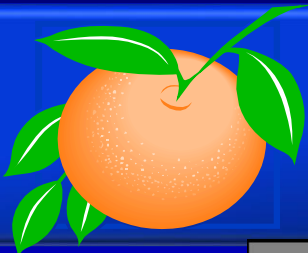
Bonnet Creek Resort Planned Development (PD)

- 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.

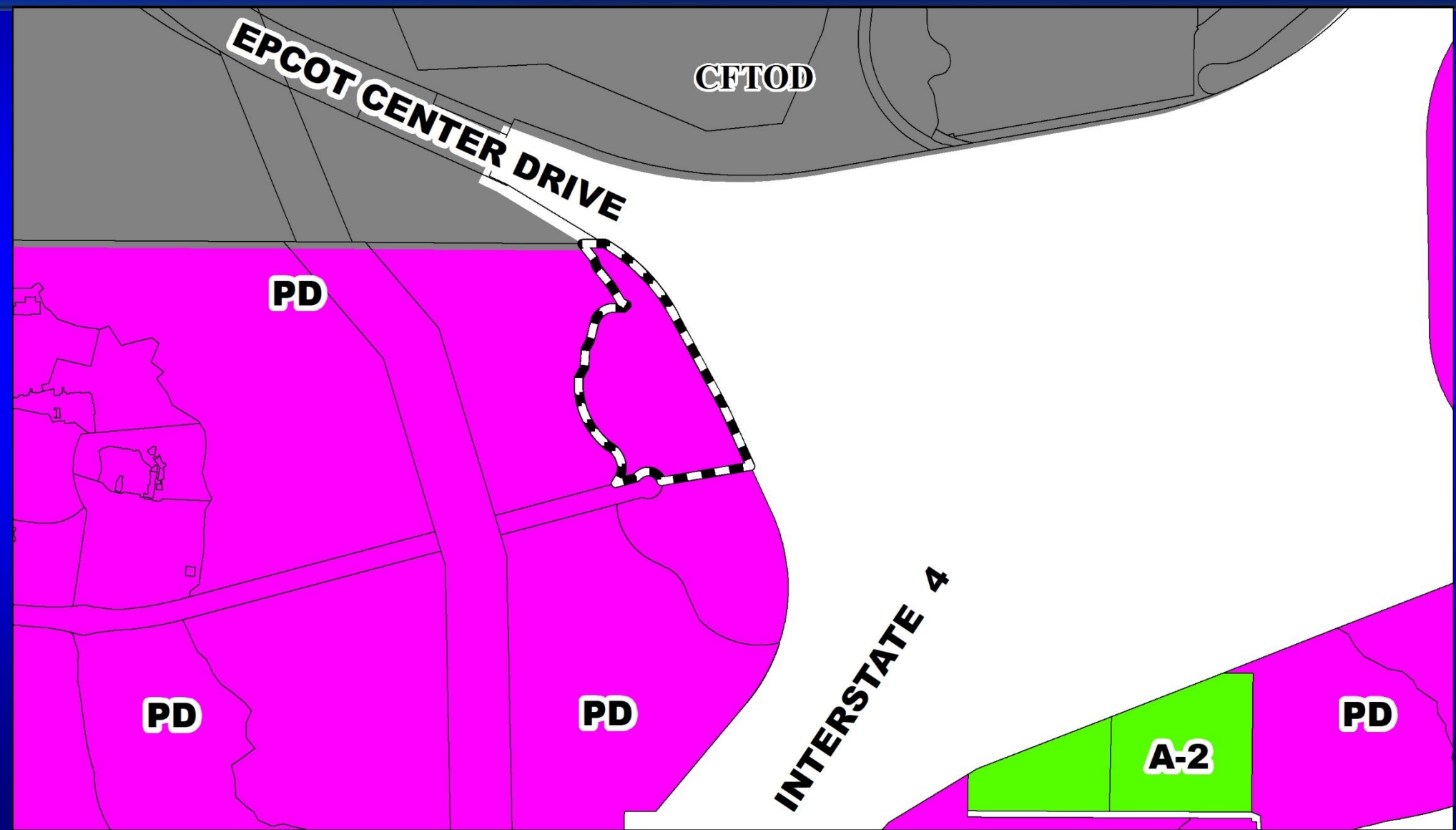


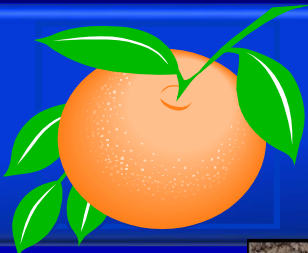
Bonnet Creek Resort Planned Development (PD) Future Land Use Map





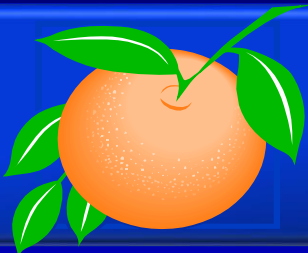
Bonnet Creek Resort Planned Development (PD) Zoning Map



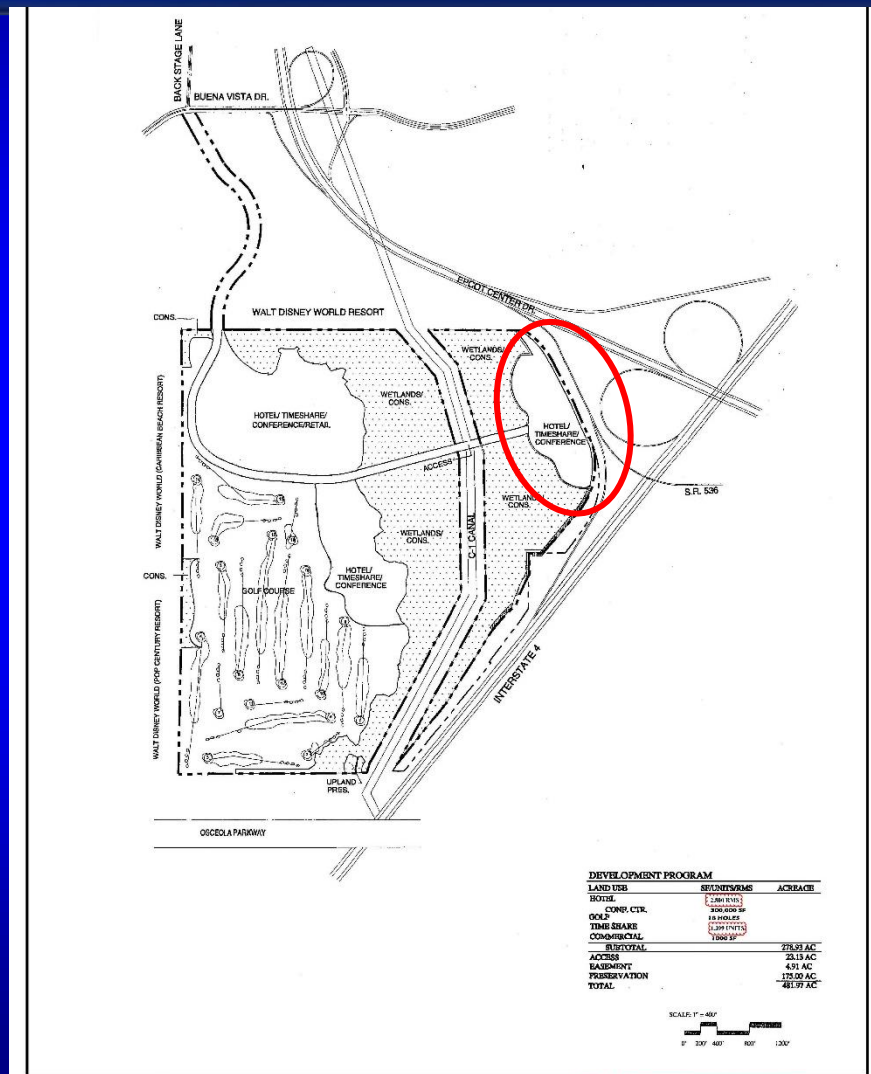


Bonnet Creek Resort Planned Development (PD) Aerial Map



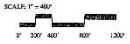


Bonnet Creek Resort Planned Development (PD) Overall Land Use Plan



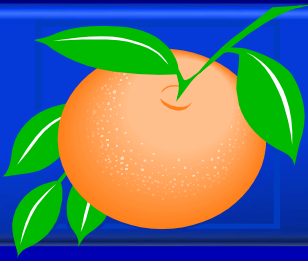
DEVELOPMENT PROGRAM

LAND USE	ACREAGE	ACREAGE
BOTEL	2,280 (N1)	
CONF. CTR.	360 (N2)	
OLF C.	18 (N3)	
TIMESHARE	2,280 (N4)	
COMMERCIAL	1,068 (N5)	
SUBTOTAL		7,006 AC
ACCESS		28.13 AC
BARBMENT		4.91 AC
PRESERVATION		178.00 AC
TOTAL		481.04 AC



Kimley»Horn
INCORPORATED 1952
 200 N. WINDY HILL BLVD., SUITE 100, GAITHERSBURG, MD 20878
 TEL: 301-951-7000 FAX: 301-951-7001
 WWW.KIMLEY-HORN.COM

SHEET LAST REVISED JANUARY 23, 2024
BONNET CREEK RESORT
MASTER LAND USE PLAN AMENDMENT

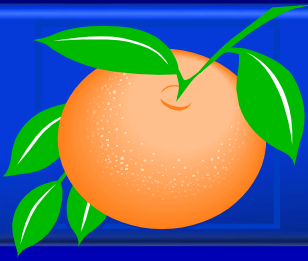


Action Requested

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



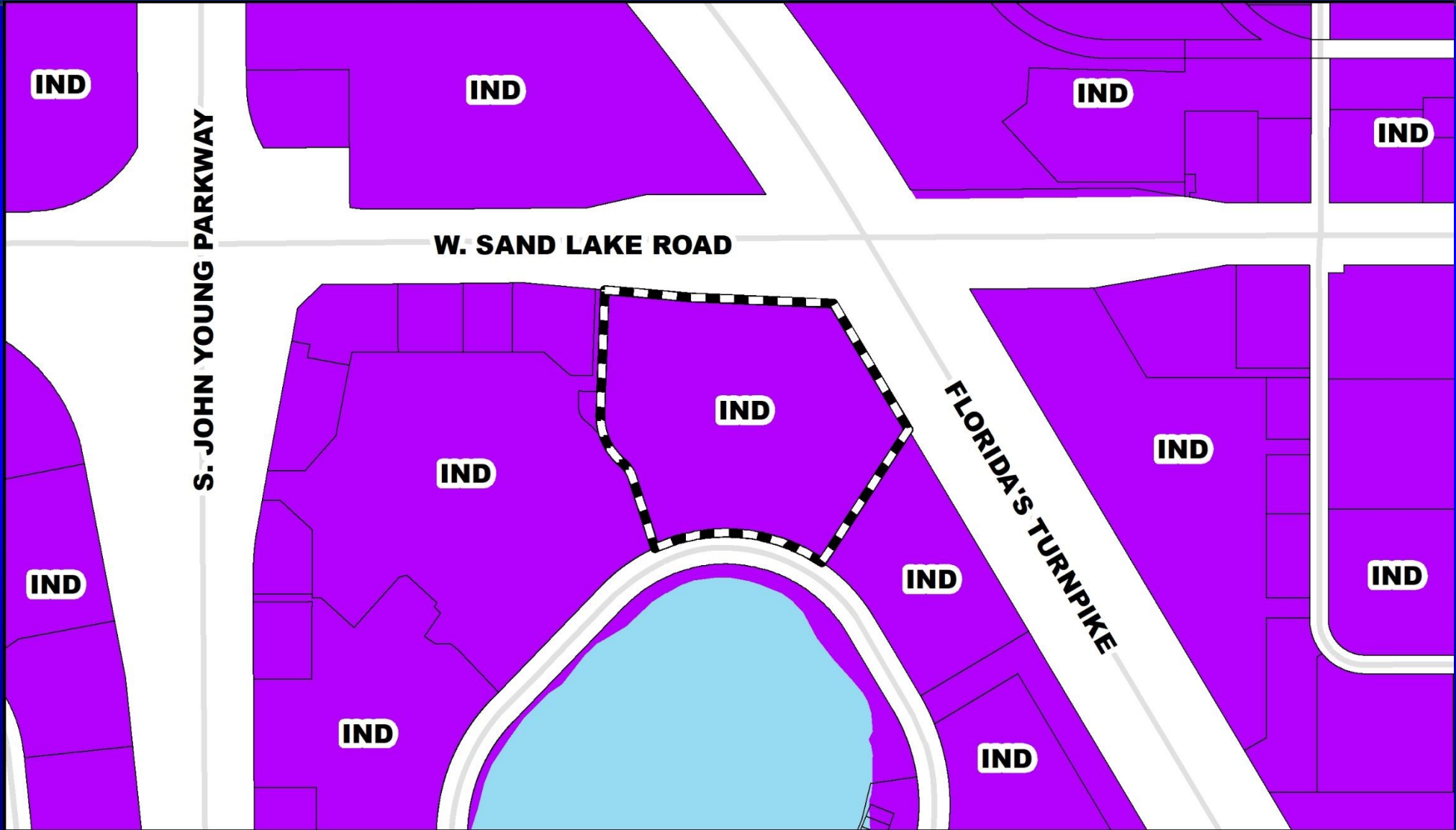
South Park Planned Development

- 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.



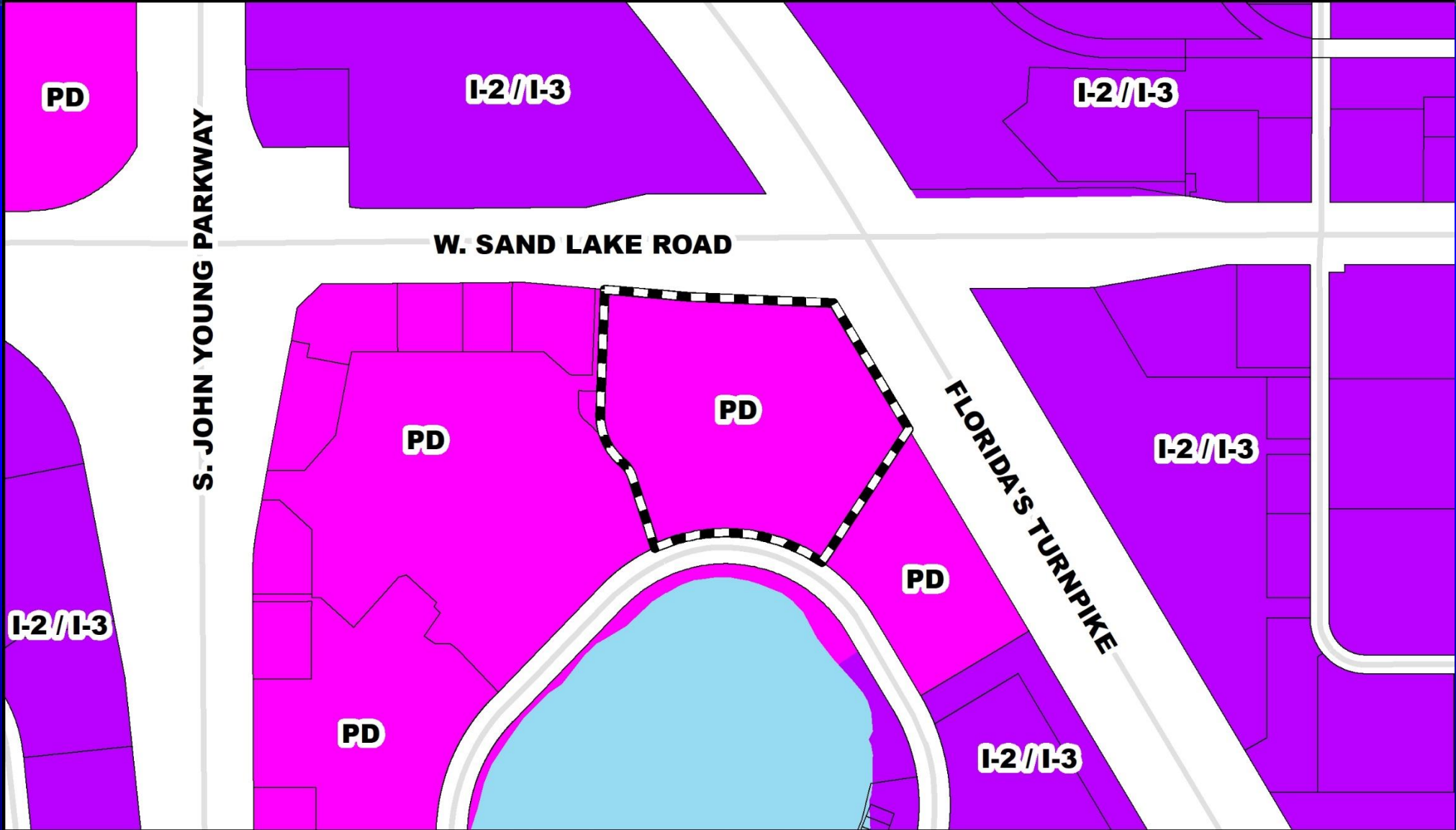
South Park Planned Development

Future Land Use Map



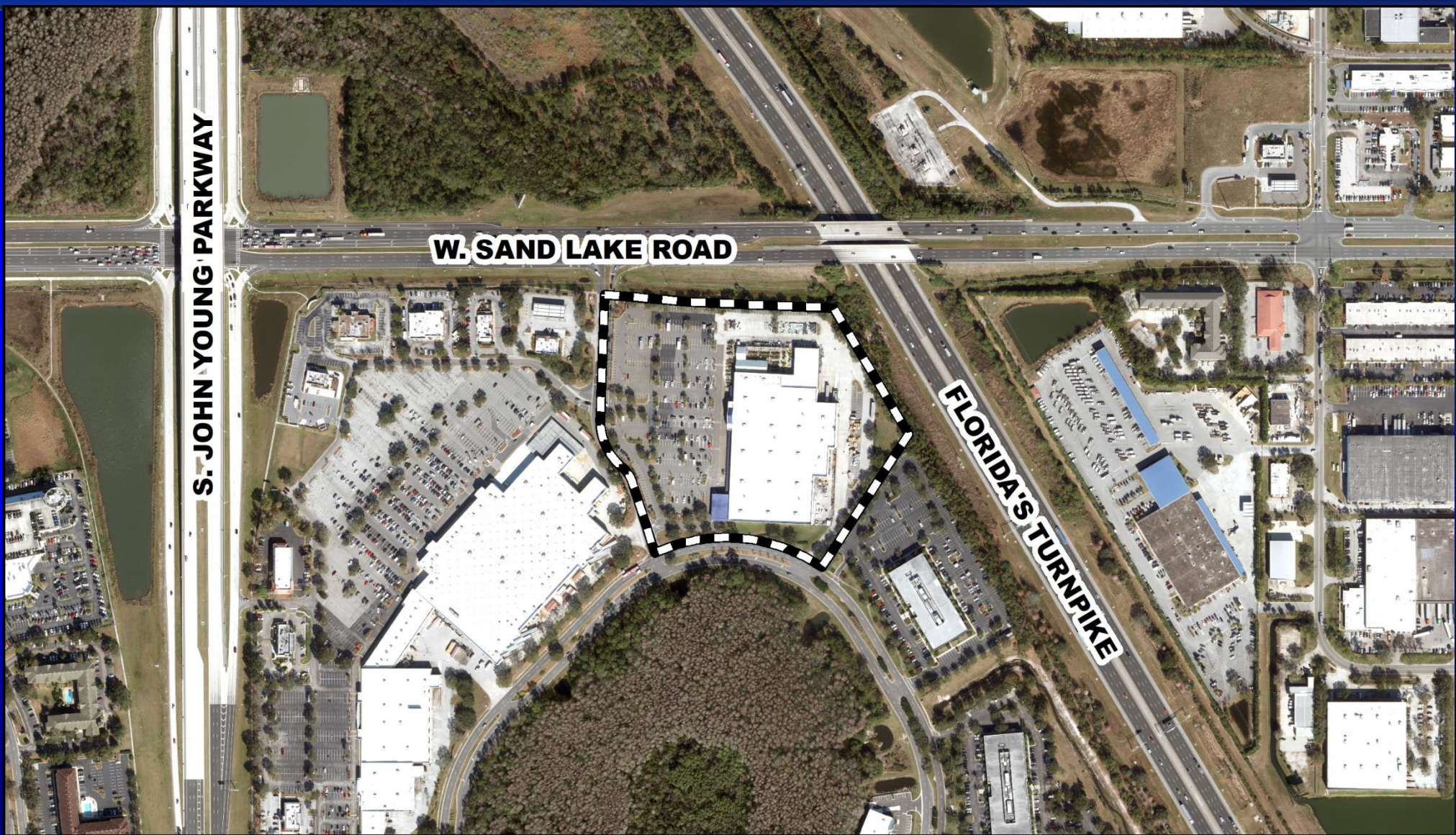


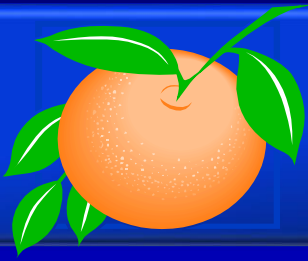
South Park Planned Development Zoning Map





South Park Planned Development Aerial Map





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