

WINDERMERE  
*Cay*



# Windermere Cay Change Determination

9.10.24

2024-09-10 Public Hearing D7 Exhibit 1 - Ted Edwards

# INTRODUCTION

- The Patterson PD parcels were acquired from Disney with the purpose of providing attainable, quality housing for Disney employees and the community. The project is directly adjacent to Disney Employee Parking.
- The first two phases of Windermere Cay (2013 and 2016) consist of 380 apartments and resident amenities. Historically, more than 50% of the residents have been Disney employees.
- We have existing entitlements for an additional 124 units. We are requesting to increase entitlements by 94 units to 218 adtl. units. This is the final phase.



Conceptual Drawings of New Phase



Windermere Cay Phase I and II (Existing)

# WINDERMERE CAY AERIAL IMAGE



# WINDERMERE CAY PD ZONING

- **Existing (Phase I and II)**
  - 380 Units (1-, 2-, and 3-bedrooms)
  - 4-Story
  - Resident Amenities
    - Pool and Club Room
    - Dog Park and Open Space
    - Pedestrian Friendly Sidewalks
- **Remaining PD Entitlements**
  - 124 Units



## Change Determination

- Request to Increase PD by 94 units
- 124 remaining + 94 requested = 218 adtl.

## New Phase (Phase III)

- 218 units
- 2 x 4-Story Buildings



# Windermere Cay and Disney Employees



Windermere Cay is adjacent to Disney University and a Disney Cast Member parking lot, where cast members can take a shuttle directly to their job site.

0.2 Mile driveway-to-driveway distance from Windermere Cay entrance to the Disney Employee Parking entrance on Reams Road.

\* Many residents walk or bike to work reducing traffic impact.

Disney employees consist of over 50% of the residents at Windermere Cay. With Disney as a preferred employer, Disney employees receive reduced fees and reduced security deposits.

\* Because of the high percentage of Disney Employees, less than 5% of the total residents are under 18 years old, reducing impact on schools. Further, the project has school capacity for zoning consideration via previous agreements.

# MINIMAL ENVIRONMENTAL IMPACT



## Wetlands

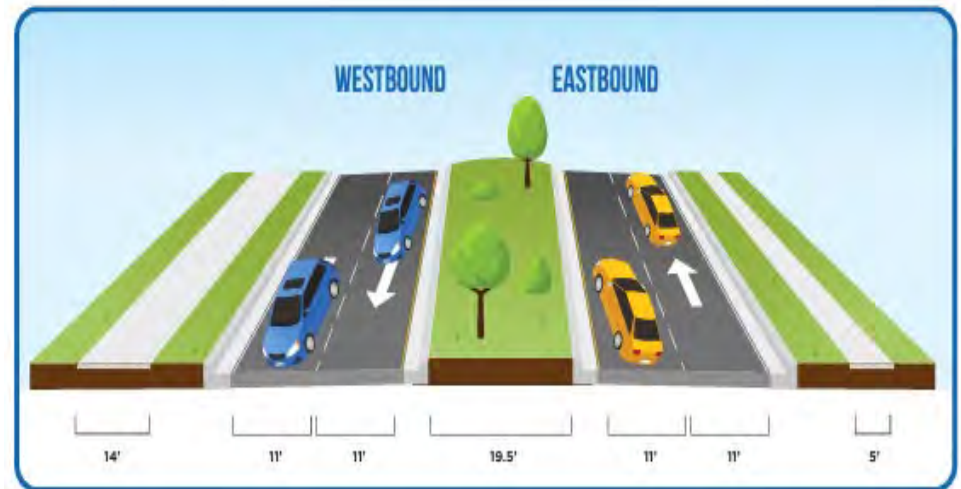
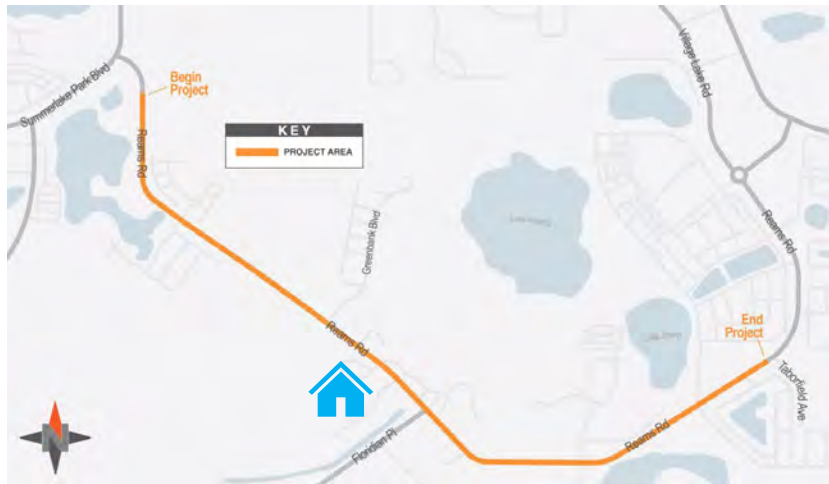
- Project was designed to minimize wetland impacts.
- We recently received an Orange County Conservation Area Impact Permit on September 2<sup>nd</sup>. **There are no direct wetland impacts.**
- Physical mitigation will be provided according to approved design and code.

## Stormwater Drainage (SW)

- The existing 5.9-acre pond is already sized for 100-year storm events and has capacity for the new phase.
- The site is permitted to drain into the existing canal and Reedy Creek Improvement District.

# REAMS ROAD CAPITAL IMPROVEMENT PROJECT

- Reams Road will be widened from a two to four-lane roadway from Summerlake Park Boulevard to Taborfield Avenue. The project will also contain associated sidewalks, lighting, landscaping, and stormwater management.
- In 2012, Windermere Cay dedicated 30' of right of way plus a 10' easement for relocation of utilities for the Reams Road Expansion.



**THE REAMS ROAD CAPITAL IMPROVEMENT PROJECT IS SCHEDULED TO BE COMPLETED PRIOR TO THE PROJECT BEING FULLY LEASED UP IN Q2 2028**

# PROJECT SUMMARY

1A

## Windermere Cay (Existing)

- 380 Apartment Units
- 1BR, 2BR, & 3BR Unit Types
- > 50% Disney Residents (Discounts available)
- ~49 Residents (5.6%) under 18 years

1B

## Windermere Cay (Future)

- Entitled for adtl. 124 Units
- Requesting increase of 94 adtl. units to 218 adtl. units. (Same Discounts available as above)

2

## Disney Parking and Shuttles

- 0.2 Miles Away (driveway to driveway)
- Residents can walk or bike
- Shuttles take employees to job site

3

## Reams Road

- Scheduled for expansion into a 4-lane roadway with sidewalk and storm capacity beginning in 2026
- Windermere dedicated 40' of right of way for Reams Road Expansion and provided easement for relocation of utilities

4

## Wetlands

Project will not cause any direct wetland impacts and received an Orange County Conservation Area Impact Permit on September 2nd for the proposed plan.

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## STORMWATER CAPACITY

- Existing 5.9-acre pond is sized to 100-year storm
- Project drains into canal and Reedy Creek Improvement District

