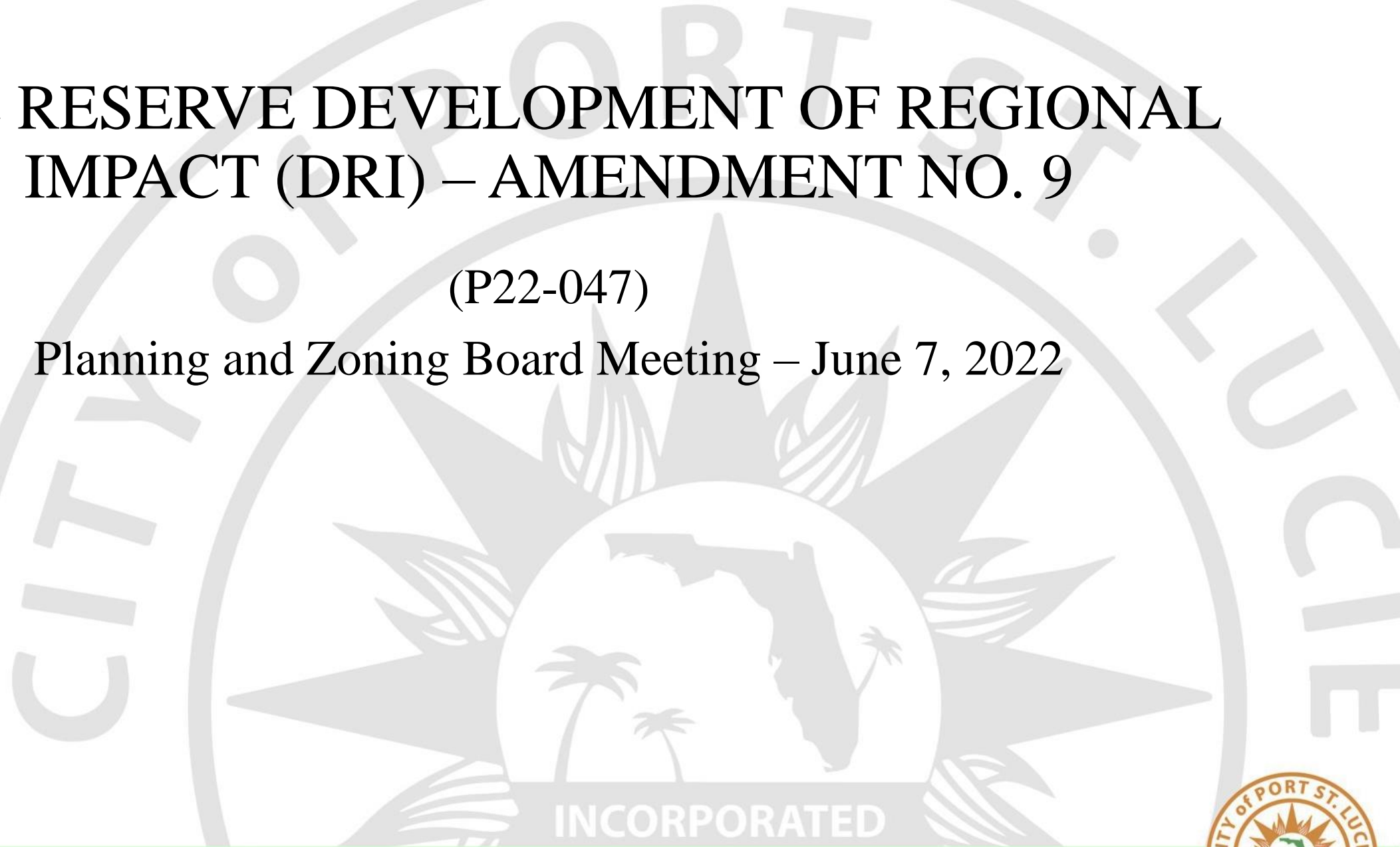


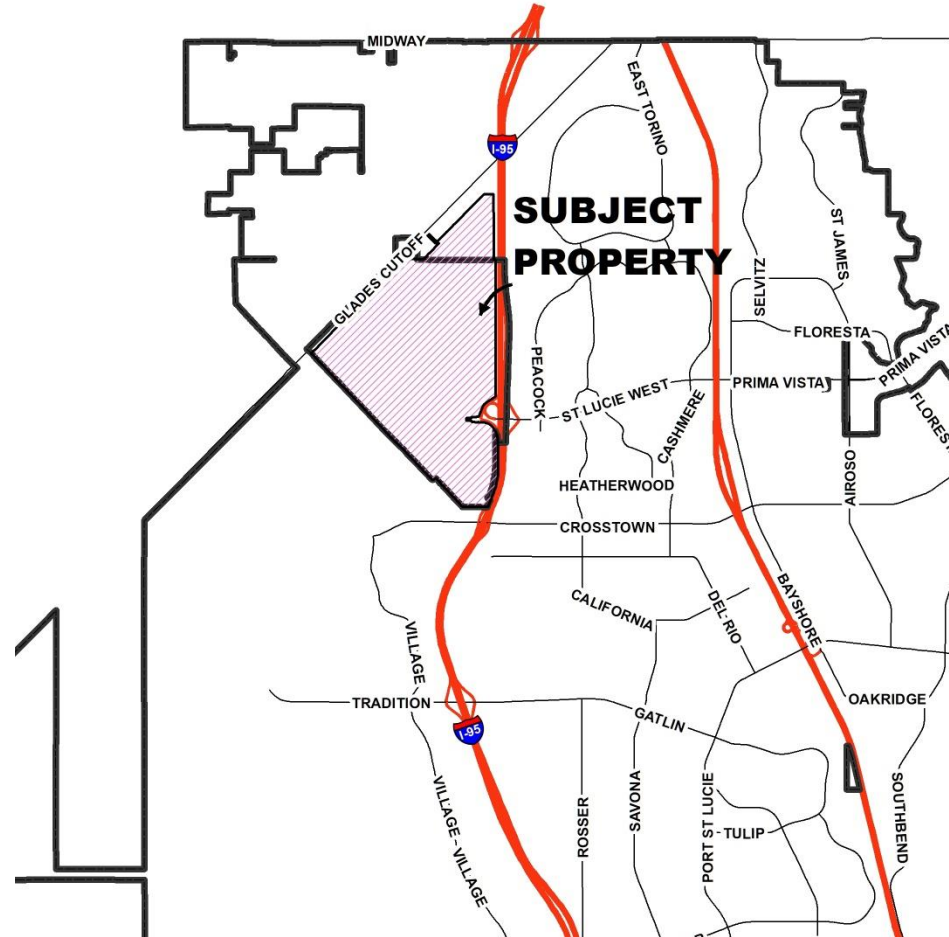
# THE RESERVE DEVELOPMENT OF REGIONAL IMPACT (DRI) – AMENDMENT NO. 9

(P22-047)

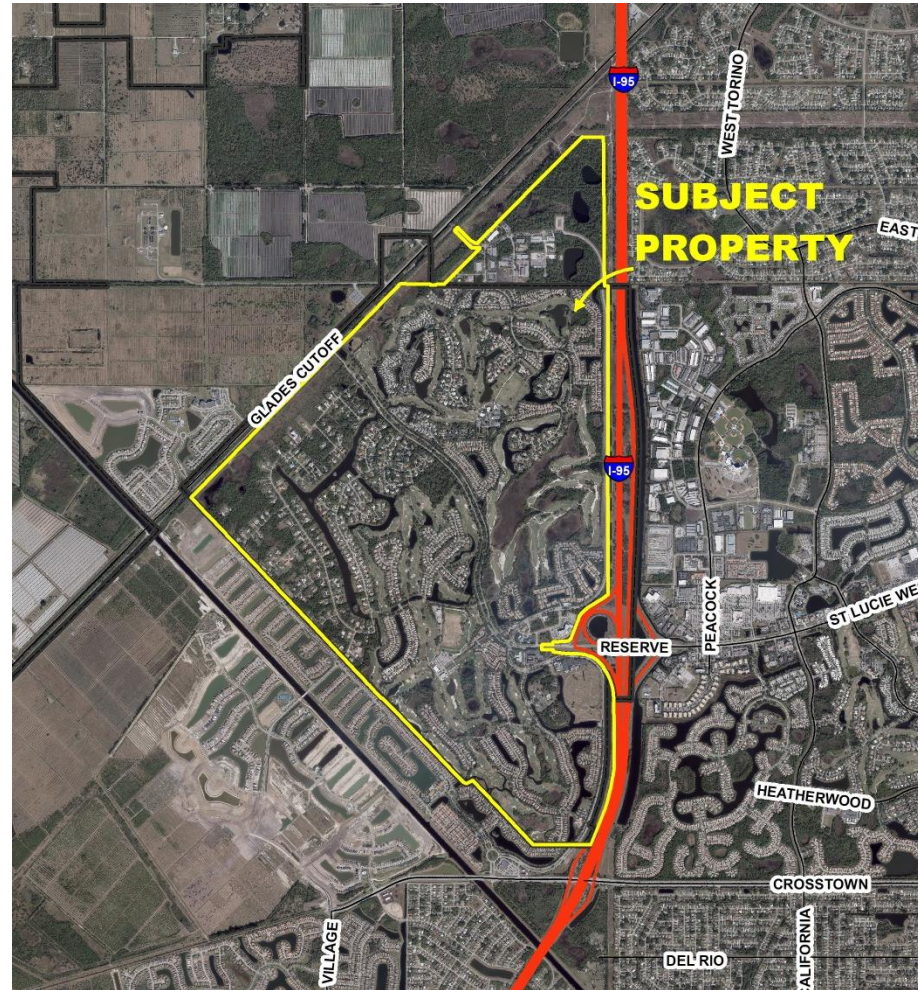
Planning and Zoning Board Meeting – June 7, 2022



# Location Map



# Aerial Map





# Proposed Amendment

## Development Uses

Industrial = 500,000 SF

Retail/Commercial = ~~150,000 SF~~ 86,736 SF



Office = ~~71,100 SF~~ 174,105 SF

Residential = ~~2,900 DUs~~ 3,001 DUs

Hotel = 310 Rooms

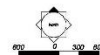
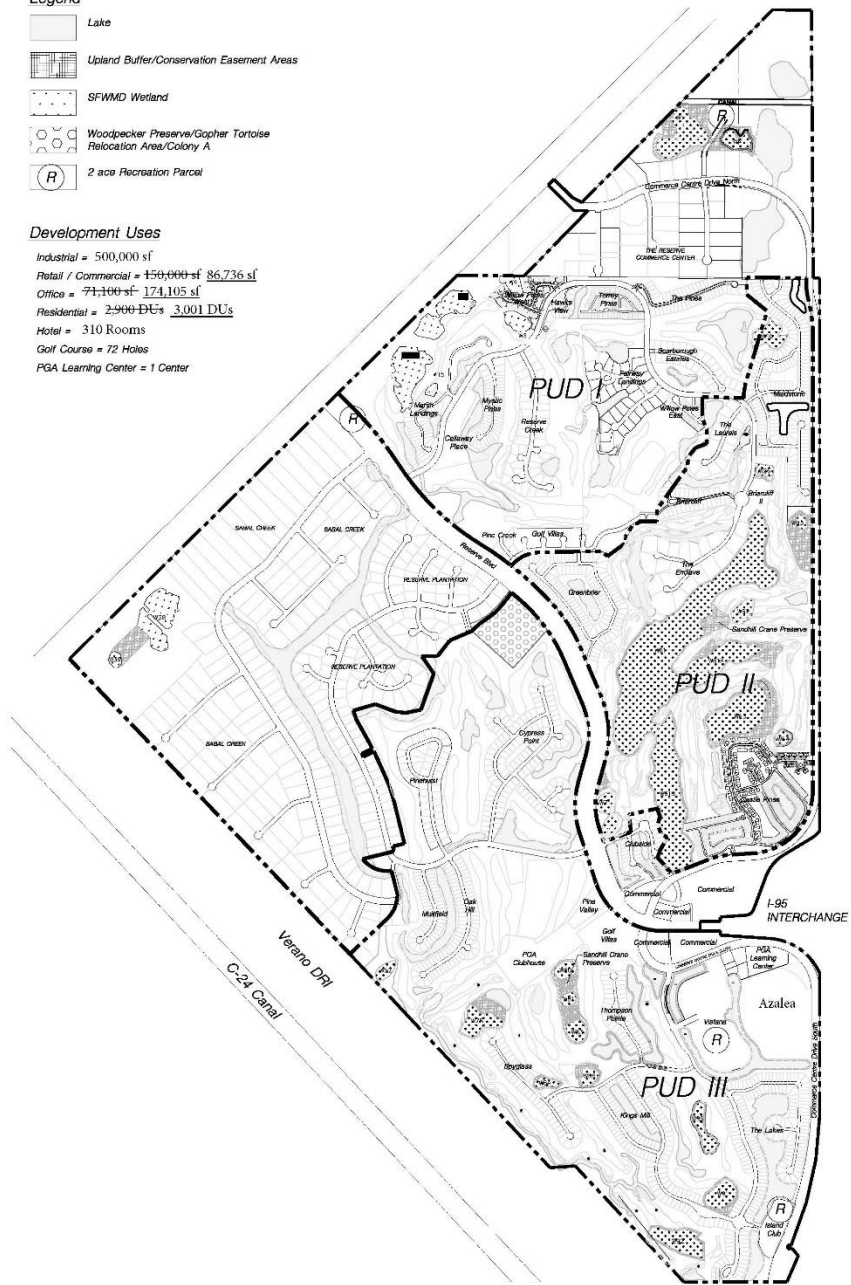
Golf Course = 72 Holes

**Legend**

-  Lake
-  Upland Buffer/Conservation Easement Areas
-  SFWMD Wetland
-  Woodpecker Preserve/Gopher Tortoise Relocation Area/Colony A
-  2 acre Recreation Parcel

**Development Uses**

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- Retail / Commercial = 150,000 s<sup>f</sup> 86,736 s<sup>f</sup>
- Office = 71,100 s<sup>f</sup> 174,105 s<sup>f</sup>
- Residential = 2,900 DU's 3,001 DU's
- Hotel = 310 Rooms
- Golf Course = 72 Holes
- PGA Learning Center = 1 Center



# Conversion Matrix

Land Use	Trade Off	To Get						
		General Light Industrial	Single-Family	Condo/Townhouse	Timeshare	Hotel	Office	Shopping Center
General Light Industrial	1,000 SF	---	1.40 du	2.42 du	2.57 units	1.70 rms	579 sf	253 sf
Single-Family	1 DU	715 sf	---	1.73 du	1.83 units	1.21 rms	414 sf	181 sf
Condo/Townhouse	1 DU	413 sf	0.58 du	---	1.06 units	0.70 rms	239 sf	104 sf
Timeshare	1 Unit	390 sf	0.55 du	0.94 du	---	0.66 rms	226 sf	99 sf
Hotel	1 RM	590 sf	0.82 du	1.43 du	1.51 units	---	341 sf	149 sf
Office	1,000 SF	1,727 sf	2.42 du	4.19 du	4.43 units	2.93 rms	---	437 sf
Shopping Center	1,000 SF	1,000 sf	5.53 du	9.58 du	10.14 units	6.71 rms	2289 sf	---
<b>DRI Use</b>		<u>500,000</u> SF	<u>3,001</u> Dwelling Units			<u>310</u> Rms	<u>174,105</u> SF	<u>86,736</u> SF
<b>Minimum Use</b>		<u>300,000</u> SF	<u>2,800</u> Dwelling Units			<u>110</u> Rms	<u>74,105 SF</u>	<u>16,736</u> SF
<b>Maximum Use</b>		<u>700,000</u> SF	<u>3,200</u> Dwelling Units			<u>510</u> Rms	<u>374,105</u> SF	<u>156,736</u> SF



# Recommendation

The Planning Department finds the proposed amendment to be consistent with the City's Comprehensive Plan and recommends approval.

