

Board of County Commissioners

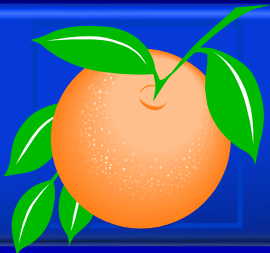
Public Hearings

June 4, 2019

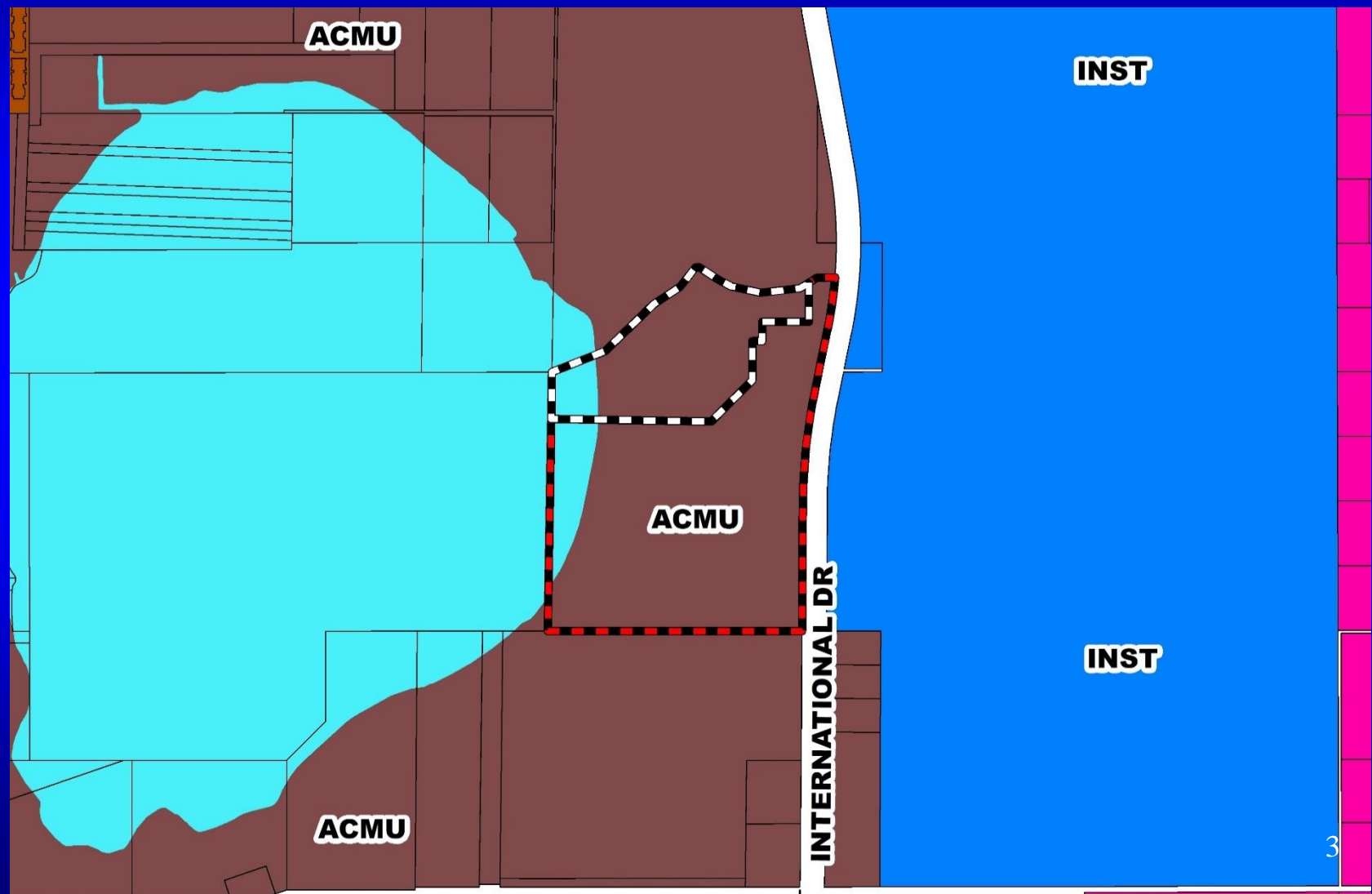


Lake Bryan Resort Planned Development / Land Use Plan

- Case:** LUPA-18-09-297
- Project Name:** Lake Bryan Resort PD/LUP
- Applicant:** Moriah Kosch Worth,
Contravest Development Partners, LLC
- District:** 1
- Acreage:** 37.37 gross acres (*existing PD*)
13.45 gross acres (*portion of parcel to be aggregated*)
50.82 gross acres (*overall aggregated PD*)
- Location:** International Drive South; or generally located west of International Drive South, east of Lake Bryan, approximately 2,600 feet north of World Center Drive
- Request:** To rezone a 13.45 gross acre portion of the subject parcel from C-1 (Retail Commercial District) to PD (Planned Development District), incorporate the portion of the parcel into the Lake Bryan Resort PD, and revise the development program to construct 266 multi-family dwelling units and 1,766 hotel and timeshare units.

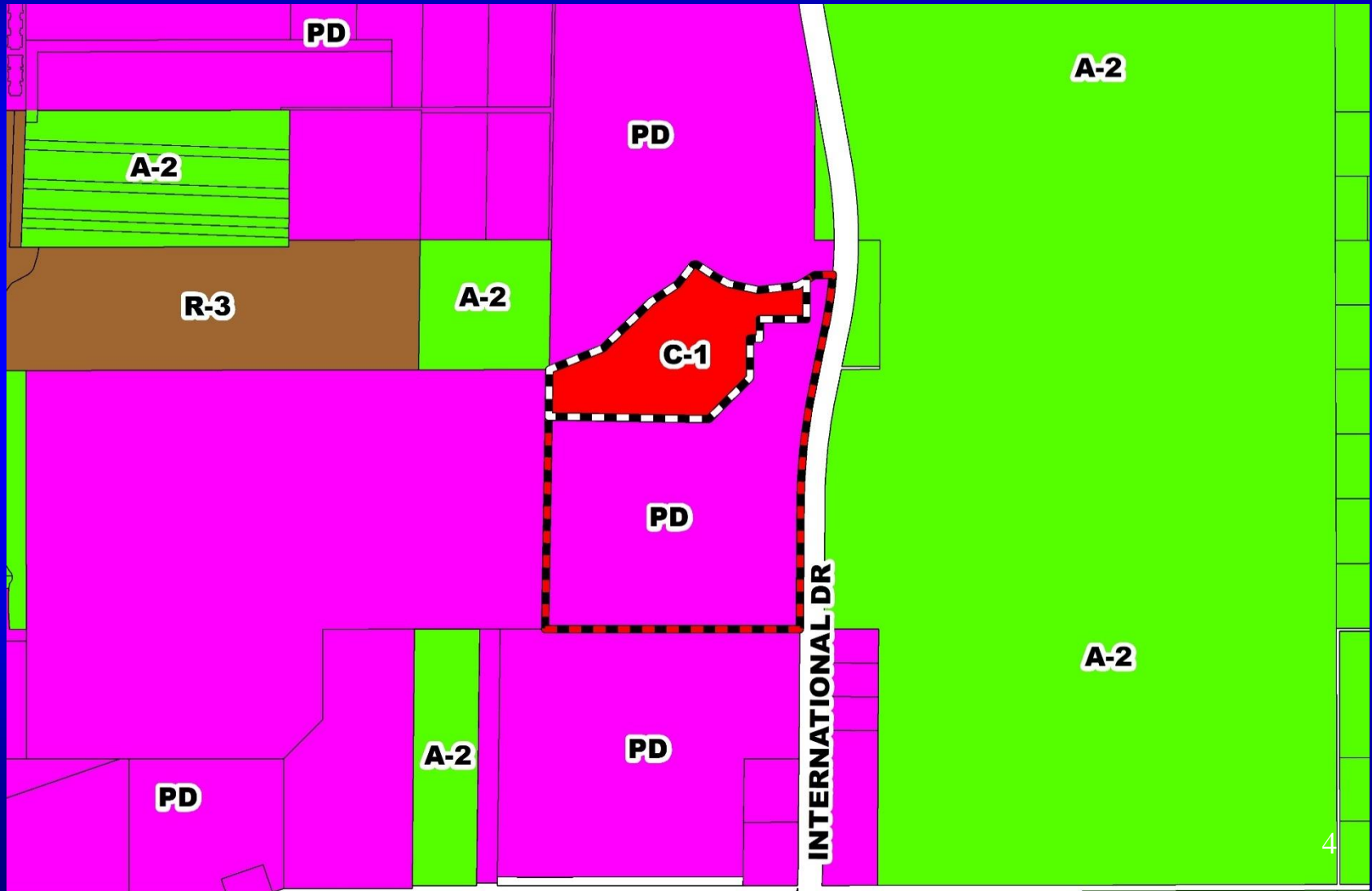


Lake Bryan Resort Planned Development / Land Use Plan Future Land Use Map



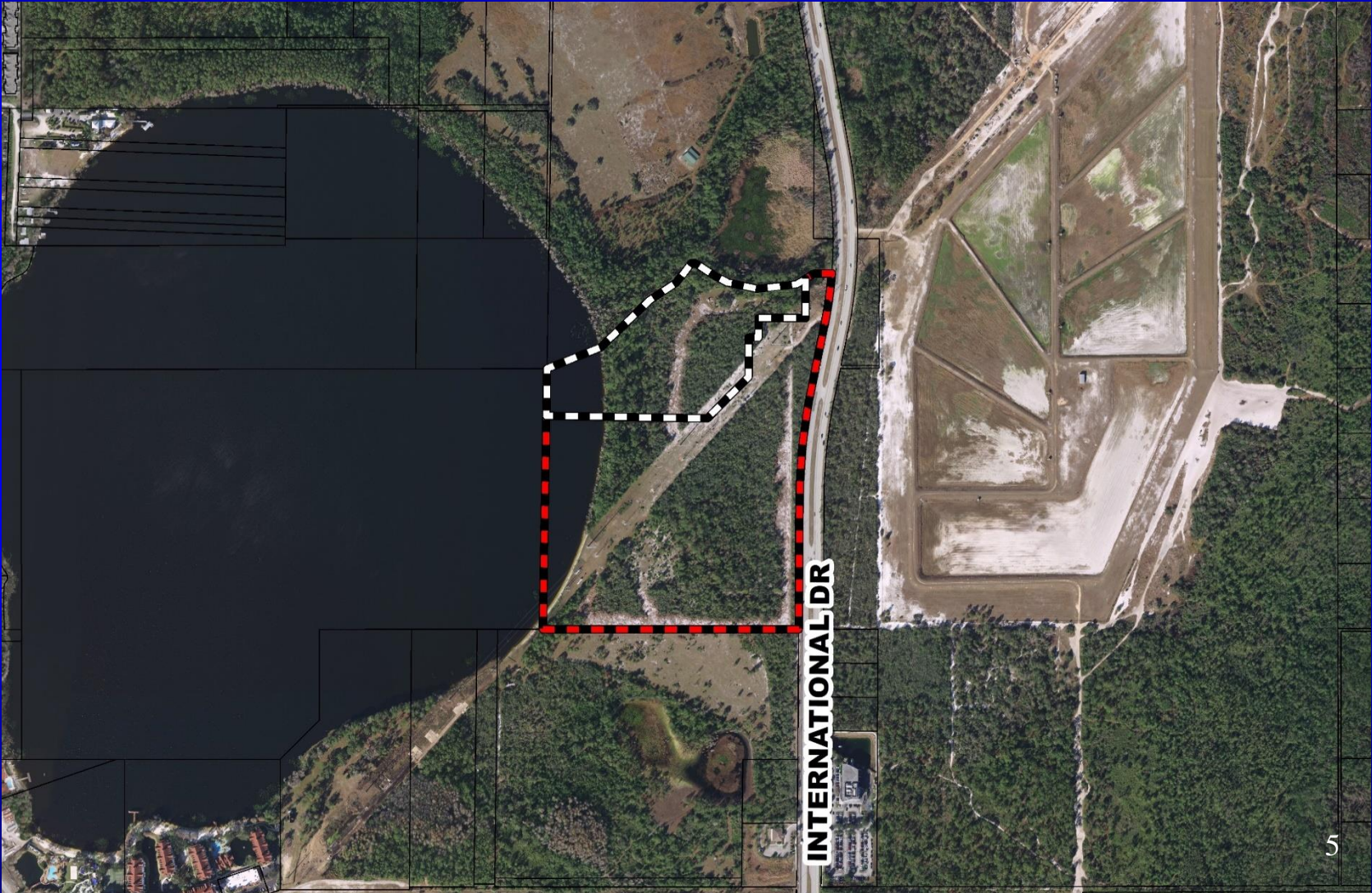


Lake Bryan Resort Planned Development / Land Use Plan Zoning Map





Lake Bryan Resort Planned Development / Land Use Plan Aerial Map





Action Requested

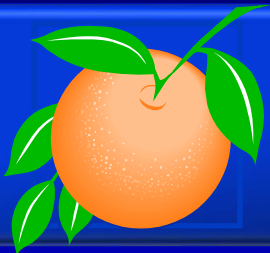
Make a finding of consistency with the Comprehensive Plan and approve the Lake Bryan Resort Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received February 8, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1

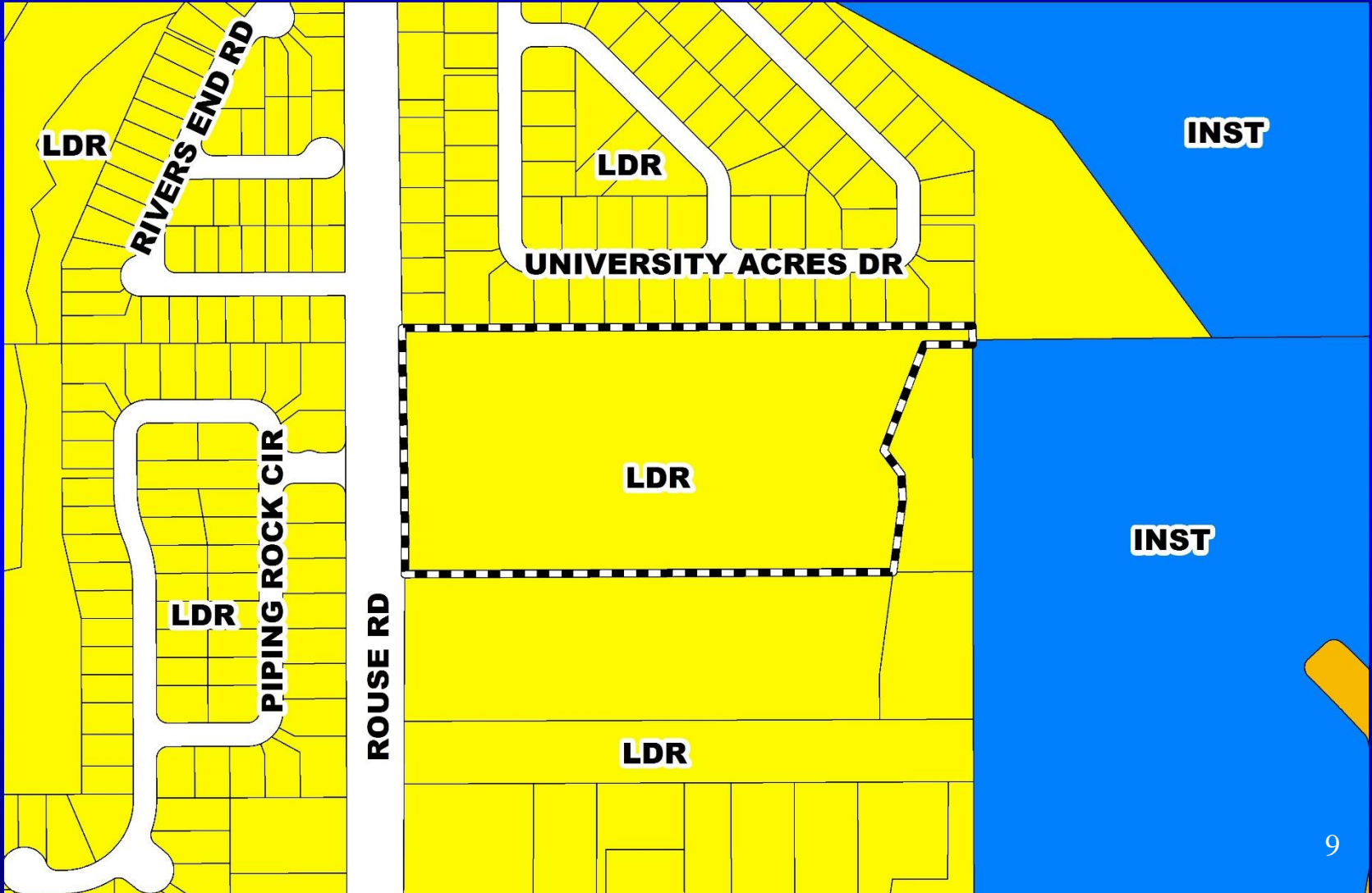


Rouse Road Subdivision Planned Development / Land Use Plan

- Case:** LUP-18-05-253
- Project Name:** Rouse Road Subdivision PD/LUP
- Applicant:** Luke Classon, Appian Engineering, LLC
- District:** 5
- Acreage:** 12.92 gross acres
- Location:** 2735 Rouse Road; or generally on the east side of Rouse Road, north of Lokanotosa Trail, and south of Rivers End Road
- Request:** To rezone one (1) parcel containing 12.92 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District), in order to construct forty-one (41) detached single-family dwelling units.
- Additionally, two (2) waivers from Orange County Code are requested to allow a 5-foot building side setback along the southern property boundary, and to allow for a 13-foot front porch setback.

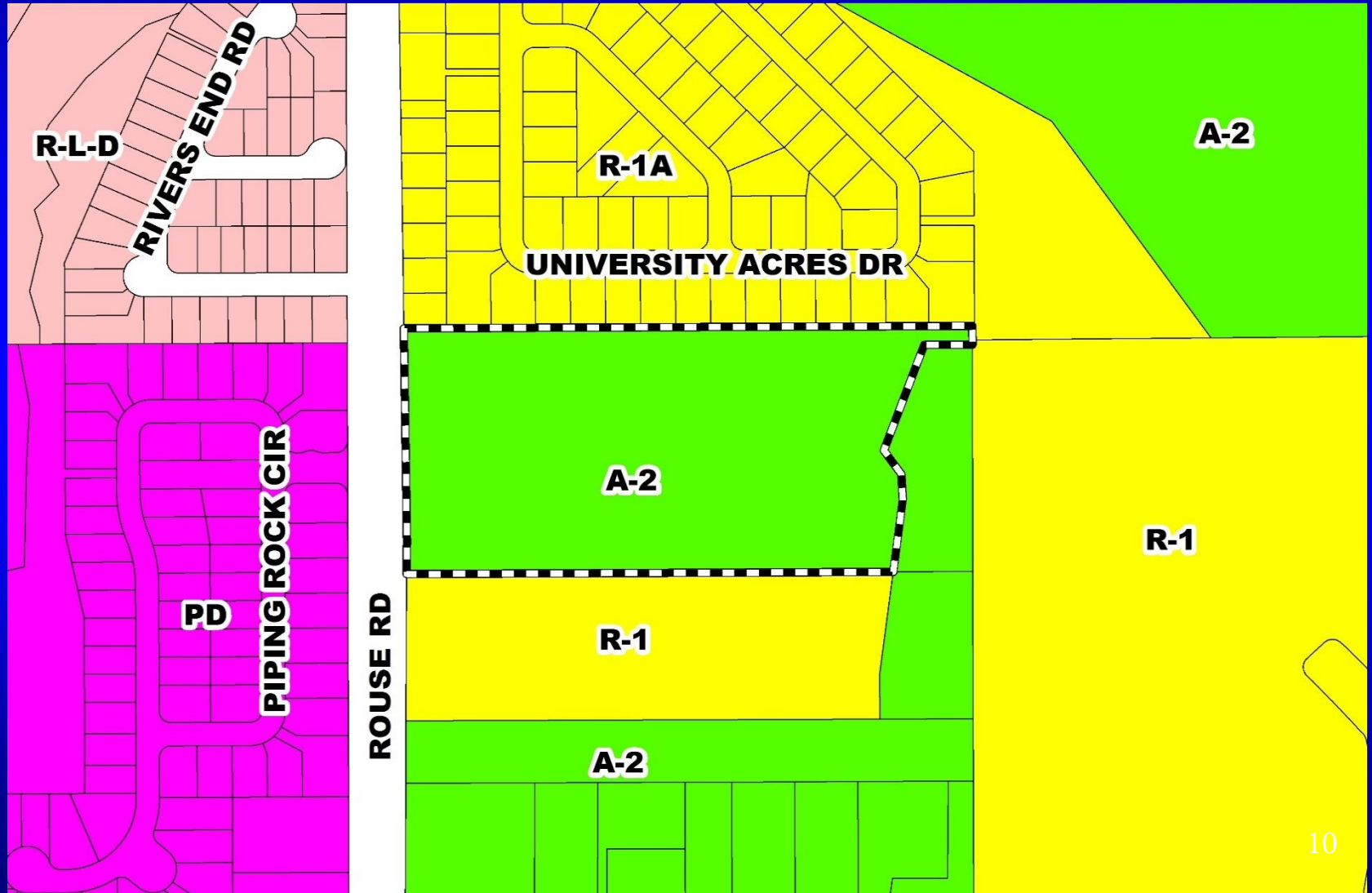


Rouse Road Subdivision Planned Development / Land Use Plan Future Land Use Map



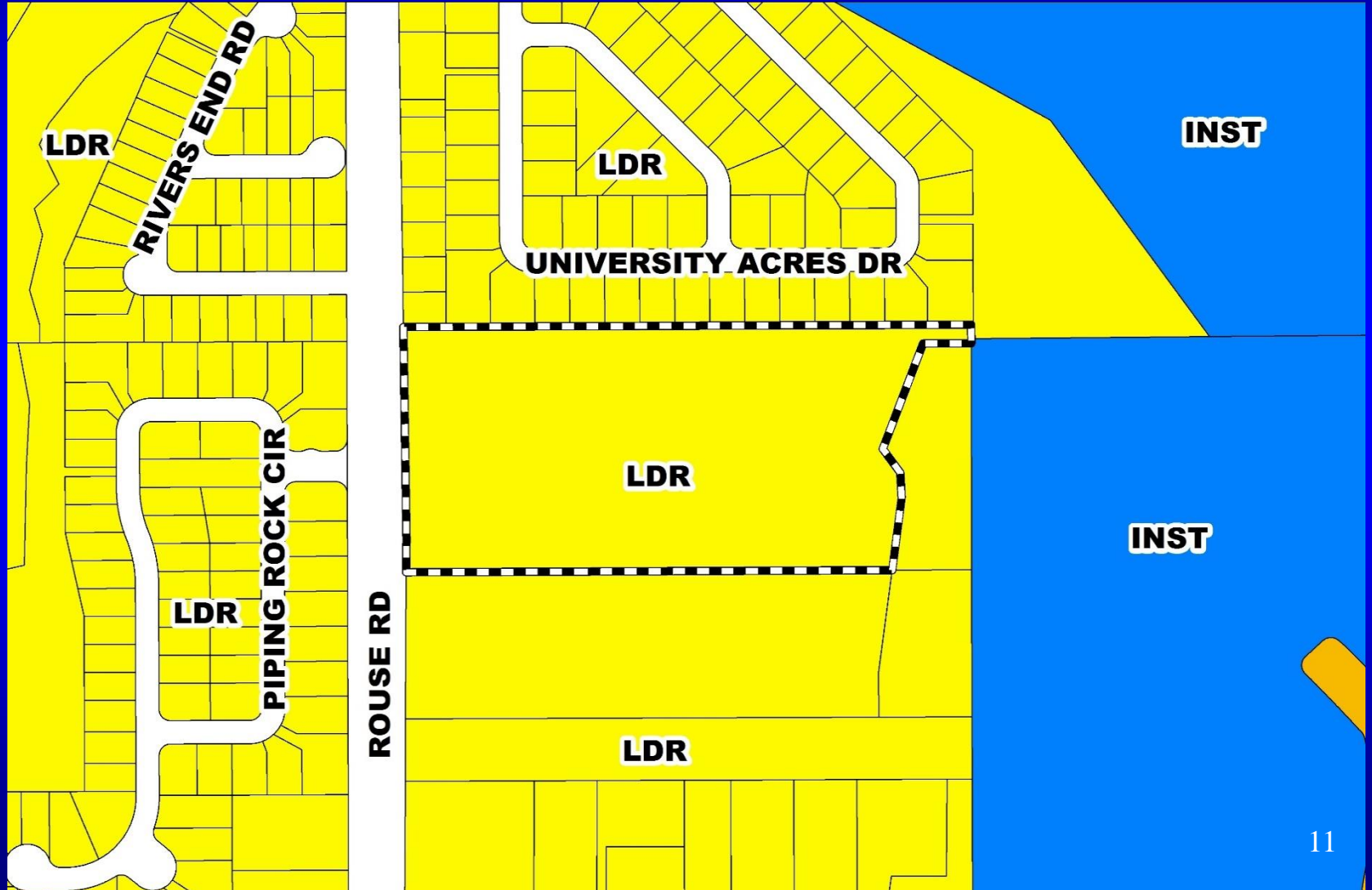


Rouse Road Subdivision Planned Development / Land Use Plan Zoning Map



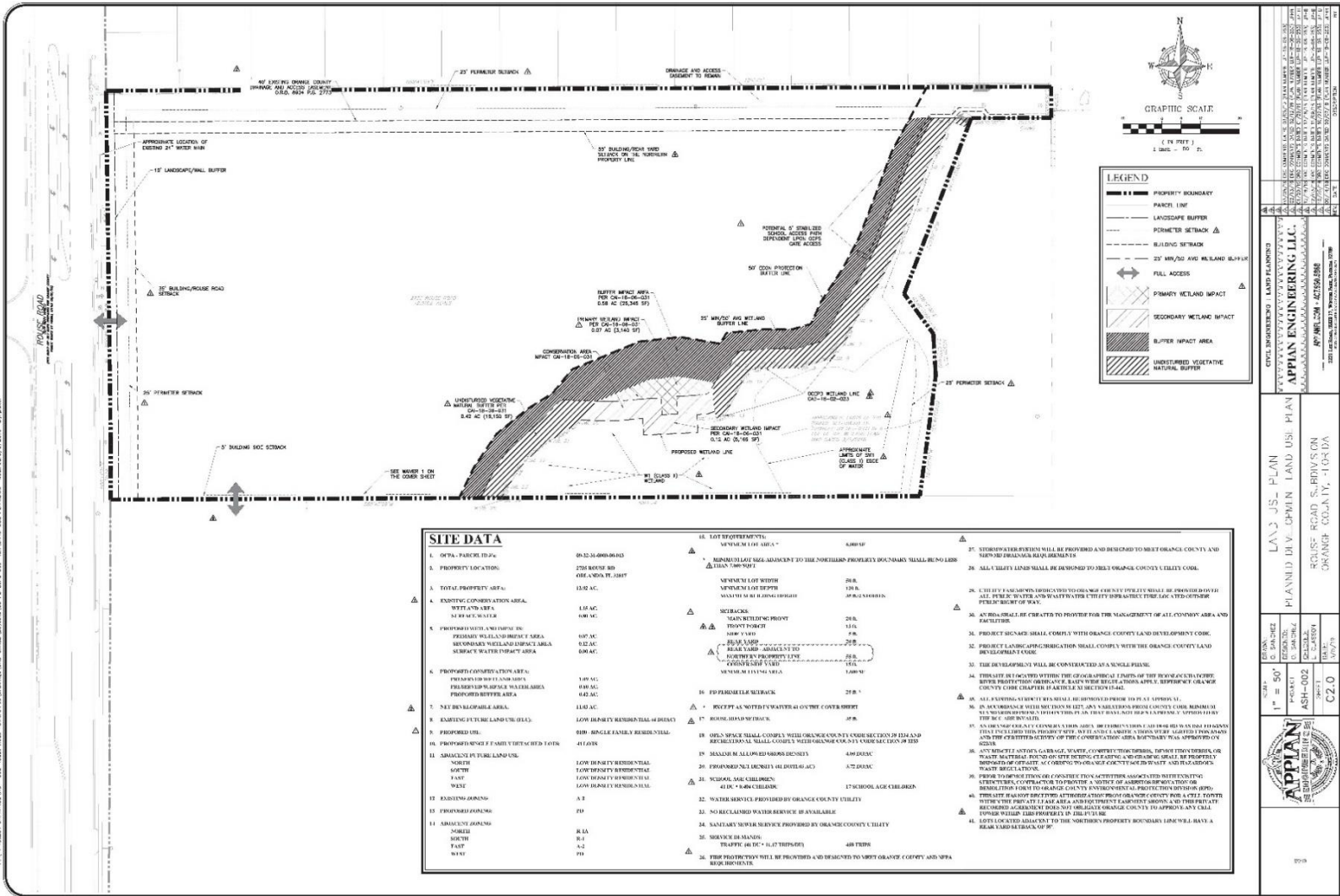


Rouse Road Subdivision Planned Development / Land Use Plan Aerial Map





Rouse Road Subdivision Planned Development / Land Use Plan Overall Land Use Plan



SITE DATA	
1. OFFICE, PARCEL ID NO.	09-02-00000000
2. PROPERTY LOCATION	2700 ROUSE RD ORANGE COUNTY, FL 32817
3. TOTAL PROPERTY AREA	13.02 AC.
4. EXISTING CONVEYANCE AREA	1.00 AC. MWD 10' BUFFER
5. PROPOSED WETLAND IMPACT	0.07 AC. PRIMARY WETLAND IMPACT AREA SECONDARY WETLAND IMPACT AREA SETBACK BUFFER AREA
6. PROPOSED CONVEYANCE AREA	1.00 AC. FRAGMENTED WETLAND IMPACT AREA FRAGMENTED WETLAND IMPACT AREA PROPOSED BUFFER AREA
7. NET DEVELOPABLE AREA	11.95 AC.
8. EXISTING FUTURE LAND USE (S)	LOW DENSITY RESIDENTIAL (LDR)
9. PROPOSED USE	000: SINGLE-FAMILY RESIDENTIAL
10. PROPOSED SETBACKS (FEET) WITH SETBACKS (FOOT)	41-0-0-0
11. SUGGESTED FUTURE LAND USE	LOW DENSITY RESIDENTIAL NORTH NORTH EAST EAST WEST
12. EXISTING ZONING	A-3
13. PROPOSED ZONING	R-10
14. ADJACENT ZONING	R-1A R-1 E-2 E-1P R-10
15. LOT DIMENSIONS	80'-0" (MINIMUM) 120'-0" (MAXIMUM)
16. LOT COVERAGE	35%
17. FRONT YARD SETBACK	25'-0"
18. SIDE YARD SETBACK	5'-0"
19. REAR YARD SETBACK	5'-0"
20. DRIVEWAY SETBACK	5'-0"
21. DRIVEWAY WIDTH	10'-0"
22. DRIVEWAY CURB CUT	5'-0"
23. DRIVEWAY CURB CUT	5'-0"
24. DRIVEWAY CURB CUT	5'-0"
25. DRIVEWAY CURB CUT	5'-0"
26. DRIVEWAY CURB CUT	5'-0"
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41. DRIVEWAY CURB CUT	5'-0"
42. DRIVEWAY CURB CUT	5'-0"
43. DRIVEWAY CURB CUT	5'-0"
44. DRIVEWAY CURB CUT	5'-0"
45. DRIVEWAY CURB CUT	5'-0"
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63. DRIVEWAY CURB CUT	5'-0"
64. DRIVEWAY CURB CUT	5'-0"
65. DRIVEWAY CURB CUT	5'-0"
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67. DRIVEWAY CURB CUT	5'-0"
68. DRIVEWAY CURB CUT	5'-0"
69. DRIVEWAY CURB CUT	5'-0"
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73. DRIVEWAY CURB CUT	5'-0"
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95. DRIVEWAY CURB CUT	5'-0"
96. DRIVEWAY CURB CUT	5'-0"
97. DRIVEWAY CURB CUT	5'-0"
98. DRIVEWAY CURB CUT	5'-0"
99. DRIVEWAY CURB CUT	5'-0"
100. DRIVEWAY CURB CUT	5'-0"

APPLICANT: APPLIAN ENGINEERING LLC
 PROJECT: ROUSE ROAD SUBDIVISION
 COUNTY: ORANGE COUNTY, FL
 SHEET: 1 OF 1
 DATE: 08/14/2018
 SCALE: 1" = 50'



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Rouse Road Subdivision Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received March 14, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

- AND -

Approve Consent Item F.2

District 5



Meadow Woods Planned Development / Land Use Plan

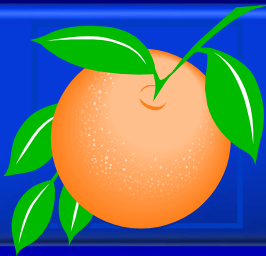
- Case:** CDR-18-10-335
- Project Name:** Meadow Woods PD/LUP
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 4
- Acreage:** 14.70 gross acres (*affected parcels only*)
- Location:** South of Wetherbee Road and East of Orange Avenue
- Request:** To change the use on PD Parcels 2.1 and 3.2 from Open Space and Fire / Police, respectively, to Community Commercial and utilize existing unused commercial entitlements within the PD for the proposed commercial development, which will be assigned at the Preliminary Subdivision Plan (PSP) / Development Plan (DP).



Action Requested

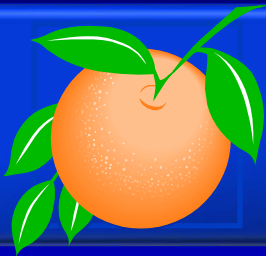
**Continue the Meadow Woods Planned Development
Planned Development / Land Use Plan (PD/LUP) to June
18, 2019 BCC hearing at 2:00 PM.**

District 4



Nadeen Tanmore II Planned Development / Land Use Plan

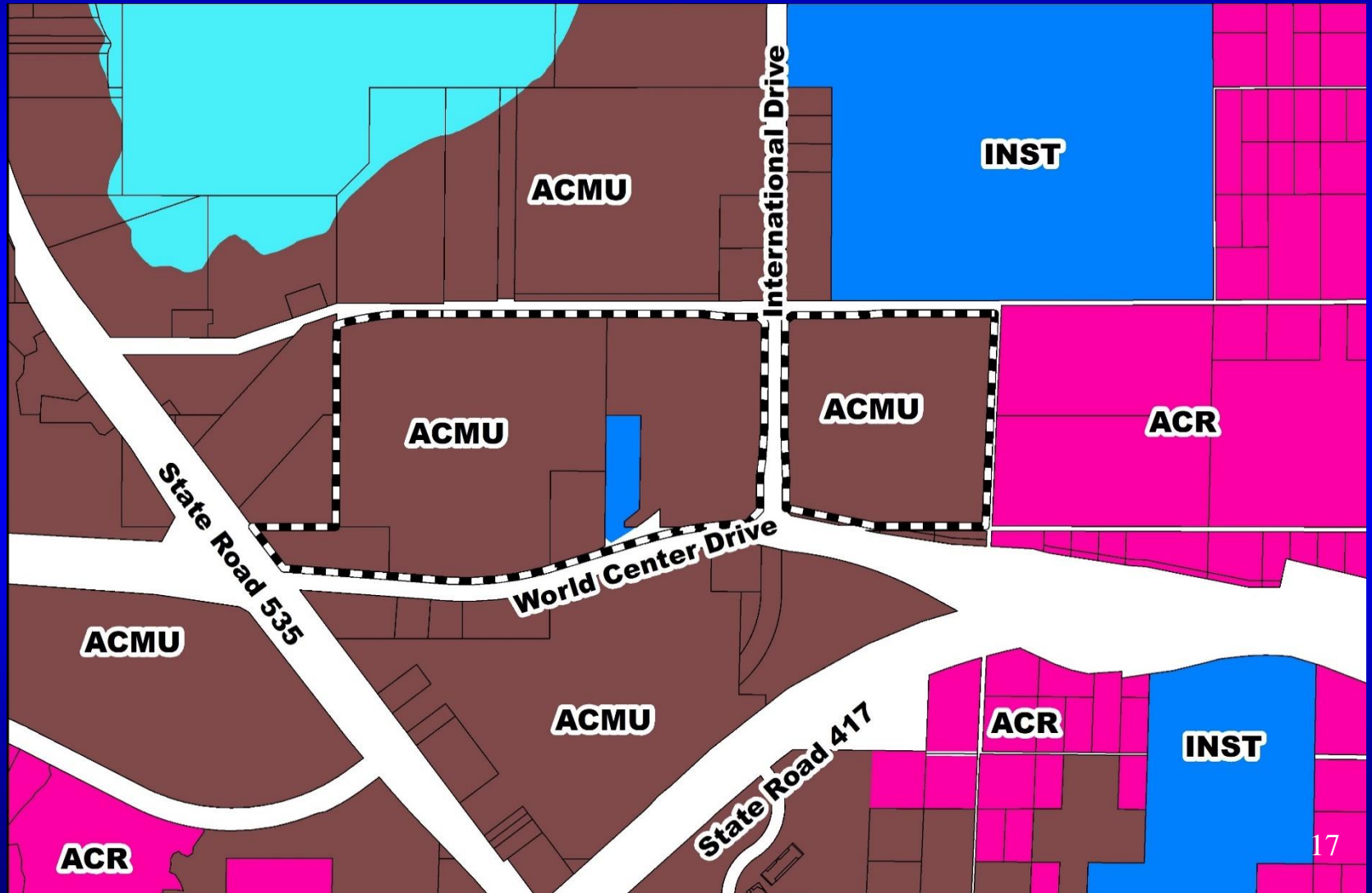
- Case:** CDR-18-09-307
- Project Name:** Nadeen Tanmore II PD/LUP
- Applicant:** Robert B. Paymayesh, PE Group, LLC
- District:** 1
- Acreage:** 130.32 gross acres
- Location:** Generally located north of World Center Drive, east of State Road 535 and, east and west of International Drive
- Request:** To increase the overall PD entitlements by adding 100,000 square feet of commercial uses, 341 multi-family residential units, and 300 hotel rooms on Parcel 4, remove BCC Conditions prohibiting residential uses on the PD and increasing overall PD entitlements; add new access points to Parcels 3 and 4; revise surveyed acreages; and to delete the 50' setback from existing onsite drainage ponds.



Nadeen Tanmore II

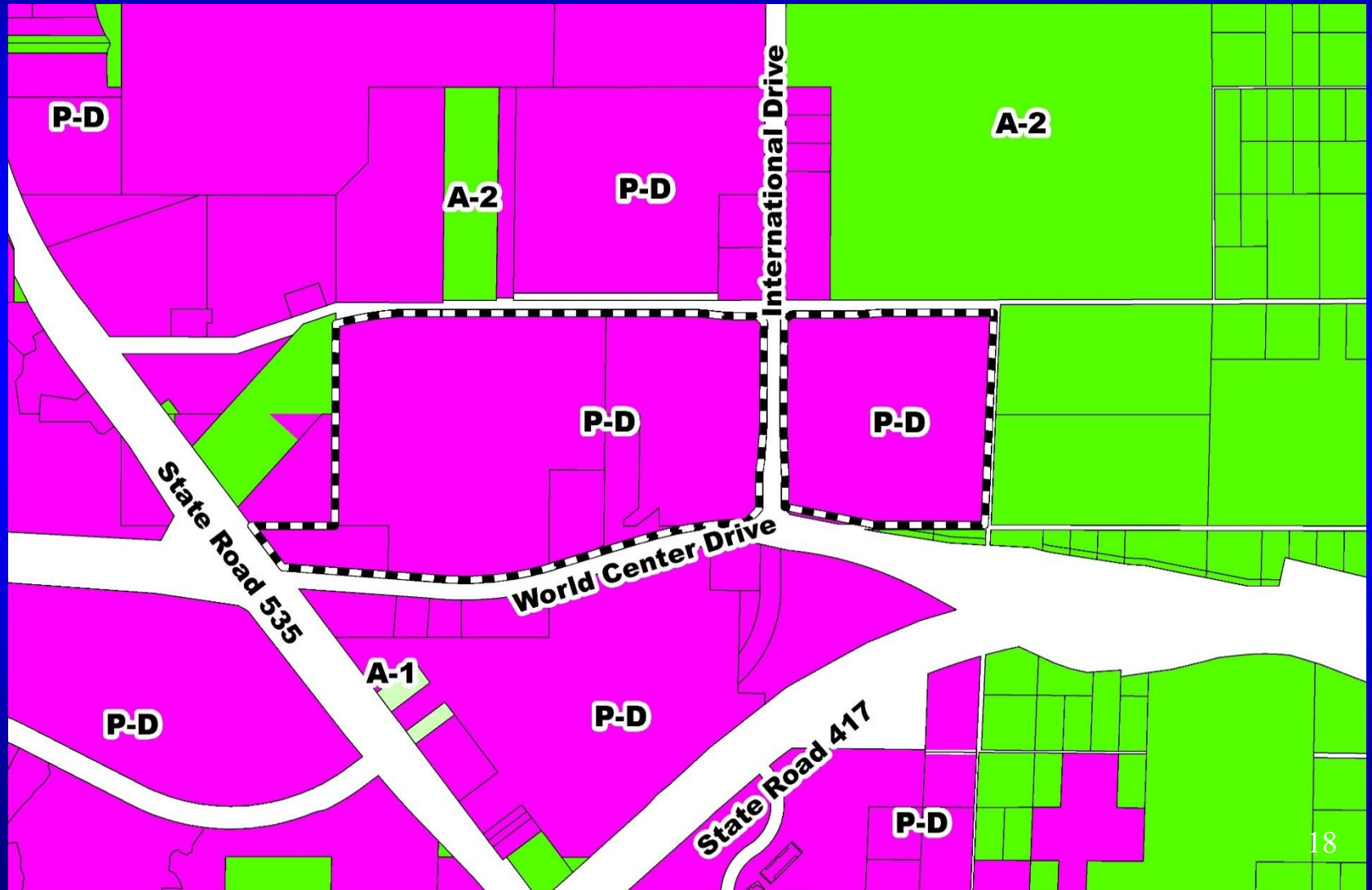
Planned Development / Land Use Plan

Future Land Use Map





Nadeen Tanmore II Planned Development / Land Use Plan Zoning Map





Nadeen Tanmore II Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Nadeen Tanmore II Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received December 18, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Ivey Groves Planned Development / Land Use Plan

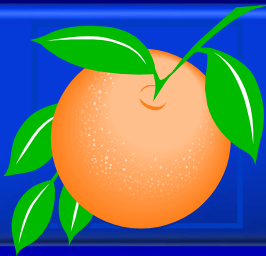
- Case:** CDR-18-08-258
- Project Name:** Ivey Groves PD/LUP
- Applicant:** James H. McNeil, Jr., Akerman, LLP
- District:** 1
- Acreage:** 117.36 gross acres (overall PD)
0.26 gross acre (*affected parcel only*)
- Location:** 10110 Royal Island Court, generally located west of Winter Garden Vineland Road and north of Vista Boulevard
- Request:** To allow the ability for the developer to allow for one single-family residence on Platted Lot 59 / Lot 201 of the Ivey Groves Subdivision PSP to be used by the developer as a corporate guest house for a period of 3 years from the date of BCC approval or sixty (60) days after the developer sells the last land / home in the subdivision, whichever is sooner.



Action Requested

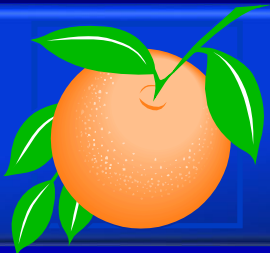
**Continue the Ivey Groves Planned Development
Planned Development / Land Use Plan (PD/LUP) to the
December 17, 2019 BCC hearing at 2:00 PM.**

District 1



Collegiate Village Planned Development / Land Use Plan

- Case:** CDR-18-06-206
- Project Name:** Collegiate Village PD/LUP
- Applicant:** William E. Burkett, Burkett Engineering, Inc.
- District:** 5
- Acreage:** 53.48 gross acres
- Location:** South of University Boulevard / West of Alafaya Trail
- Request:** To amend approved uses, decrease Commercial square footage from 166,000 to 153,600, increase student housing from 1,400 beds to 1,800 beds, eliminate the elderly housing, and add on-street parking on Lots 6-9.
- Additionally, five (5) waivers from Orange County Code are requested related to total number of beds, building height, reduction of parking, and to allow container stores and multiple food vendors.

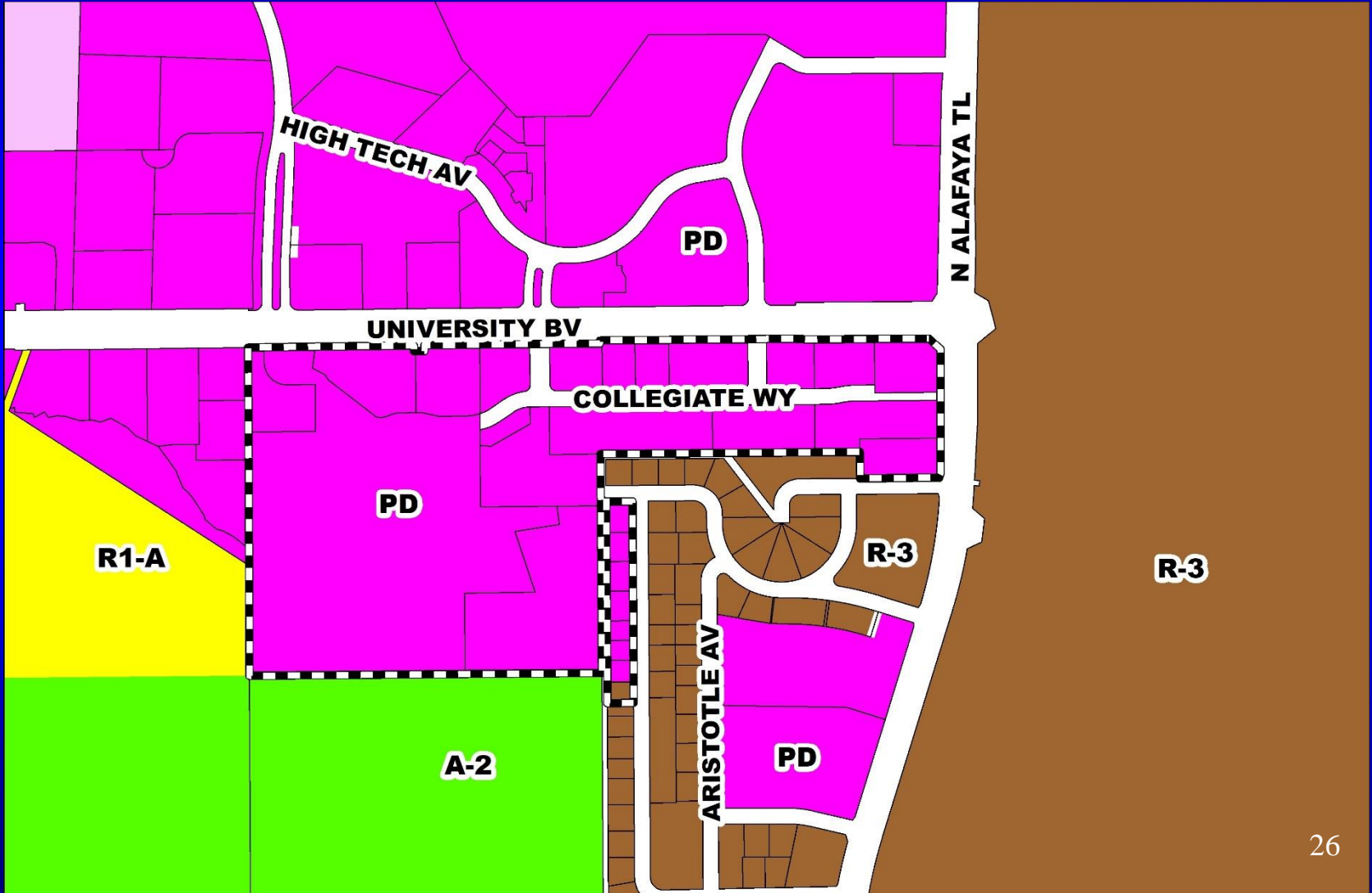


Collegiate Village Planned Development / Land Use Plan Future Land Use Map





Collegiate Village Planned Development / Land Use Plan Zoning Map





Collegiate Village Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Collegiate Village Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received April 23, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5

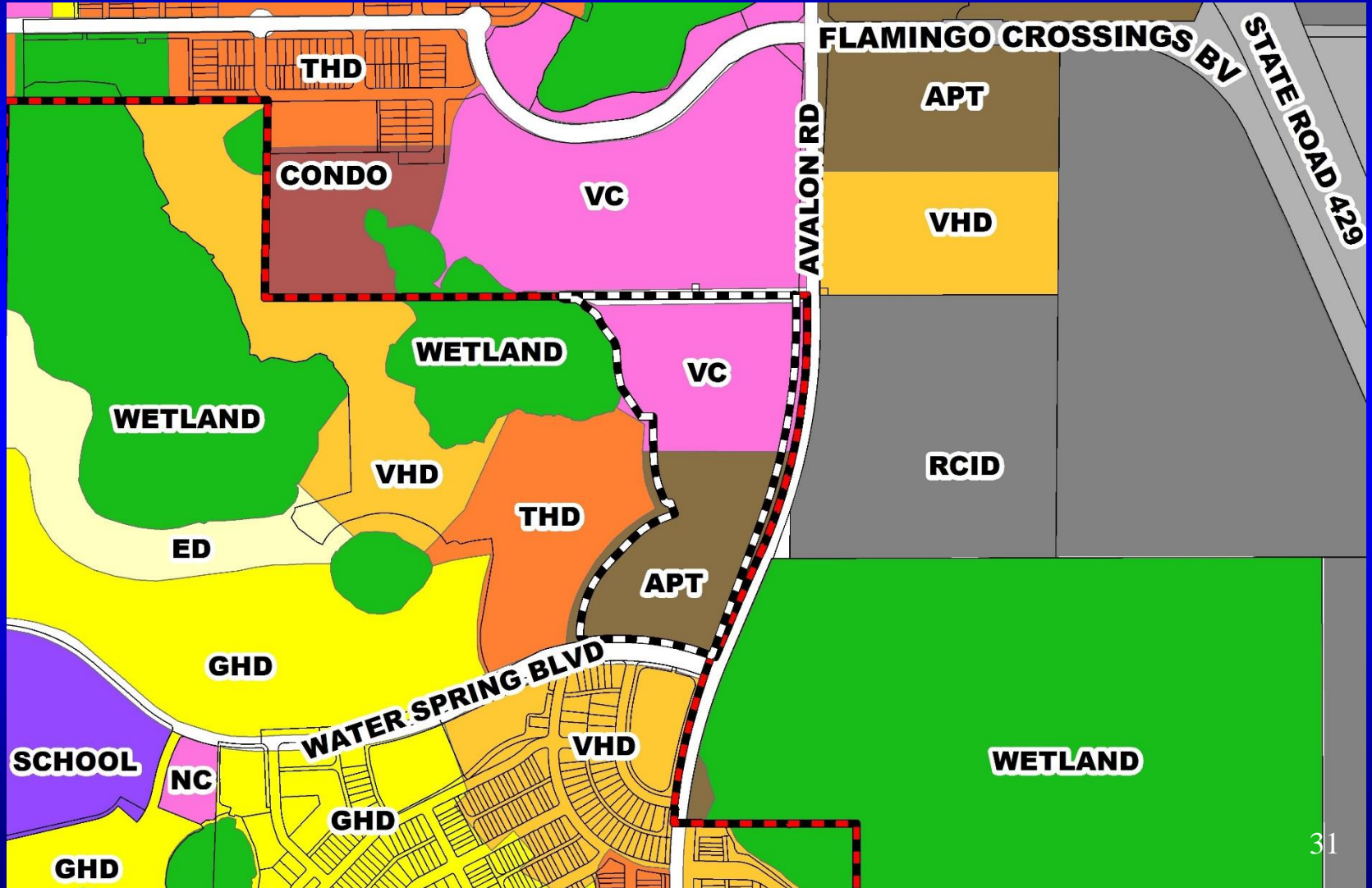


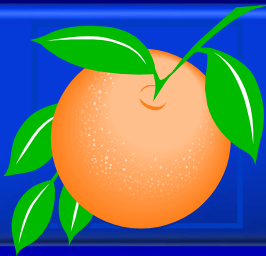
Springhill Planned Development / Land Use Plan

- Case:** CDR-18-10-351
- Project Name:** Springhill PD/LUP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 551.77 gross acres (*overall PD*)
29.28 gross acres (*affected parcel only*)
- Location:** Generally located north of Water Springs Boulevard and west of Avalon Road
- Request:** To reallocate thirty-four (34) units from PD Parcel 15 to PD Parcel 35.
- Additionally, three (3) waivers from Orange County Code are requested to allow multi-family residential buildings to be 65-feet, five stories in height, in lieu of proximity based single-family compatibility requirements.

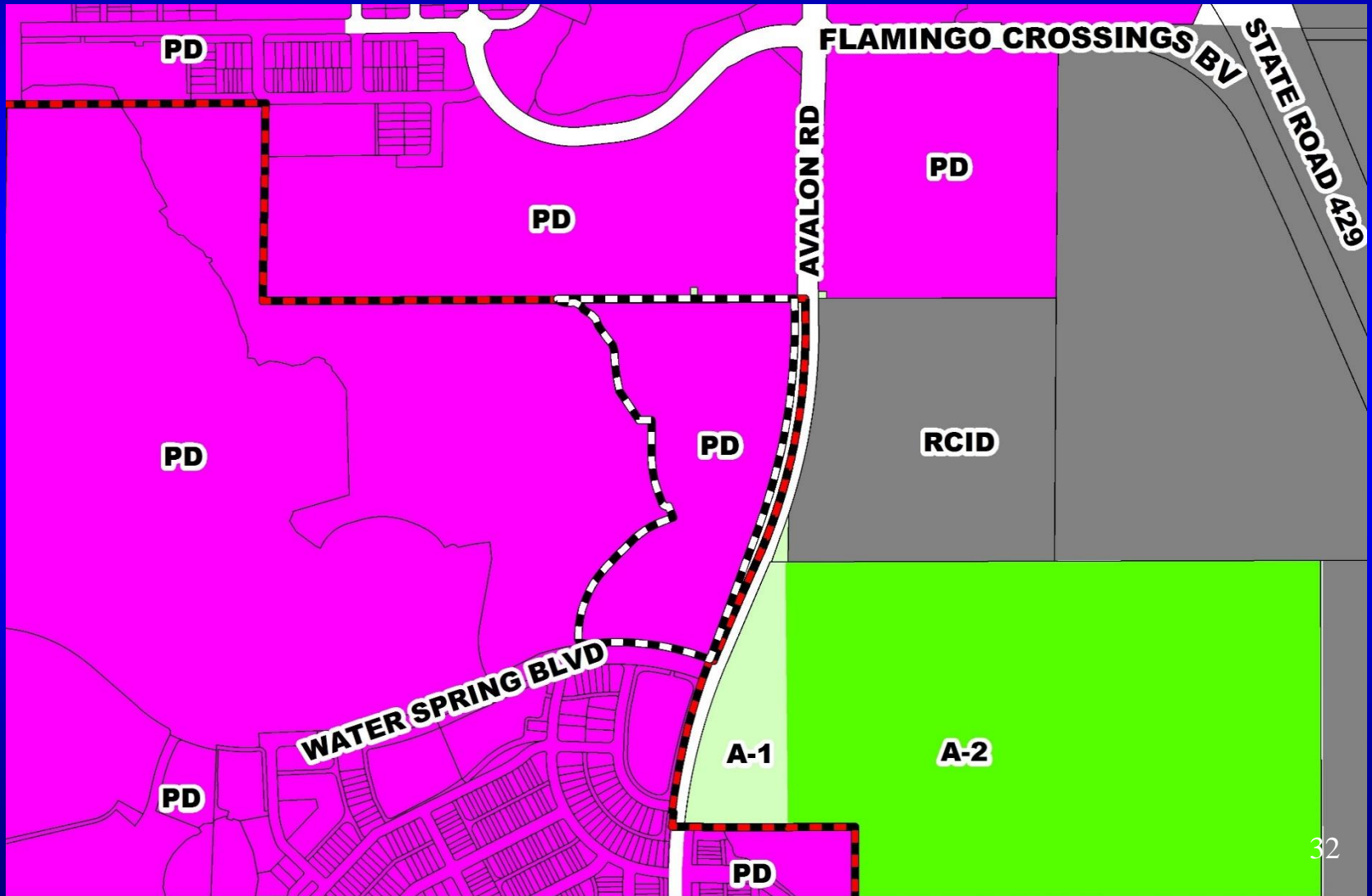


Springhill Planned Development / Land Use Plan Future Land Use Map





Springhill Planned Development / Land Use Plan Zoning Map



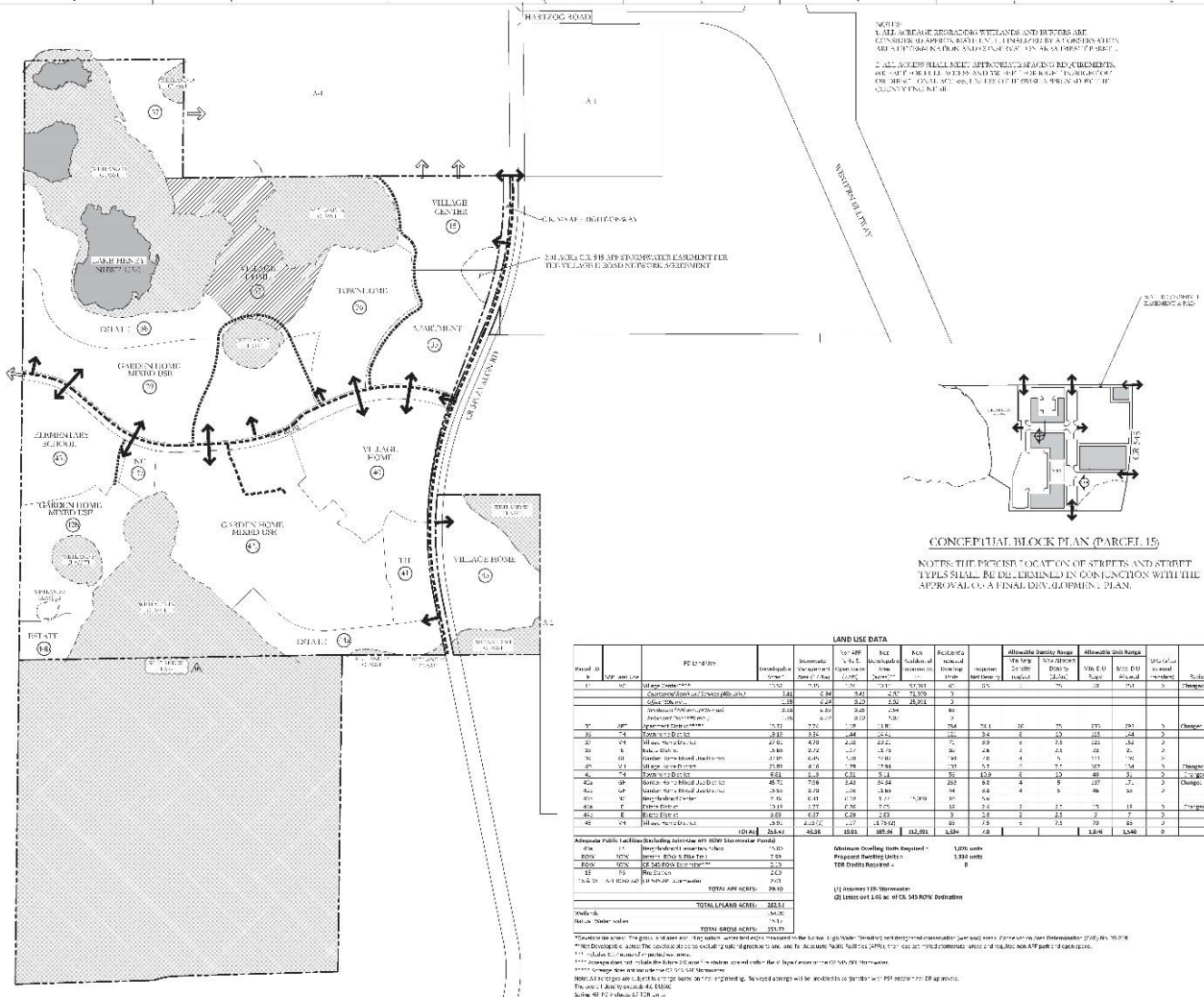


Springhill Planned Development / Land Use Plan Aerial Map





Springhill Planned Development / Land Use Plan Overall Land Use Plan



- NOTES:**
1. ALL AREAS NOT DESIGNATED PLANNED AREAS AND DISTRICTS ARE CONSIDERED SUBJECT TO THE CITY OF SPRINGHILL'S PLANNED DEVELOPMENT AND LAND USE PLAN.
 2. ALL AREAS SHALL BE SUBJECT TO THE CITY OF SPRINGHILL'S PLANNED DEVELOPMENT AND LAND USE PLAN.
- LEGEND:**
- PLANNED DEVELOPMENT
 - DISTRICT
 - STREET
 - RAILROAD
 - WATER
 - SEWER
 - UTILITY
 - LAND USE
 - PLANNED DEVELOPMENT
 - DISTRICT
 - STREET
 - RAILROAD
 - WATER
 - SEWER
 - UTILITY
 - LAND USE
- CONCEPTUAL BLOCK PLAN (PARCEL 15)**
- NOTES:** THE PRECISE LOCATION OF STREETS AND STRIP TYPES SHALL BE DETERMINED IN CONJUNCTION WITH THE APPROVAL OF A FINAL DEVELOPMENT PLAN.

ORANGE COUNTY, FLORIDA
LAND USE PLAN
SHEET: 4

LENNAH HOMES

POULOS & JENNETT



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Springhill Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received March 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



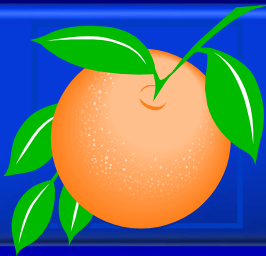
Revised Condition #9

- a. A waiver from Section 38-1258(a), for Parcel 35, to allow multi-family residential buildings located within ten (10) feet of single-family zoned property along the west parcel line and one hundred (100) feet along the south parcel line to be constructed up to ~~five~~four-stories and ~~65~~61 feet in height, in lieu of the requirement that multi-family buildings within one hundred (100) feet of a single-family zoned property be restricted to a single-story in height.
- b. A waiver from Section 38-1258(b), for Parcel 35, to allow multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property to be constructed up to ~~five~~four-stories and ~~65~~61 in height, in lieu of the requirement that multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property shall vary in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height.
- c. A waiver from Section 38-1258(c), for Parcel 35, to allow multi-family buildings located within ten (10) feet of single-family zoned property along the west parcel line and one hundred (100) feet along the south parcel line to be constructed up to ~~five~~four-stories and ~~65~~61 feet in height, in lieu of the requirement that multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property shall not exceed three (3) stories (forty (40) feet) in height

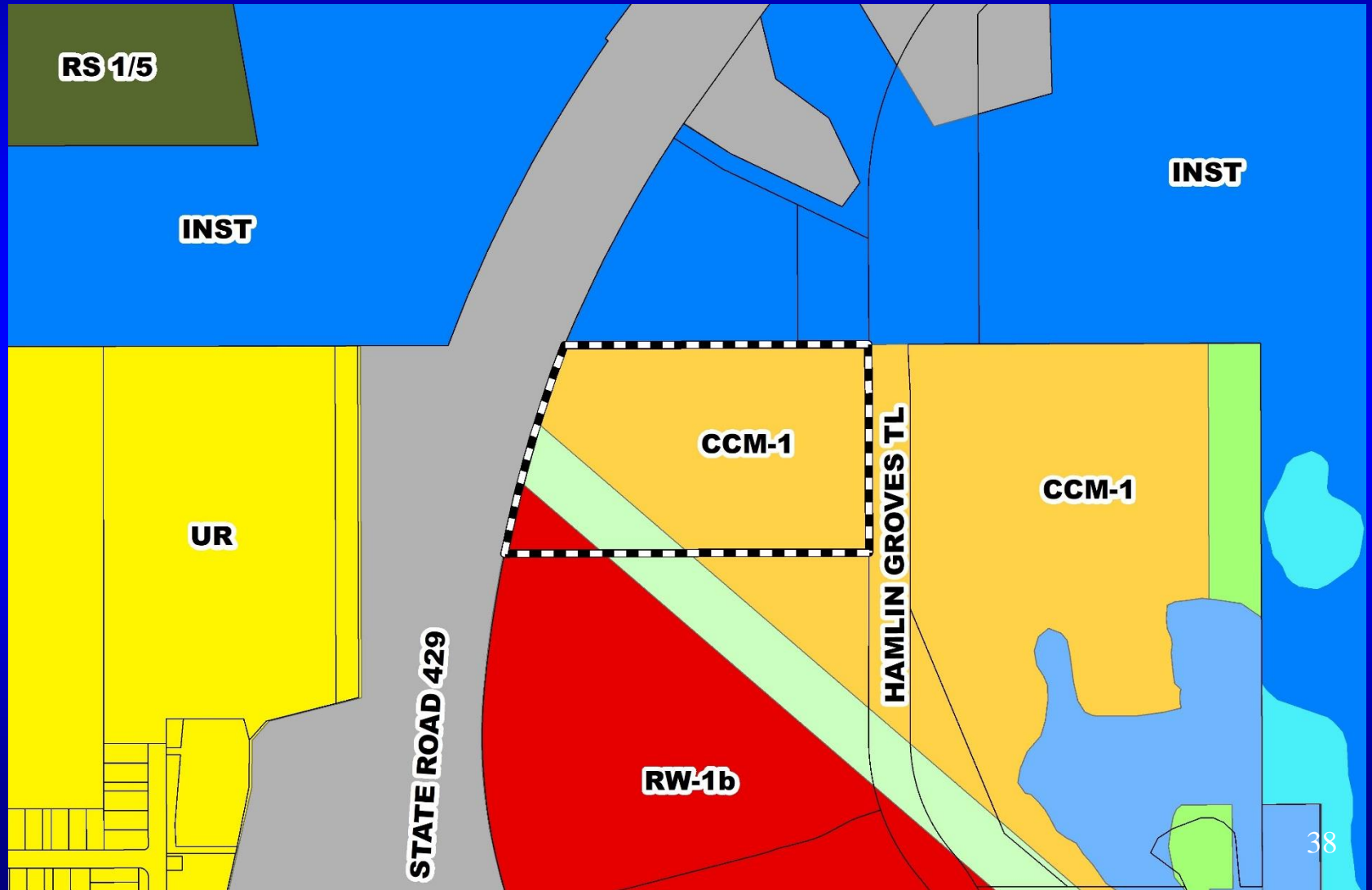


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan

Case:	CDR-18-10-350
Project Name:	Hamlin PD/UNP / RW-1B Commercial PSP/DP
Applicant:	Scott Gentry, Kelly, Collins & Gentry, Inc.
District:	1
Acreage:	3.26 gross acres
Location:	West of Hamlin Groves Trail / North of New Independence Parkway
Request:	To create Lot 6 with 85,789 square feet of commercial entitlements.

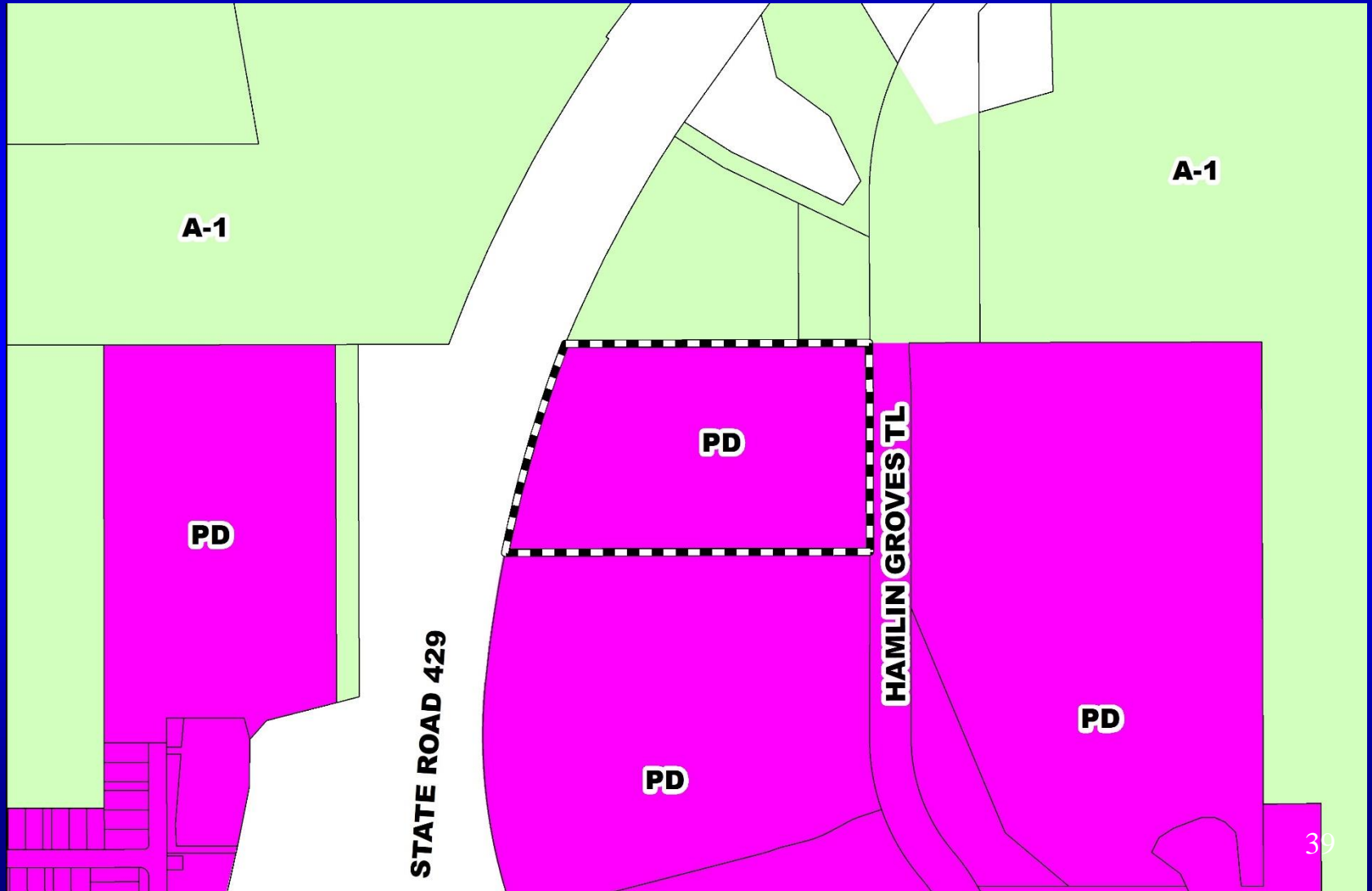


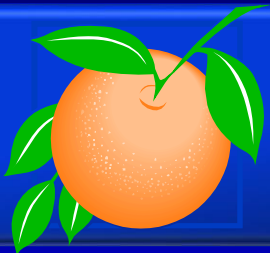
Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Future Land Use Map



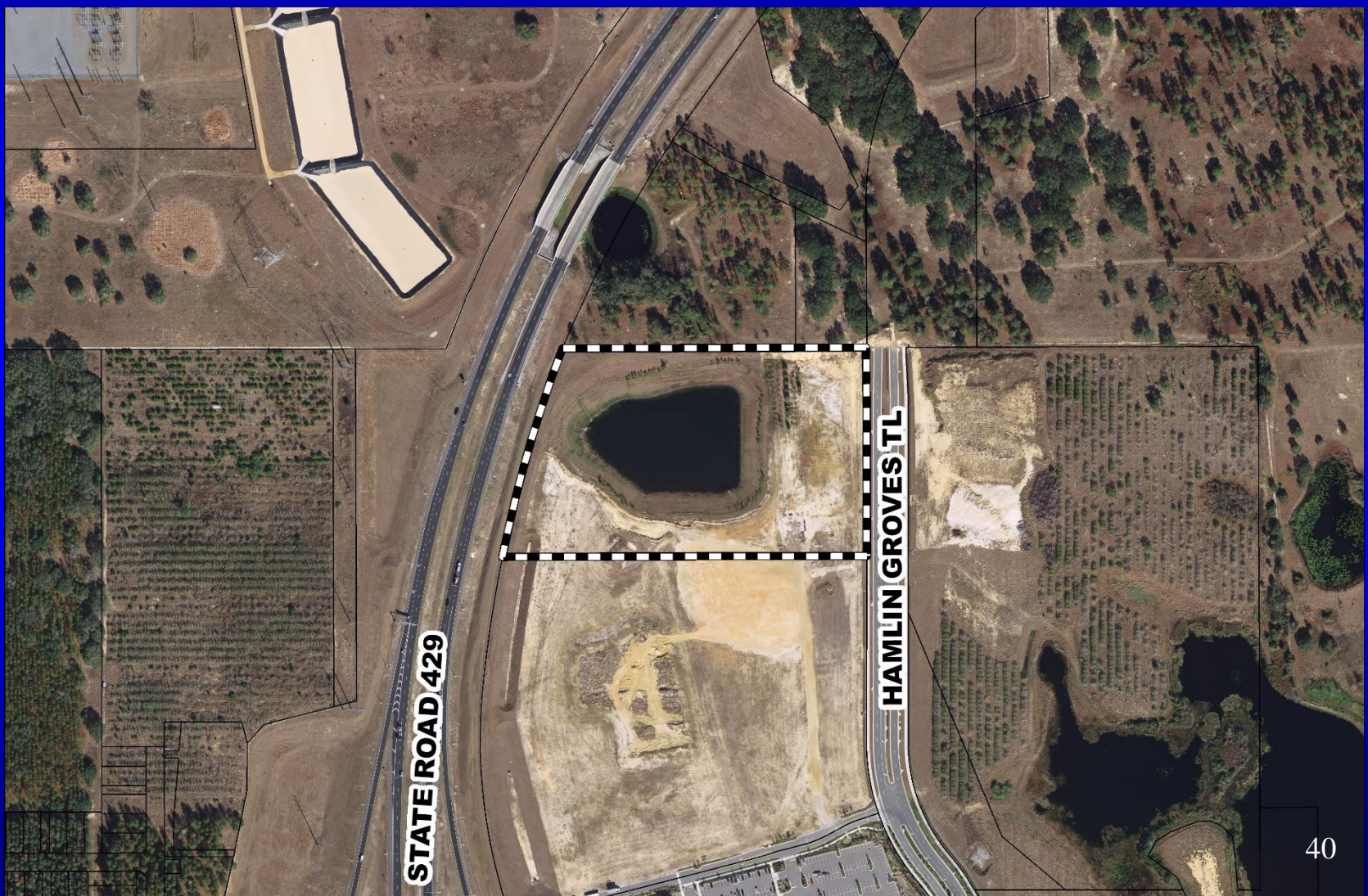


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Zoning Map





Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hamlin PD - UNP / RW-1B Commercial PSP / DP dated "Received April 1, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Board of County Commissioners

Public Hearings

June 4, 2019