

Board of County Commissioners

Public Hearings

July 11, 2023



Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan

Case: PSP-23-02-067

Project Name: Wesley Place Planned Development/Wesley Place Preliminary Subdivision Plan

Applicant: Bob Paymayesh, PE, Group, LLC

District: 2

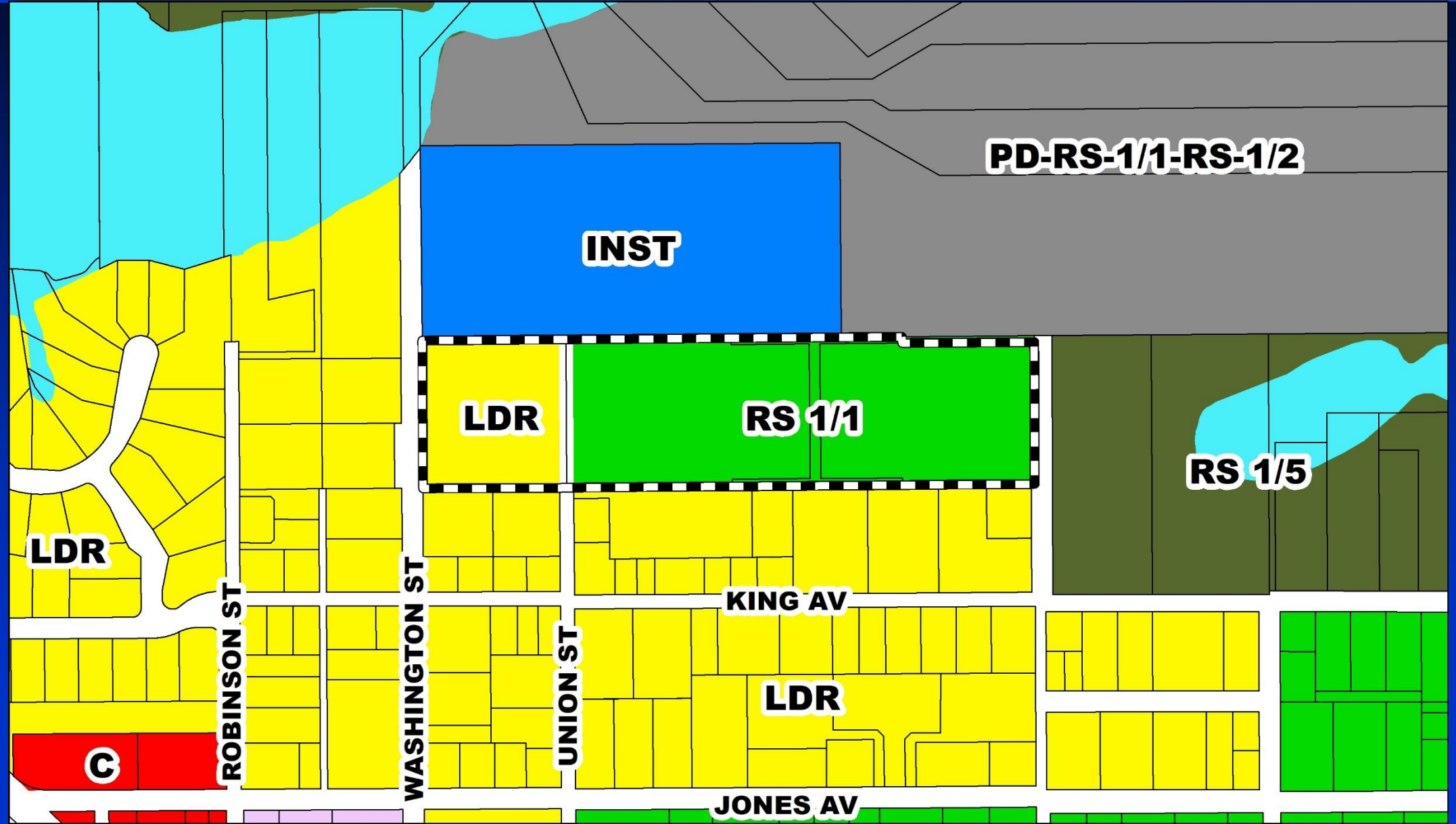
Location: Generally located north of US 441 and east of Washington Street

Acreage: 16.57 gross acres

Request: To subdivide 16.57 acres to construct 26 single-family residential dwelling units

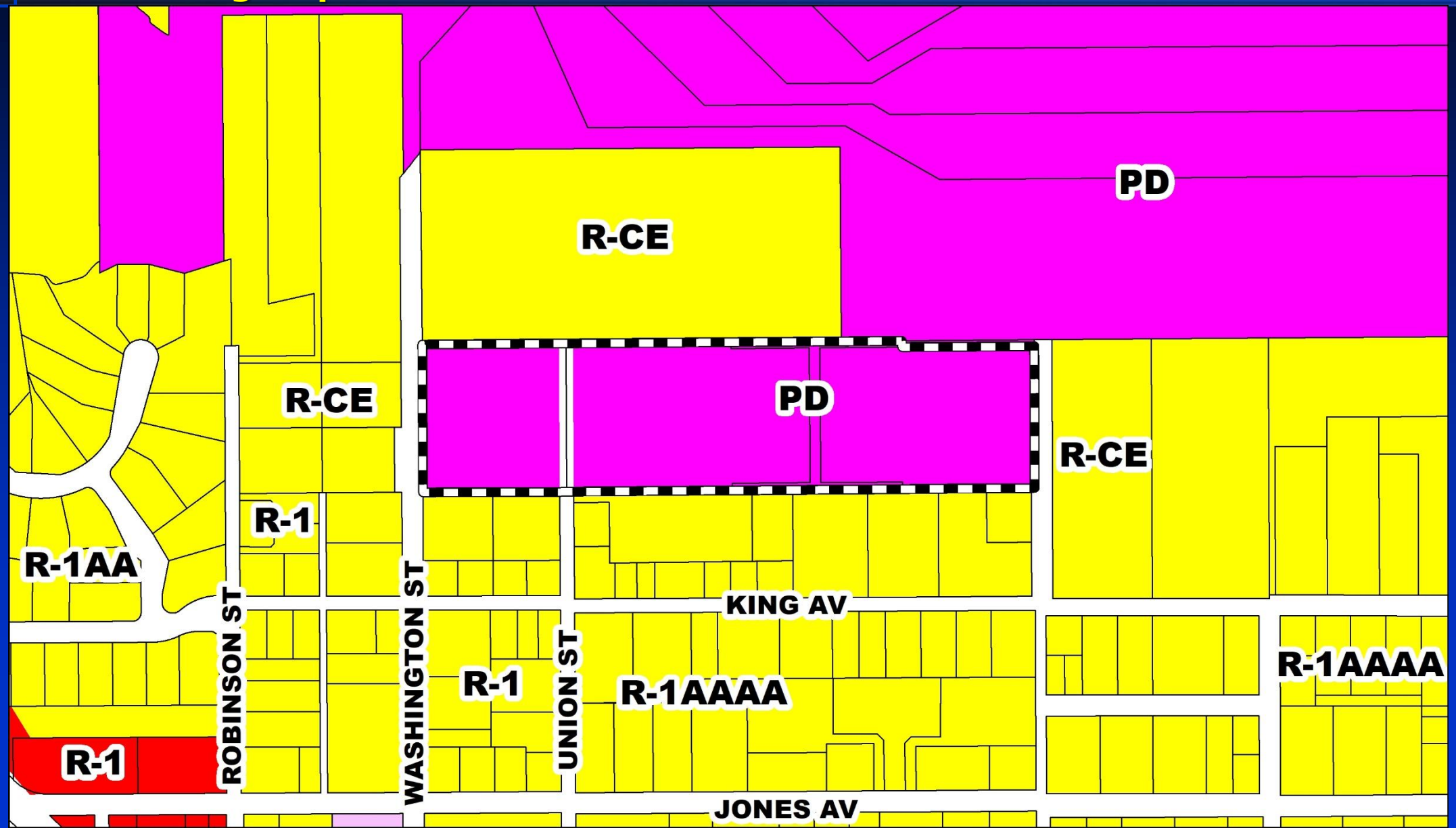


Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Future Land Use Map



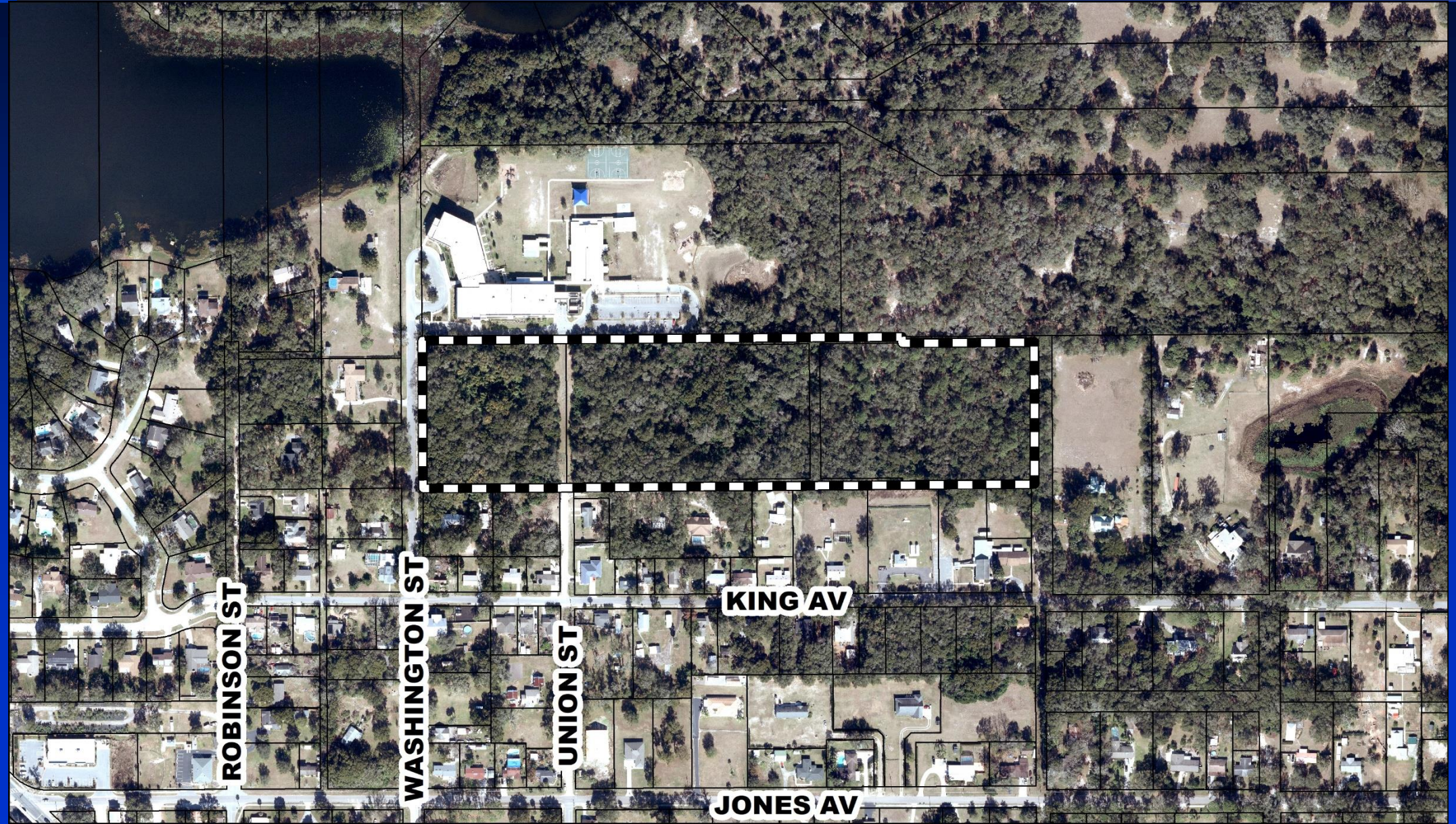


Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Zoning Map





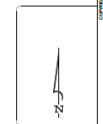
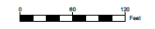
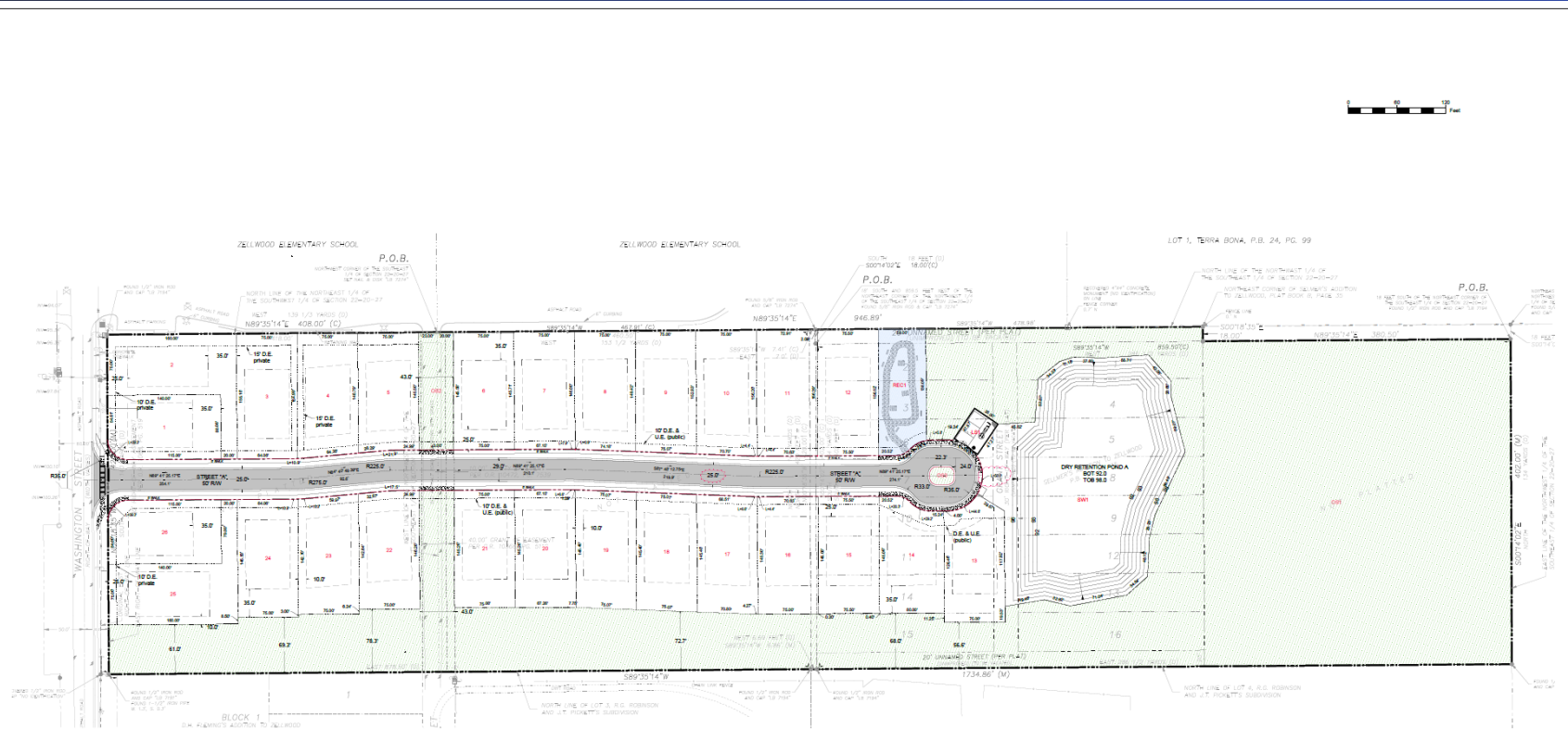
Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Aerial Map





Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Overall Site Plan

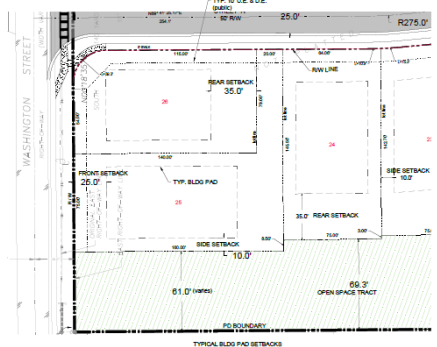
PE
PE Group, LLC
© 2023. ALL RIGHTS RESERVED.
1308 Briarcliff Drive
Orlando, Florida 32836
tel: (407) 488-5028
e-mail: bob@pe-grp.com
Certificate of Authorization # 6407



NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PUBLIC REVIEW		
2	FOR RECORD		

Parcel #	Area
04	0.09 AC
27	0.09 AC
41	0.14 AC
52	0.14 AC
56	0.09 AC
60	0.09 AC
1	0.04 AC
2	0.04 AC
3	0.07 AC
4	0.09 AC
5	0.09 AC
6	0.09 AC
7	0.09 AC
8	0.04 AC
9	0.09 AC
10	0.09 AC
11	0.09 AC
12	0.07 AC
13	0.06 AC
14	0.09 AC

Parcel #	Area
15	0.09 AC
16	0.09 AC
17	0.09 AC
18	0.09 AC
19	0.09 AC
20	0.09 AC
21	0.09 AC
22	0.09 AC
23	0.09 AC
24	0.09 AC
25	0.09 AC
26	0.09 AC
28	0.09 AC
29	0.09 AC



In regard to a front yard where the lot frontage is less than the required minimum lot width, the building setback distance is the minimum required, or the distance to the point where the lot width equals the required minimum width, whichever is greater. Lot width must be measured at a right angle to the lot depth line. The lot depth line is a line connecting the midpoint of the front lot line with the midpoint of the rear lot line.

prepared by: Robert B. Paymayesh, PE
FL REG # 39601

Geometry Plan

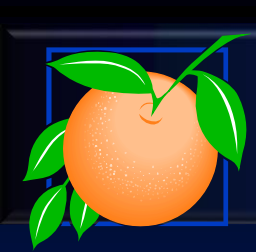
WESLEY PLACE PD - PSP

DATE: 5/1/23
SCALE: (PSP) PLOT
DRAWN BY: rbp
CHECKED BY: rbp
PROJECT NO.: PSP
PREPARED BY: -
SHEET NO.: C-2



**Wesley Place Planned Development / Wesley Place
Preliminary Subdivision Plan
Revised Condition**

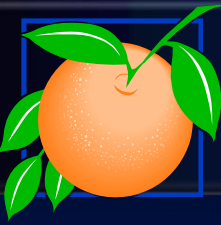
- 16. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the Golden Gem and Mid-Florida Materials solid waste disposal facilities are located ~0.6 miles east/northeast of this property, a mushroom growing facility is located ~1.1 mile to the north, and a septic waste processing facility is ~1 mile to the west. The proposed subdivision could be adversely impacted by odors from activities at these facilities.**



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Wesley Place PD / Wesley Place PSP dated “Received May 24, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



Townhomes at Westwood Planned Development / 43 West Townhomes Preliminary Subdivision Plan

Case: PSP-21-06-178

Project Name: Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan

Applicant: Brooks Stickler, Kimley-Horn & Associates, Inc.

District: 1

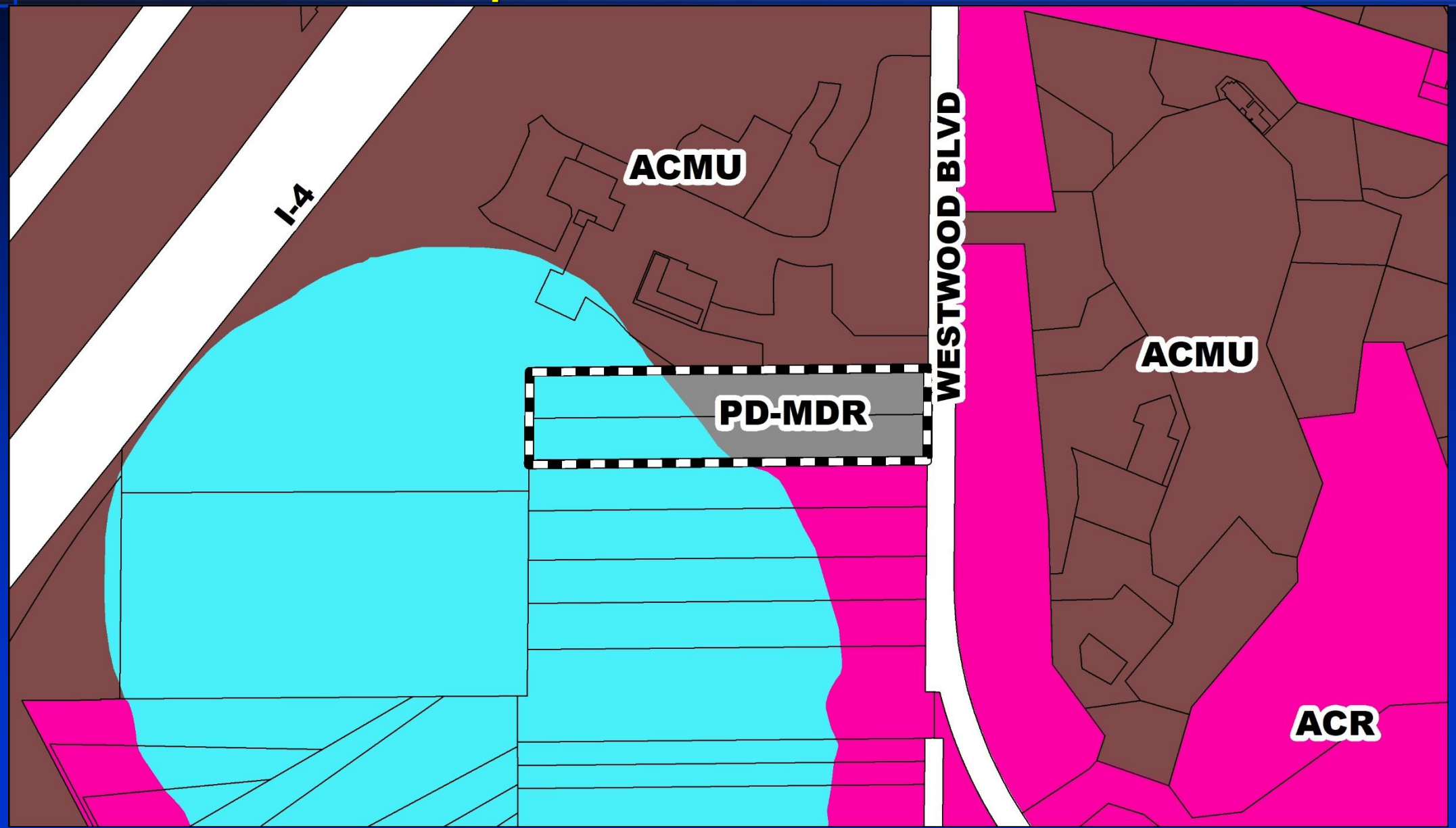
Location: Generally located south of Westwood Boulevard and west of International Drive

Acreage: 8.88 gross acres

Request: To subdivide 8.88 acres to construct 31 single-family attached residential dwelling units.

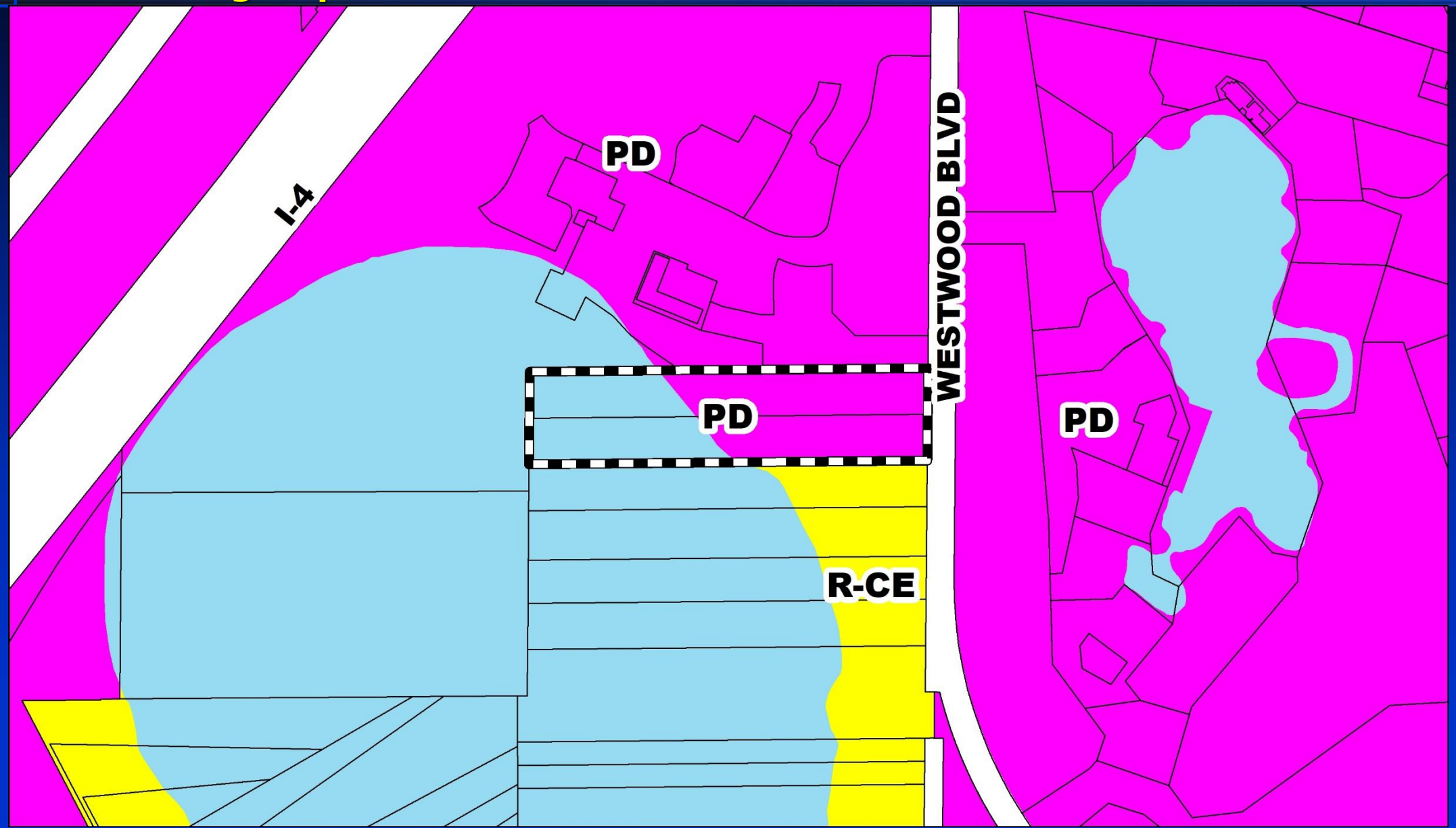


Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan Future Land Use Map





Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan Zoning Map



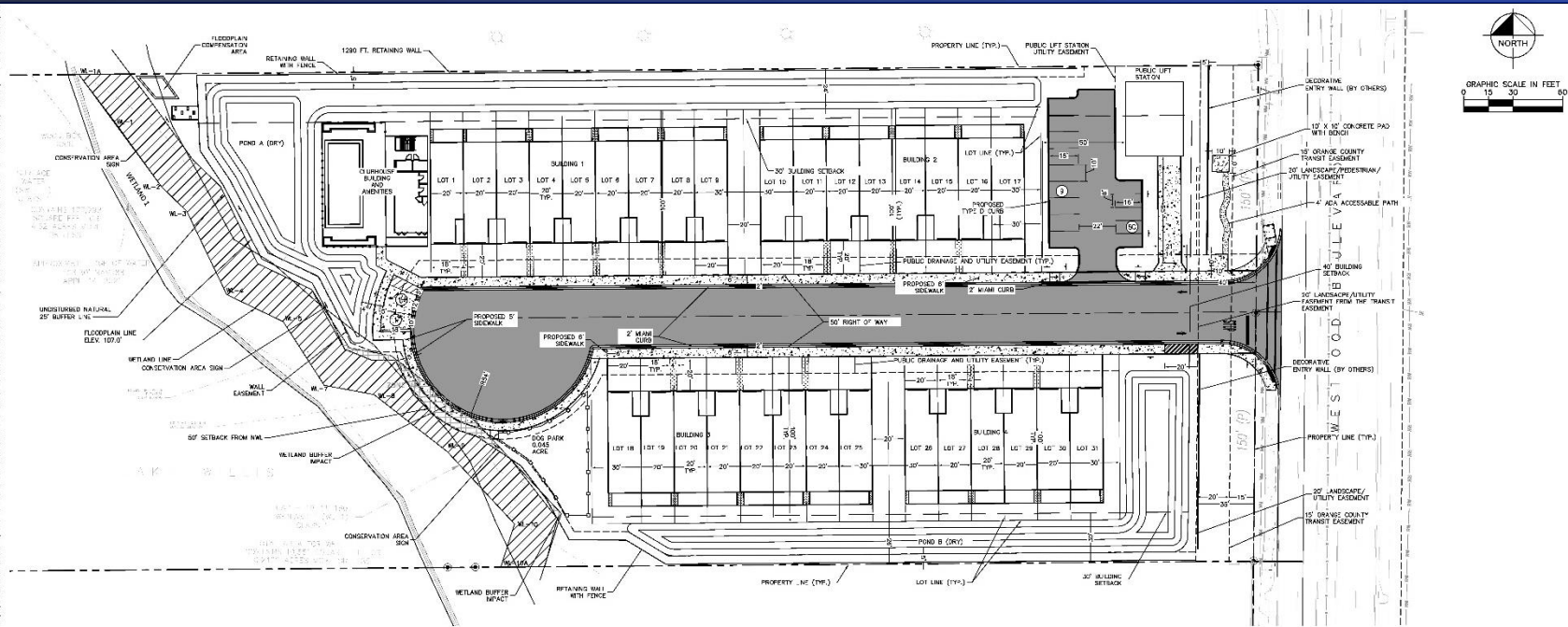


Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan Aerial Map





Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan Overall Site Plan



SITE DATA TABLE

PROPERTY AREA	8.88 AC
DEV. PROGRAM AREA	4.07 AC
PARCEL ID	14-21-28-7800-00-380 & 14-21-28-7800-00-370
CITY/PLANNING	P-3
PROPOSED ZONING	P-3
FUTURE LAND USE	1) MEDIUM-DENSITY RESIDENTIAL
PROPOSED USE	2) TOWNHOME RESIDENTIAL
EXIST. USE	VACANT

PD SETBACKS	REQUIRED	PROPOSED
FRONT (FACT)	30 FT.	30 FT.
REAR (WEST)	50 FT. FROM N.W. CORNER	50 FT.
SIDE (SOUTH)	30 FT.	30 FT.

LOT SETBACKS	REQUIRED	PROPOSED
FRONT	8 FT.	8 FT.
REAR	30 FT.	30 FT.
SIDE (WEST)	30 FT.	30 FT.
SIDE (EAST)	15 FT.	15 FT.
END UNIT SIDE	30 FT.	30 FT.

PARKING		
RESIDENTIAL - SINGLE FAMILY - 2 PER UNIT	31 UNITS	62 SPACES
GUEST PARKING - 1 PER UNIT		31 SPACES
TOTAL PARKING REQUIRED		93 SPACES

PROVIDED		
ON-SITE PARKING - 1 PER UNIT	31	SPACES
ON-SITE PARKING - 2 PER UNIT	62	SPACES
REGULAR GUEST PARKING - COMMERCIAL USE ONLY	10	SPACES
HANDICAPPED GUEST PARKING	1	SPACE
TOTAL SPACES PROVIDED	104	SPACES

WILDLIFE
DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING ENDANGERED SPECIES AND/OR SPECIES OF SPECIAL CONCERN.

FIRE PROTECTION
THE PROPOSED BUILDINGS SHALL BE INSTALLED TO THE DEEPEST AND CALIBRATION TO MEET THE REQUIREMENTS OF 2018 IBC AND 2018 IRC.

PLUMBING
SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IBC.

DRAINAGE
ALL ELEVATIONS ARE IN NAVD83.

BUILDING HEIGHT
MAX. BUILDING HEIGHT ALLOWABLE: 30 FT. / 2 STORIES
PROPOSED BUILDING HEIGHT: 30 FT. / 2.5 STORIES

DENSITY
ALLOWED: 10 UNITS/AC
PROPOSED: 7.5 DU/AC

UTILITY SERVICES
TRUCK TO CURB CONNECTION PLAN APPROVAL HYDRAULIC CALCULATIONS WILL BE SUBMITTED SHOWING THAT THE PROPOSED WATER, WASTEWATER AND RECLAIMED WATER SYSTEMS HAVE ADEQUATE CAPACITY TO SUPPORT THE PROPOSED PROJECT.

STORMWATER MANAGEMENT
THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET ORANGE COUNTY CODE AND SO. 101 FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS.

SITE LIGHTING
ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH ILLUMINANCE 2000-08 AND ALL CURRENTLY APPLICABLE ORANGE COUNTY STANDARDS.

ON-SITE VEGETATION
THE SITE IS DENSETLY VEGETATED.

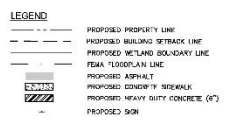
FLOOD ZONE
BASED ON FINAL FLOOD MAP, UNDESIGNED, DATED SEPTEMBER 25, 2008 SHOWS THE SITE IS LOCATED WITHIN ZONE X AND ZONE A-BASE FLOOD ELEVATION 10.0

IMPERVIOUS AREAS

PAVEMENT/SEWERAL AREA (IMPERVIOUS)	1.00 AC	44,500 SF	36.96% (TOTAL MAX)
GRASS SPACE (IMPERVIOUS)	0.84 AC	36,710 SF	
SURFACE WATER	1.95 AC	85,225 SF	
WETLAND	0.23 AC	10,030 SF	
WETLAND BUFFER	0.24 AC	10,540 SF	
TOTAL SITE AREA	3.88 AC	170,005 SF	

GENERAL NOTES

1. ALL LANDSCAPE AREAS SUBJECT TO VEHICULAR USE AREAS SHALL BE CURED OR PROTECTED BY CURB STOPS.
2. ALL BUILDING, PARKING AND ACCESS AREAS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
3. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
4. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 34 OF THE FLORIDA STATUTES AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.
5. ALL LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONDITIONS WITHIN THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
6. ALL EXCAVATIONS SHALL BE PROTECTED BY CURB STOPS AND SHALL BE PROTECTED BY CURB STOPS.
7. ALL RADIUSES SHALL BE UNLESS DIMENSIONED ON PLAN.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.
10. ALL PAVEMENTS ARE PRELIMINARY. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVISION AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
11. THE PARKING LOT NORTH OF THE DRIVEWAY WILL BE PRIVATELY OWNED AND MAINTAINED.



Kimley Horn

150 S. CONWAY BLVD., SUITE 200, WEST PALM BEACH, FL 33411
TEL: 561-832-1100 FAX: 561-832-1101
WWW.KIMLEYHORN.COM

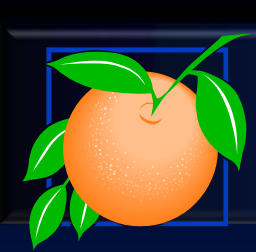
WESTWOOD TOWNHOMES

FLORIDA

SHEET NUMBER
PSP4.0

DATE: 01/20/24

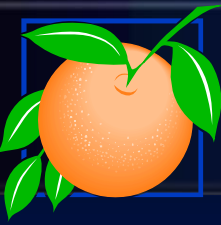
REVISIONS



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Townhomes at Westwood PD / 43 West Townhomes PSP dated “Received May 5, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Signature Lakes Planned Development / Land Use Plan

- Case:** CDR-23-01-022
- Applicant:** Chad Wise, Kimley-Horn & Associates, Inc.
- District:** 1
- Location:** Generally located east of Tiny Road, north of Lake Hancock, and west of Ficquette Hancock Road, near the intersection of New Independence Parkway and Old Thicket Trace.
- Acreage:** 1,396 gross acres (overall PD)
4.73 gross acres (affected parcels only)
- Request:** A Change Determination Request (CDR) to add 26 residential dwelling units and reduce the non-residential square footage to 8,000 square feet on Parcel SL-15. No waiver from Orange County Code are associated with the request.

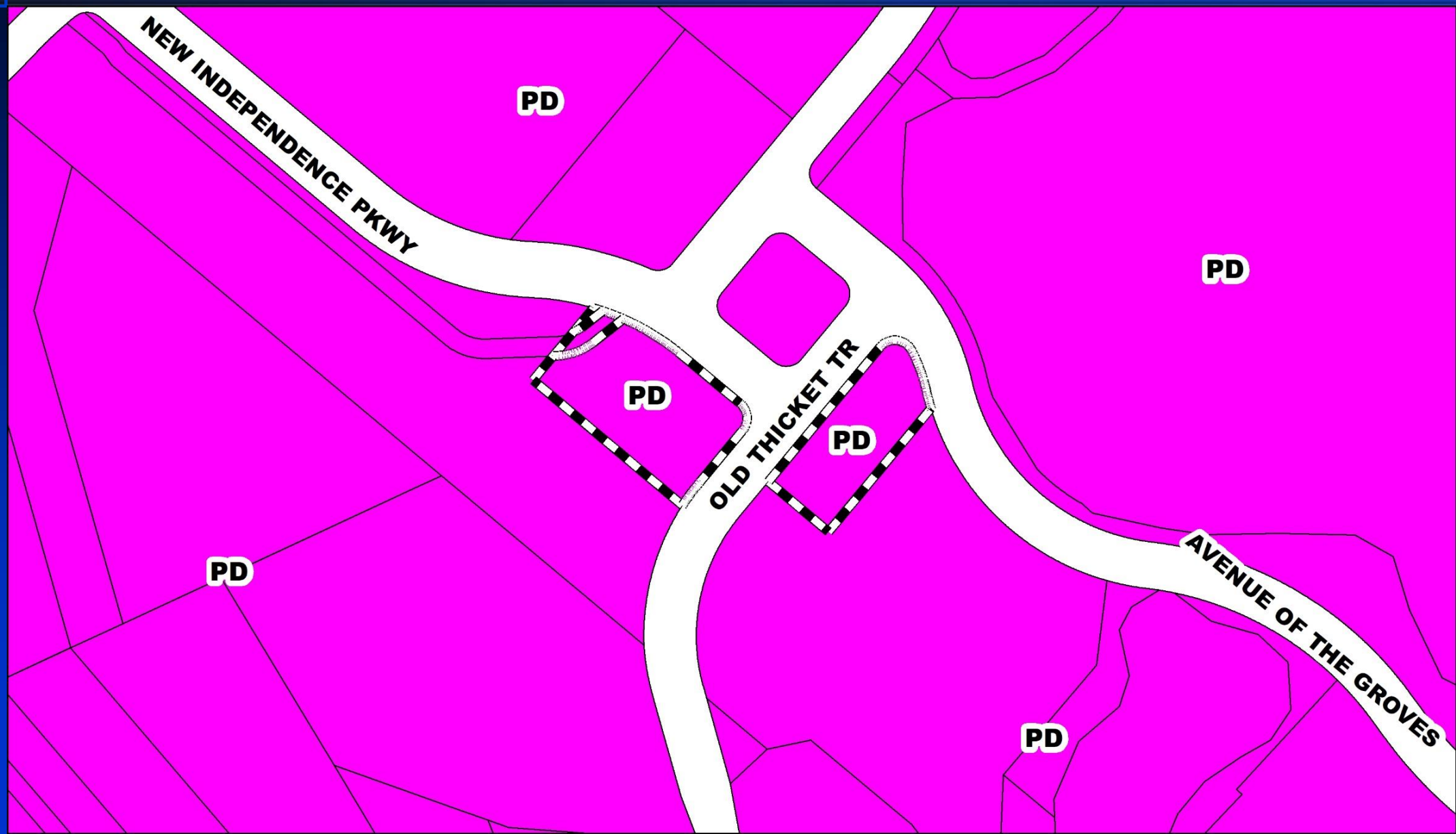


Signature Lakes Planned Development / Land Use Plan Future Land Use Map





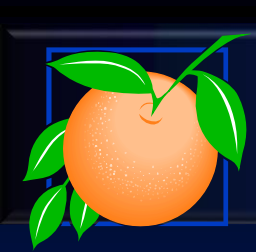
Signature Lakes Planned Development / Land Use Plan Zoning Map





Signature Lakes Planned Development / Land Use Plan Aerial Map





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE of the Signature Lakes Planned Development / Land Use Plan dated “Received April 13, 2023”, subject to the 16 conditions listed under the DRC Recommendation in the staff report.

District 1

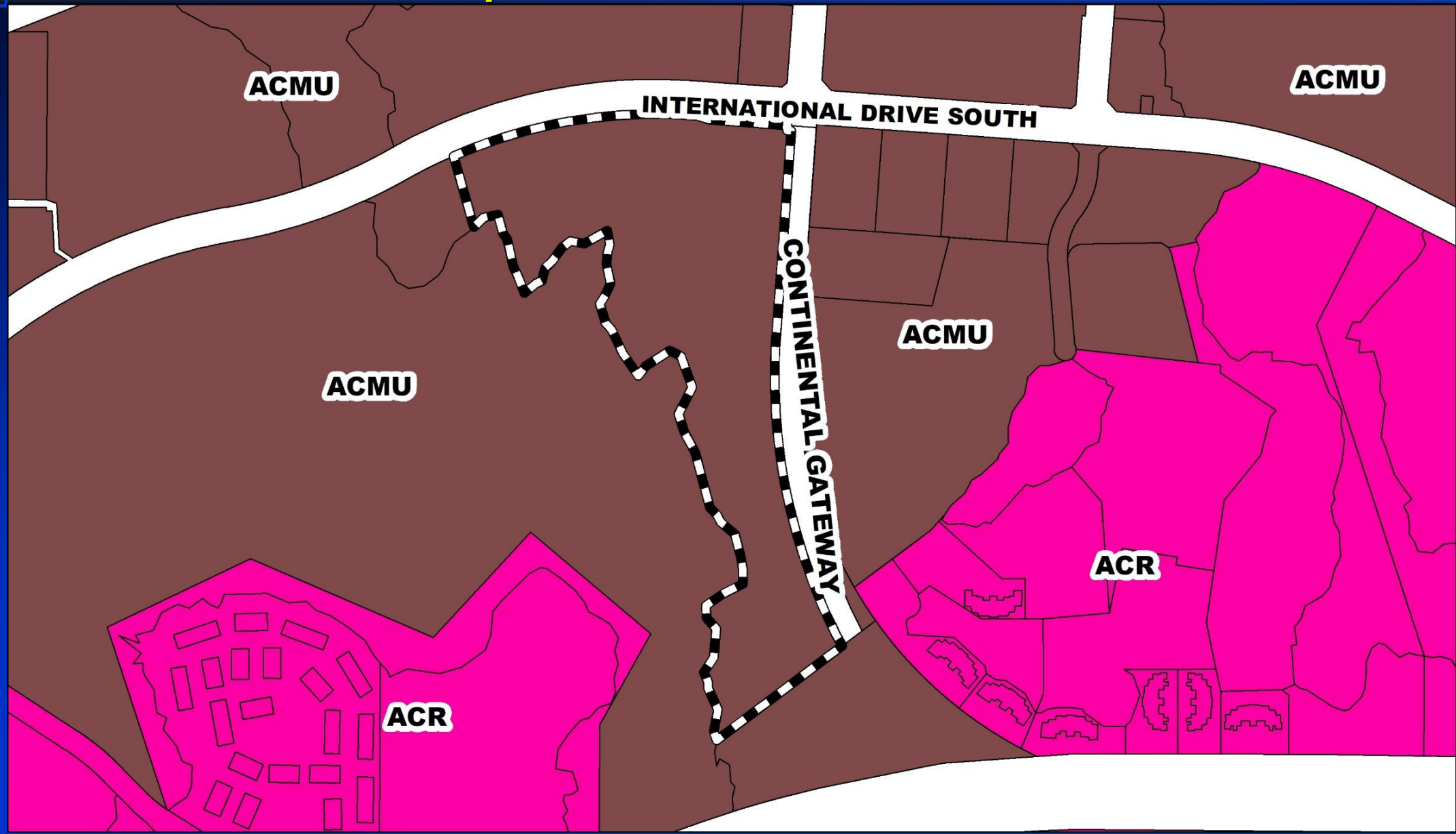


World Gateway Planned Development / Land Use Plan (PD/LUP)

- Case:** CDR-22-11-352
- Applicant:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- District:** 1
- Location:** Generally located north of SR 417 and east of South International Drive.
- Acreage:** 819.86 gross acres (overall PD)
33.48 gross acres (affected parcel only)
- Request:** A Change Determination Request (CDR) to merge Parcels K2, and K4 with adjacent Parcel K1, and to convert 798 hotel units to 900 multi-family units on Parcel K1.
- In addition, the applicant has requested the following waiver from Orange County Code:
- A waiver from Section 38-1476 to allow a reduction in parking at a rate of 1.45 parking spaces in lieu of 1.5 for one-bedroom units, and to allow two-bedroom and three-bedroom dwelling units at a parking rate of 1.80 in lieu of 2.0.

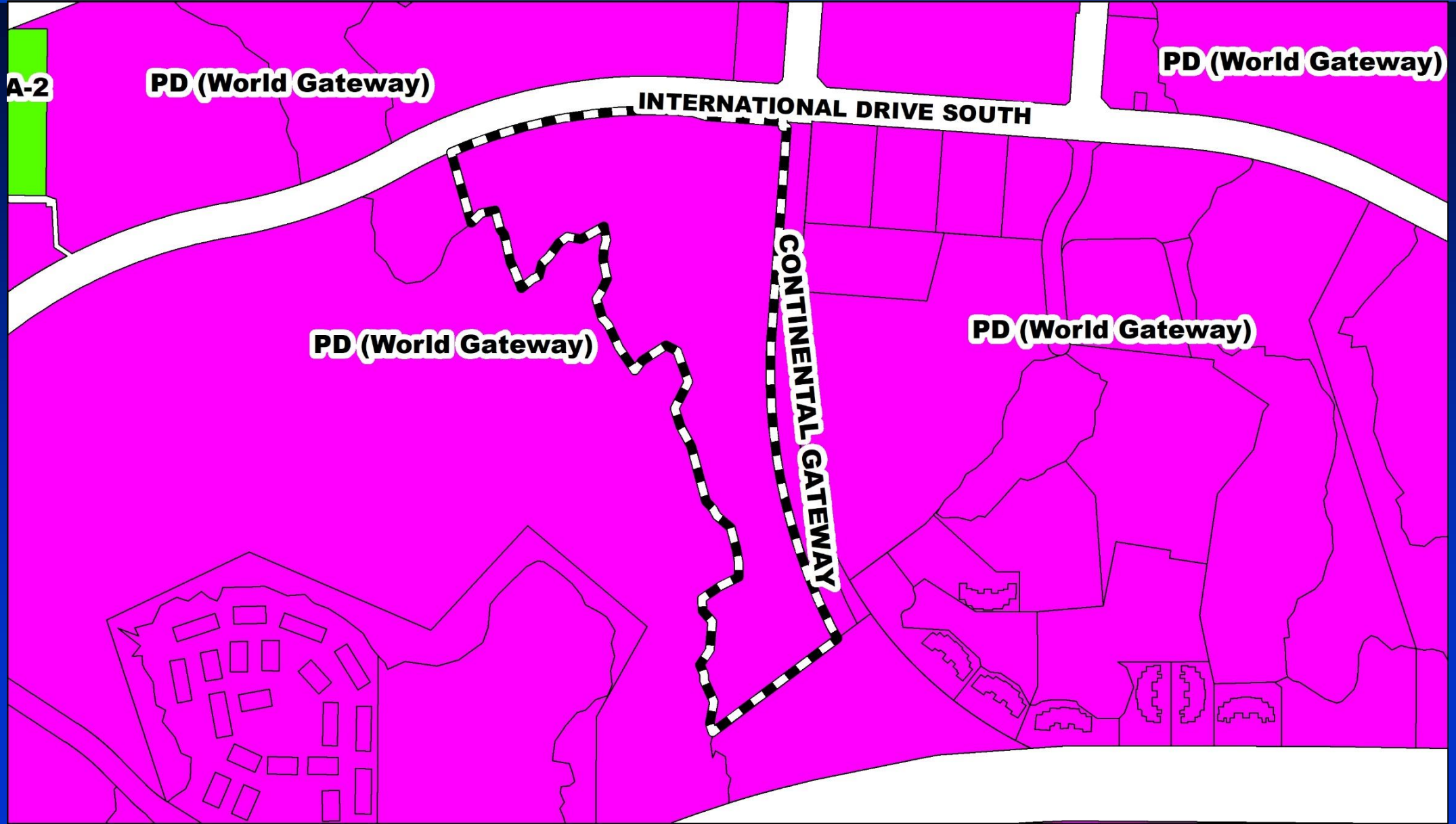


World Gateway Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



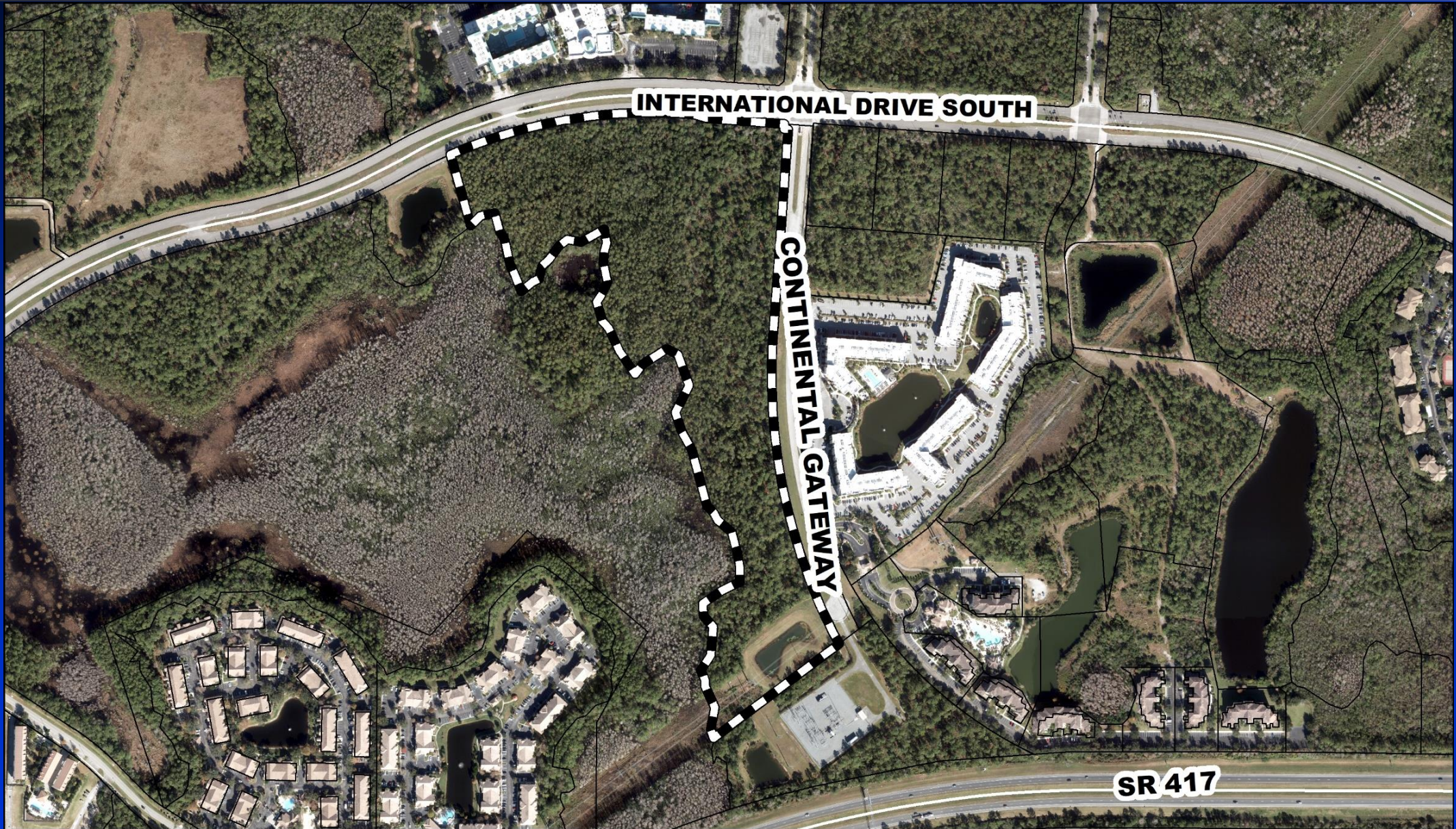


World Gateway Planned Development / Land Use Plan (PD/LUP) Zoning Map



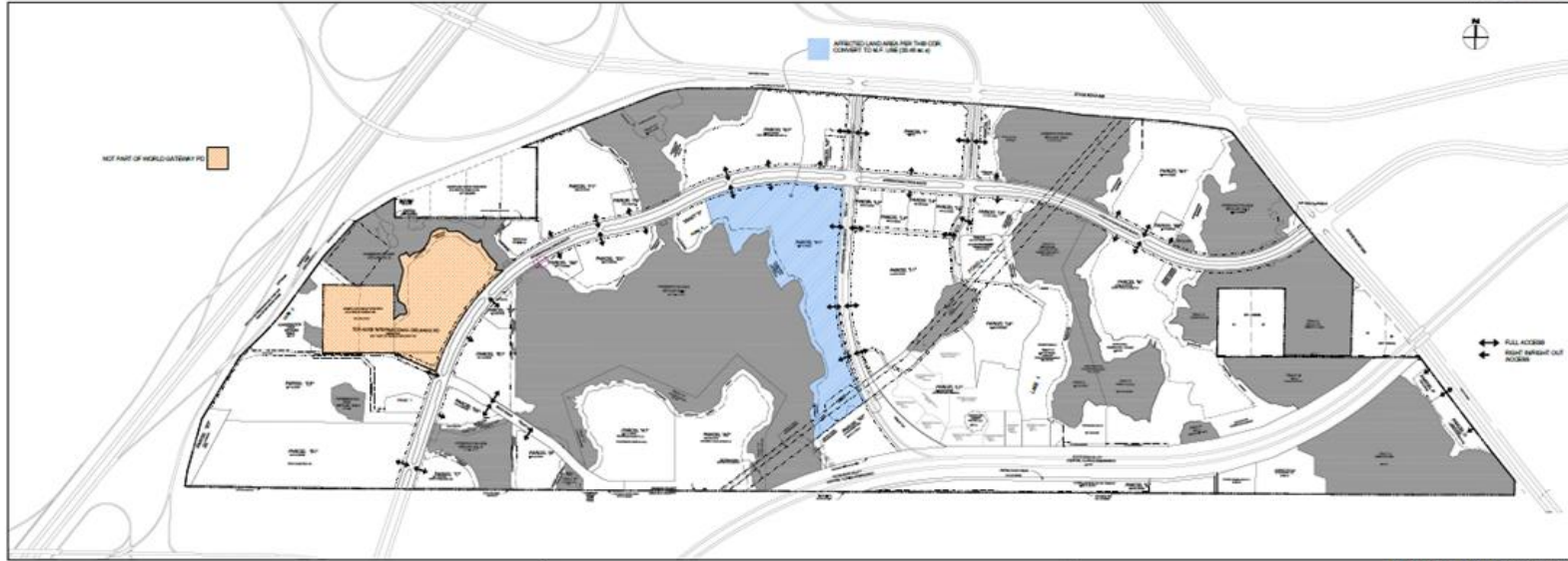


World Gateway Planned Development / Land Use Plan (PD/LUP) Aerial Map





World Gateway Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan



PE
 PE Group, LLC
 13800 West 10th
 Suite 1000
 Denver, CO 80202
 303.440.1000
 www.pegroup.com
 License # 10000000000000000000000000000000

DATE	DESCRIPTION
01/15/2023	ISSUED FOR PUBLIC COMMENT
02/15/2023	REVISIONS TO ADDRESS PUBLIC COMMENT
03/15/2023	FINAL APPROVAL
04/15/2023	CONSTRUCTION START
05/15/2023	CONSTRUCTION COMPLETE
06/15/2023	OPERATIONAL

The Land Use Plan has been developed based on boundary and other appropriate surveys provided by OSMI, Inc. and OSMI, Inc. All other surveys, including but not limited to, utility, and other surveys, are subject to change at the time of final paving.

LAND USE EQUIVALENCY MATRIX

Use	Area	Residential	Commercial	Industrial	Public	Other	...
...

TRIP ACCOUNTING SUMMARY for PD

Total trips approved for PD per Development Order	71,713 ADP
(trips removed due to THIS AMENDMENT) (trips converted internally per Matrix)	0 ADP
Total Trips for PD after this amendment	71,713 ADP

DEVELOPMENT PROGRAM

Land Use	Parcel #	Setback	Area	Type	Status	APPROXIMATED SQ. APPROX. LUP	APPROXIMATED SQ. FEET	RESERVATION # AVAILABLE
HOTEL	8	1,000	1,000	Hotel	A			
	9	1,000	1,000	Hotel	A			
	10	1,000	1,000	Hotel	A			
	11	1,000	1,000	Hotel	A			
	12	1,000	1,000	Hotel	A			
	13	1,000	1,000	Hotel	A			
	14	1,000	1,000	Hotel	A			
	15	1,000	1,000	Hotel	A			
	16	1,000	1,000	Hotel	A			
	17	1,000	1,000	Hotel	A			
Summary			4,800			1,800	1,000	
TIME SHARE CONDO-HOTEL	18	1,000	1,000	Hotel	A			
	19	1,000	1,000	Hotel	A			
	20	1,000	1,000	Hotel	A			
Summary			300			300	475	
MULTI-FAMILY	21	1,000	1,000	Multi-Family	A			
	22	1,000	1,000	Multi-Family	A			
	23	1,000	1,000	Multi-Family	A			
	24	1,000	1,000	Multi-Family	A			
Summary			2,300			2,300	0	
RETAIL	25	1,000	1,000	Retail	A			
	26	1,000	1,000	Retail	A			
	27	1,000	1,000	Retail	A			
	28	1,000	1,000	Retail	A			
	29	1,000	1,000	Retail	A			
	30	1,000	1,000	Retail	A			
Summary			240,000			10,700	200,300	
OFFICE	31	1,000	1,000	Office	A			
	32	1,000	1,000	Office	A			
Summary			171,500			0	171,500	
SIT DOWN RESTAURANT	33	1,000	1,000	Restaurant	A			
Summary			20,000			0	20,000	
FAST FOOD RESTAURANT	34	1,000	1,000	Restaurant	A			
Summary			1,000			0	1,000	
GOLF	35	1,000	1,000	Golf	A			
Summary			18			0	18	
SPECIAL UTILITY	36	1,000	1,000	Special Utility	A			
Summary			08			08	08	

- DEVELOPMENT PROGRAM notes:**
- Proposed uses and the mix of uses on parcels may be altered by using the "EQUIVALENCY MATRIX" as reflected on Exhibit 2A of the approved "Development Order".
 - All Retail uses may include Restaurant and Fast Food Establishments.
 - Hotel, Resort Hotel, Retail, Office, Timeshare and Condo-hotel uses shall be allowable uses on all Parcels other than those designated as Multi-Family.
 - Resort Hotel and Resort Villas shall also be an allowable / designated use on those parcels designated as "Hotel".
 - Commercial uses shall be consistent with uses permitted in C-1 zoning & International Drive Activity Center Element Comprehensive Plan Policy 1.1.3, 1.1.4, 1.1.5 or other uses deemed consistent by the County Zoning Code.
 - Townhomes/condominium shall be allowed on parcels designated as Multi-Family.
 - Golf course and golf use, if developed, will be part of the development parcels.
 - Access points and other improvements shown are conceptual and subject to change with final design.

Land Use Plan
World Gateway Land Use Plan Amendment

DATE: 2/27/2023
 DRAWN BY: rhp
 CHECKED BY: rhp
 PROJECT: WGW LUPA
 TITLE: WGW LUPA
 SHEET: C-1

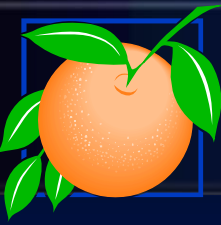


Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the World Gateway Planned Development / Land Use Plan (PD/LUP) dated “Received February 8, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

Approve and Execute the Non-Substantial Deviation First Amendment to Eighth Amended and Restated Development Order for World Gateway (formerly called the Greene Property) PD Development of Regional Impact

District 1

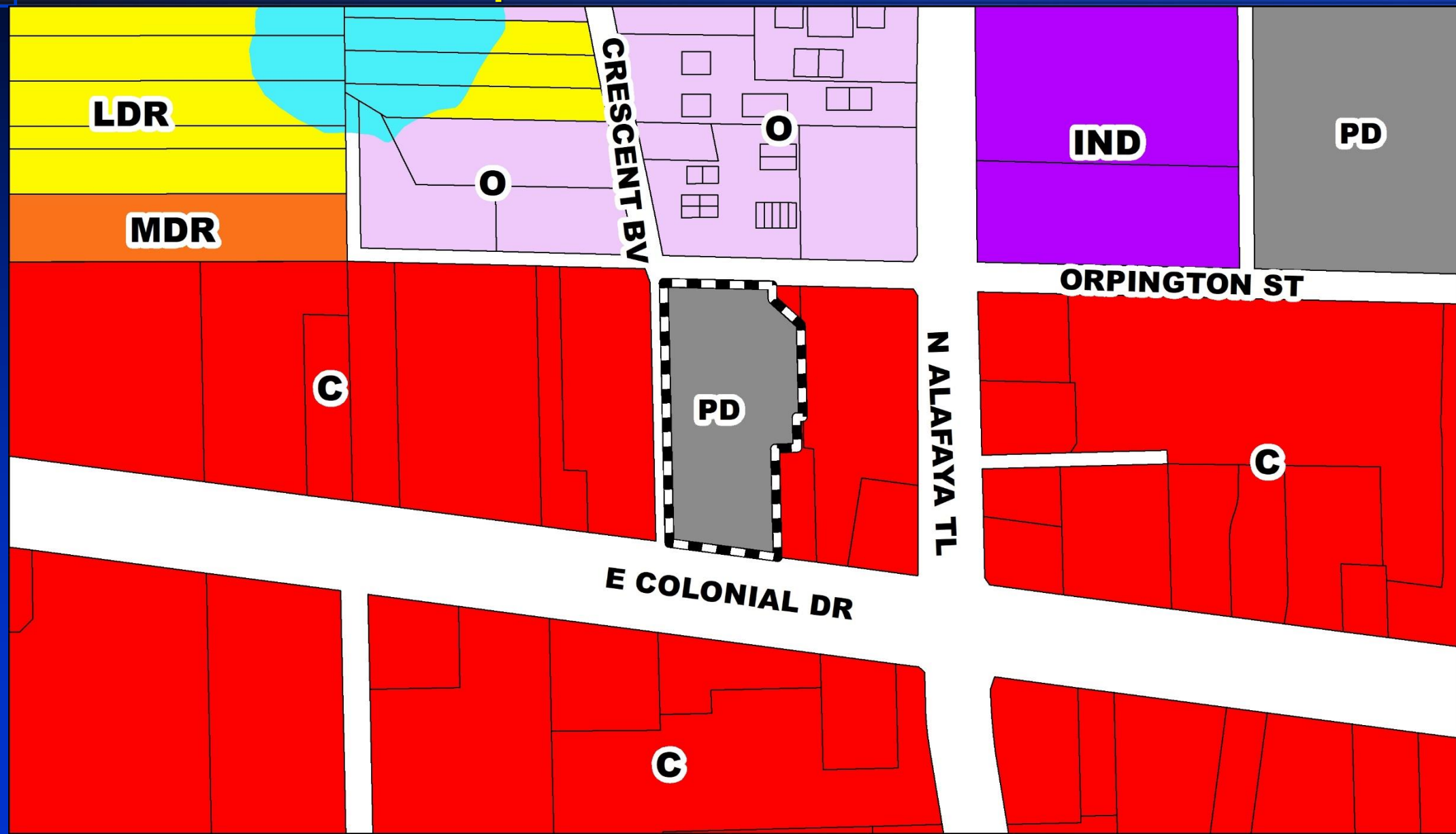


Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan

- Case:** DP-23-01-003
- Project Name:** Fifty South Student Housing Planned Development/Fifty South Student Housing Development Plan
- Applicant:** Jonathan Martin, Kimley-Horn & Associates, Inc.
- District:** 5
- Location:** Generally located north of East Colonial Drive and east of Crescent Boulevard
- Acreage:** 3.63 gross acres
- Request:** To construct a 139 unit / 556 bed student housing complex on a total of 3.63 acres.
- The request also includes offsite improvements to install a cul-de-sac at the corner of Crescent Boulevard and Cochin Street.

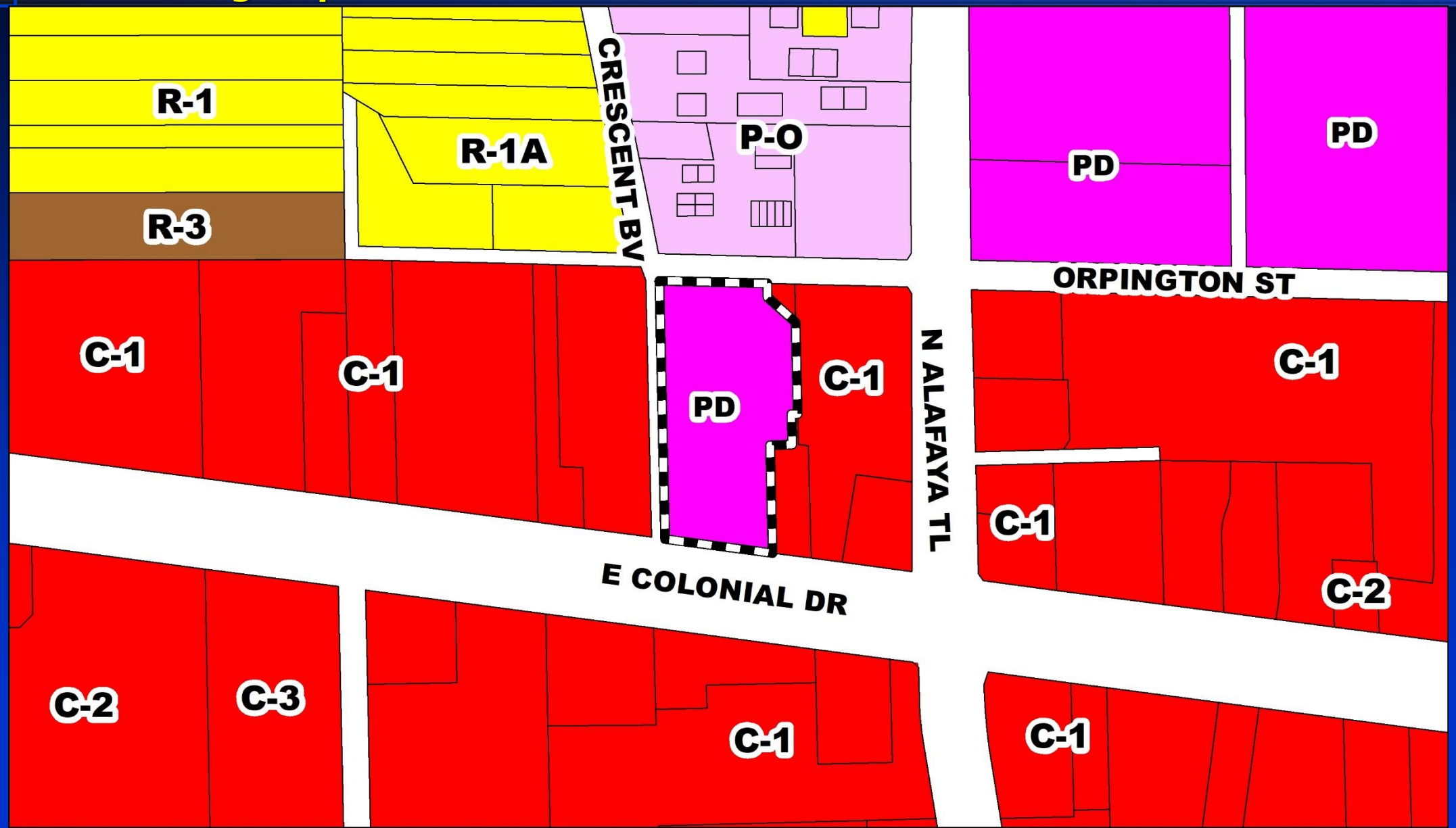


Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan Future Land Use Map





Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan Zoning Map





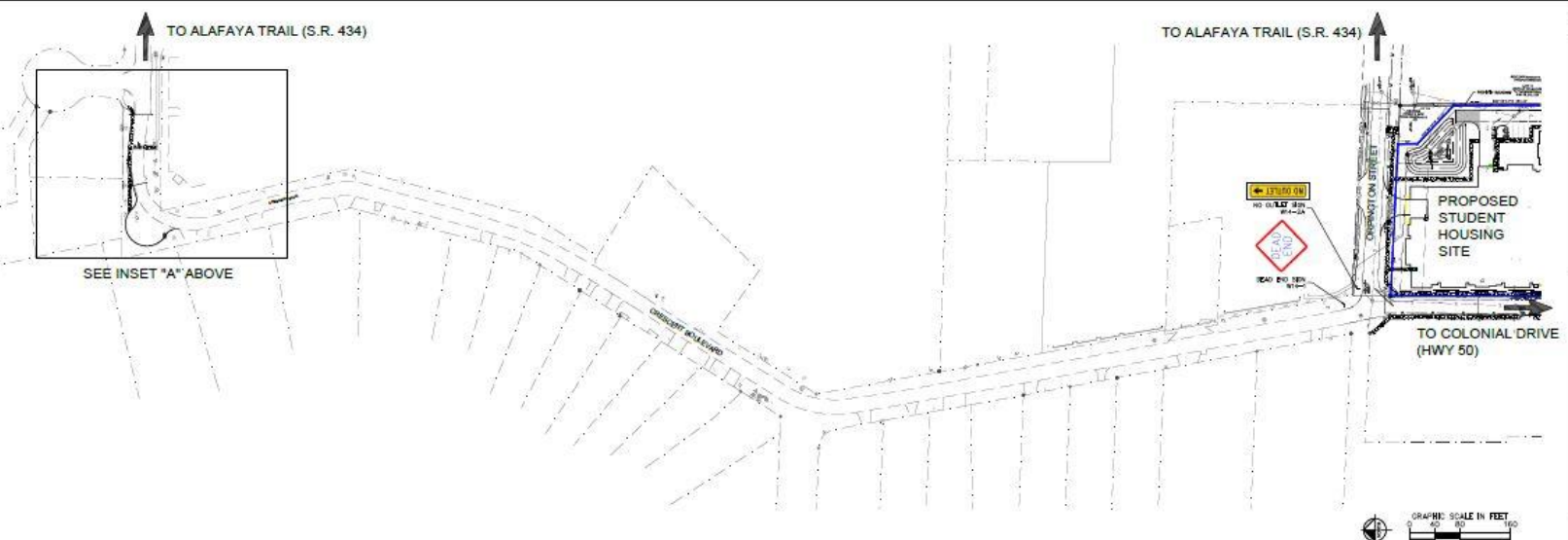
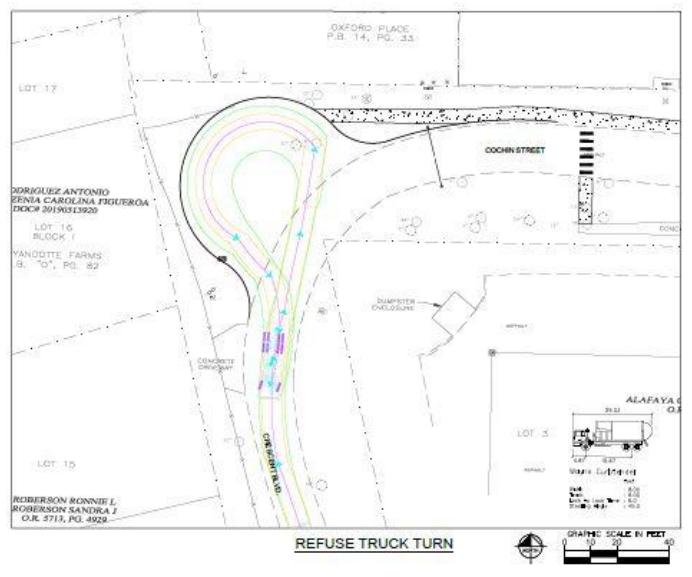
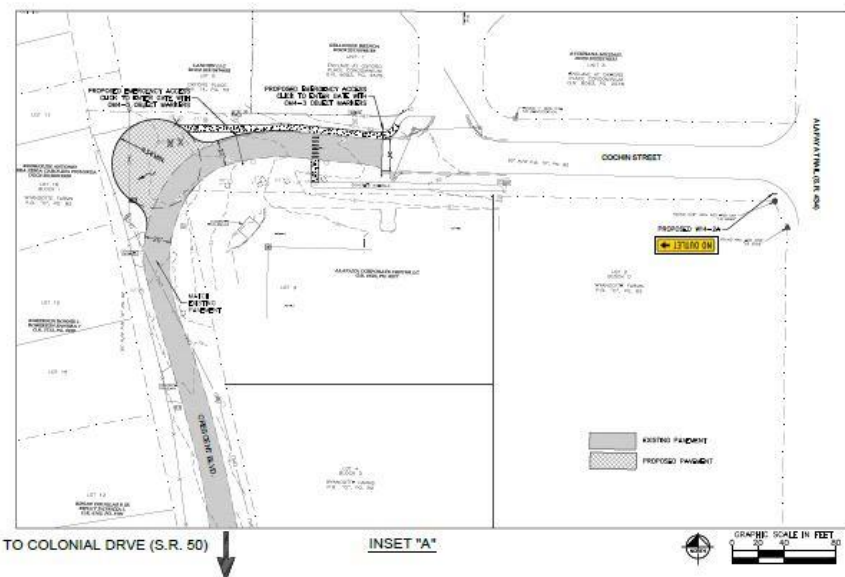
Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan Aerial Map





Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan

Off Site Plan

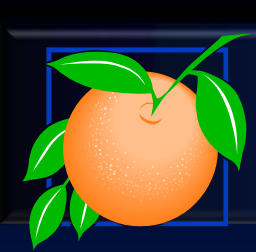


Kimley Horn				
© 2021 KIMLEY HORN AND ASSOCIATES, P.C. 100 S. GARDNER AVE., SUITE 200, GAITHERSBURG, MD 20878 TEL: 301.941.5000 FAX: 301.941.5001 WWW.KIMLEYHORN.COM				
U.S. PROJECT NO. DATE SHEET NO. OF TOTAL SHEETS SCALE DATE PLOTTED PLOTTER	PROJECT NAME LOCATION CLIENT DESIGNER	PROJECT NO. DATE SHEET NO. OF TOTAL SHEETS SCALE DATE PLOTTED PLOTTER	PROJECT NAME LOCATION CLIENT DESIGNER	PROJECT NO. DATE SHEET NO. OF TOTAL SHEETS SCALE DATE PLOTTED PLOTTER
OFF-SITE PLAN				
FIFTY SOUTH STUDENT HOUSING				
DELAWARE COUNTY, PENNSYLVANIA				
SHEET NUMBER DP1.3				



Revised Condition #23

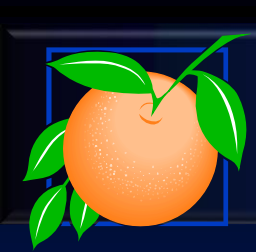
- 23. The associated infrastructure including milling and resurfacing of Orpington Street from Crescent Blvd. to a point at or past the east boundary of the property (at a reasonable location necessary to “blend” the pavement), and Crescent Boulevard from Colonial Drive to Orpington Street including, but not limited to, any rehabilitation of any associated drainage systems and or sidewalks located in the Rights Of Way directly affected by this development must be submitted as an E-plan and issues a Certificate of Completion prior to Platting.**



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Fifty South Student Housing PD / Fifty South Student Housing DP dated “Received May 31, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the revised Condition #23.

District 5



Board of County Commissioners

Public Hearings

July 11, 2023