

*Board of County Commissioners*

# Public Hearings

**June 4, 2019**

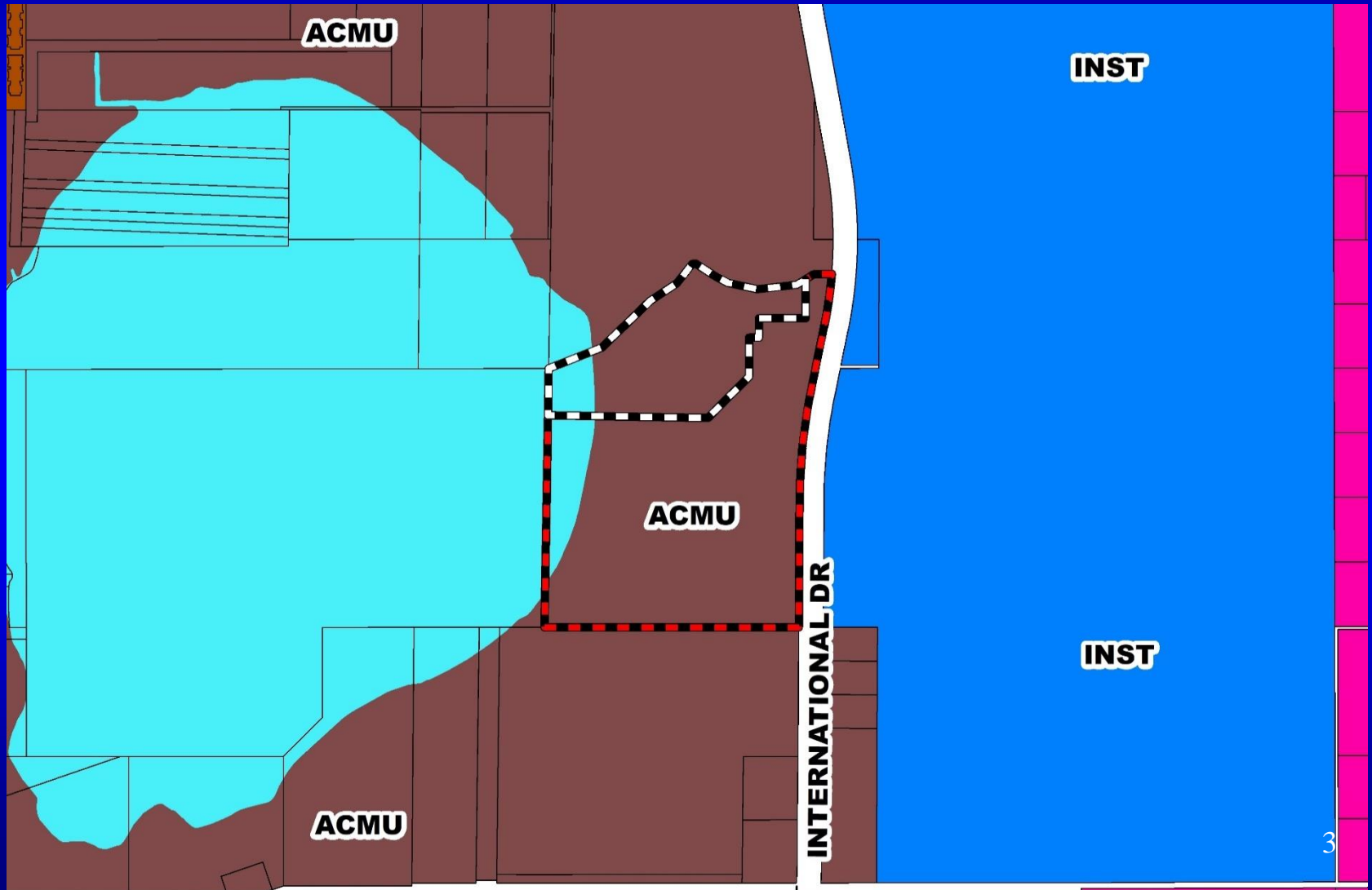


# Lake Bryan Resort Planned Development / Land Use Plan

- 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.

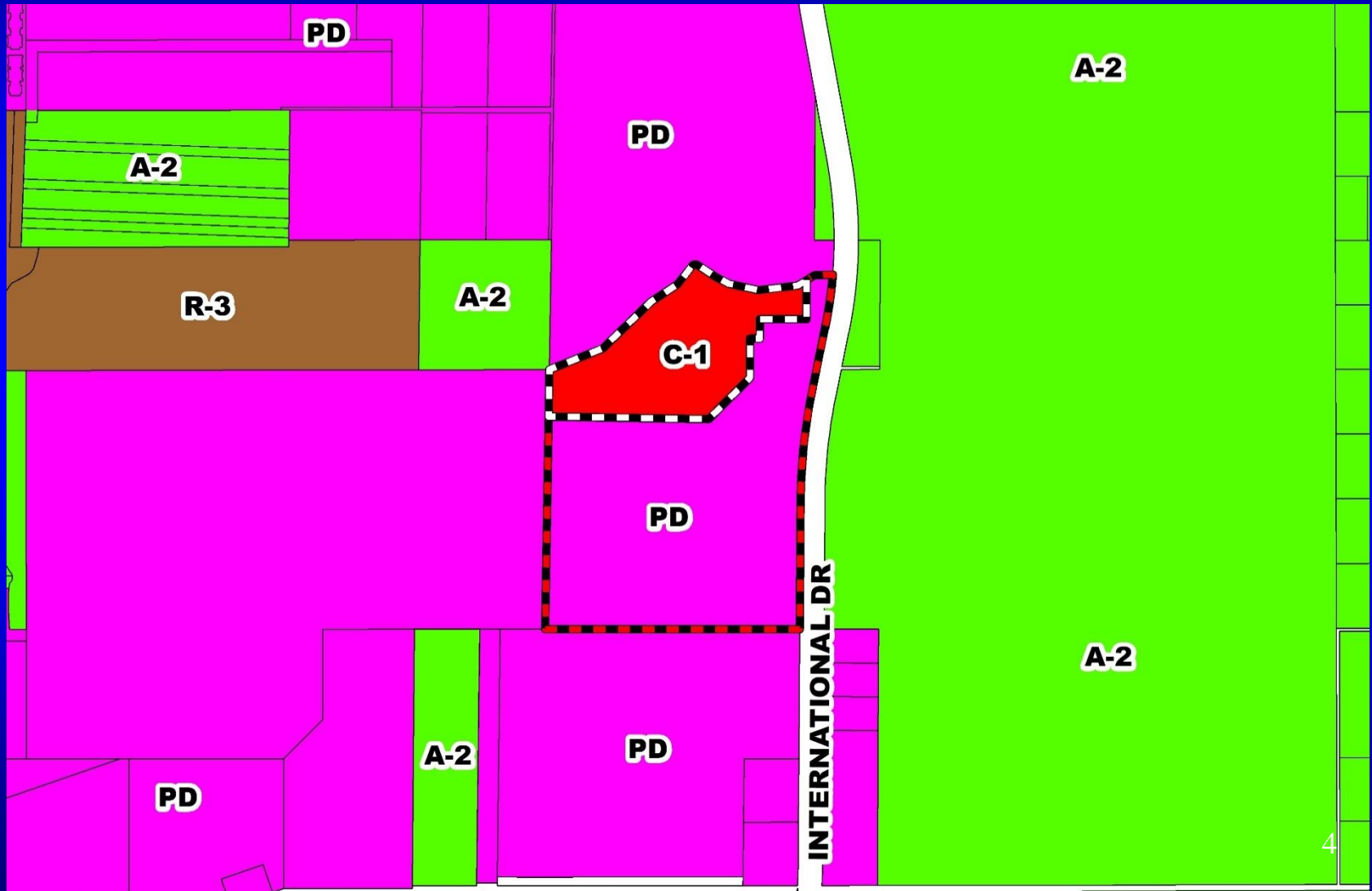


# Lake Bryan Resort Planned Development / Land Use Plan Future Land Use Map



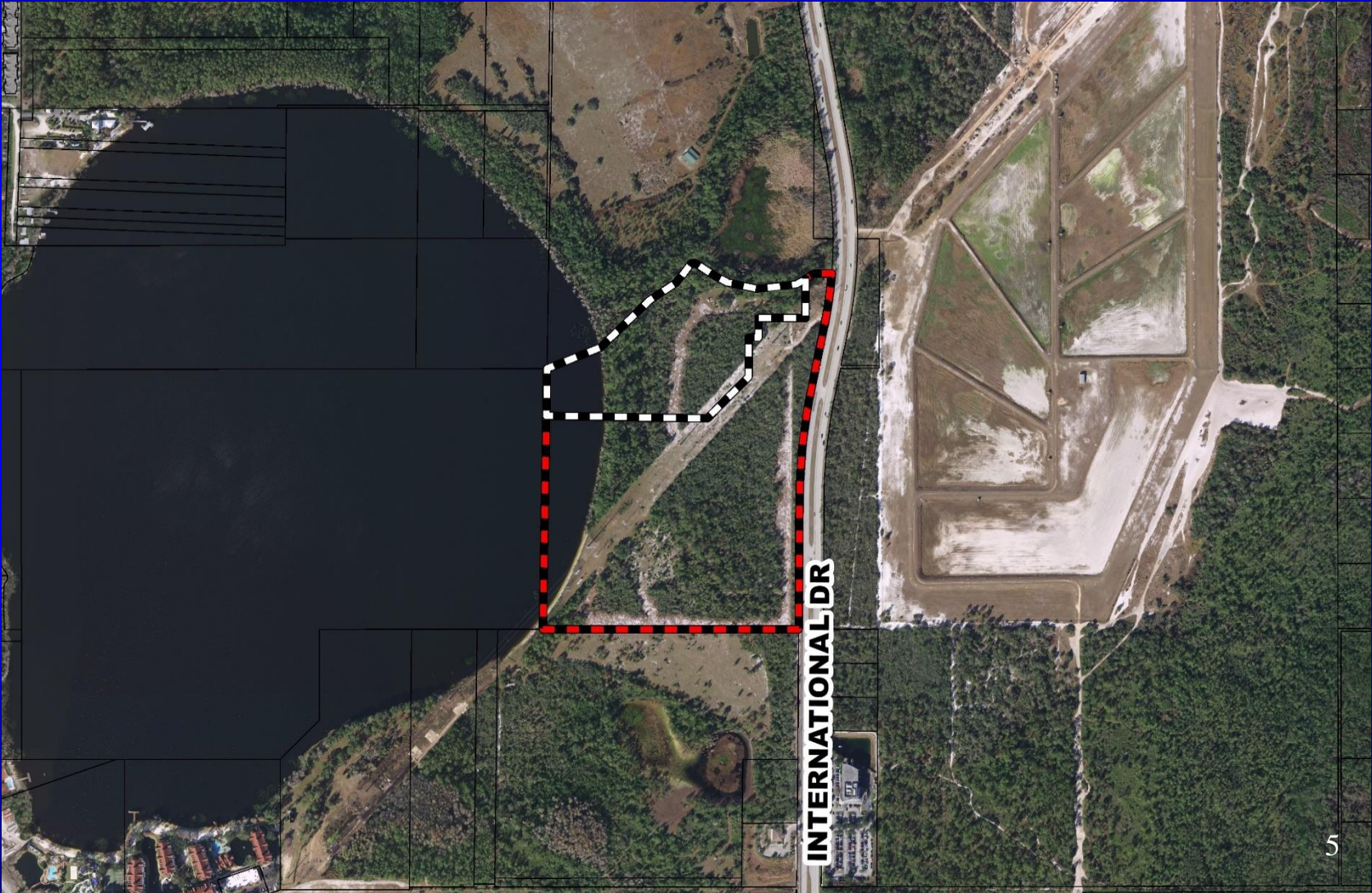


# Lake Bryan Resort Planned Development / Land Use Plan Zoning Map





# Lake Bryan Resort Planned Development / Land Use Plan Aerial Map



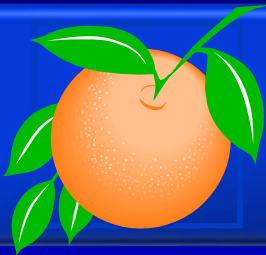




# Action Requested

**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**



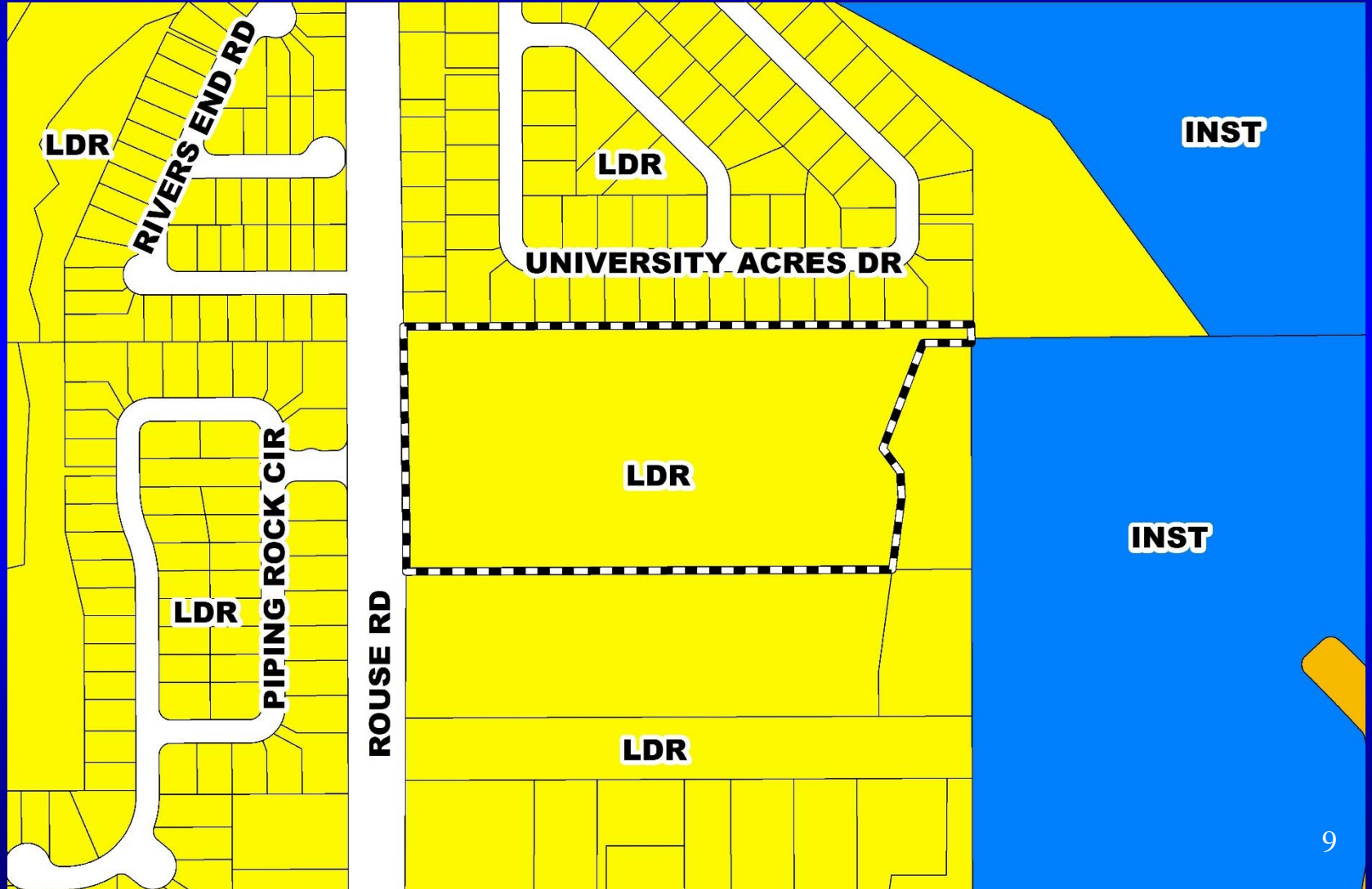
# **Rouse Road Subdivision Planned Development / Land Use Plan**

- 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.



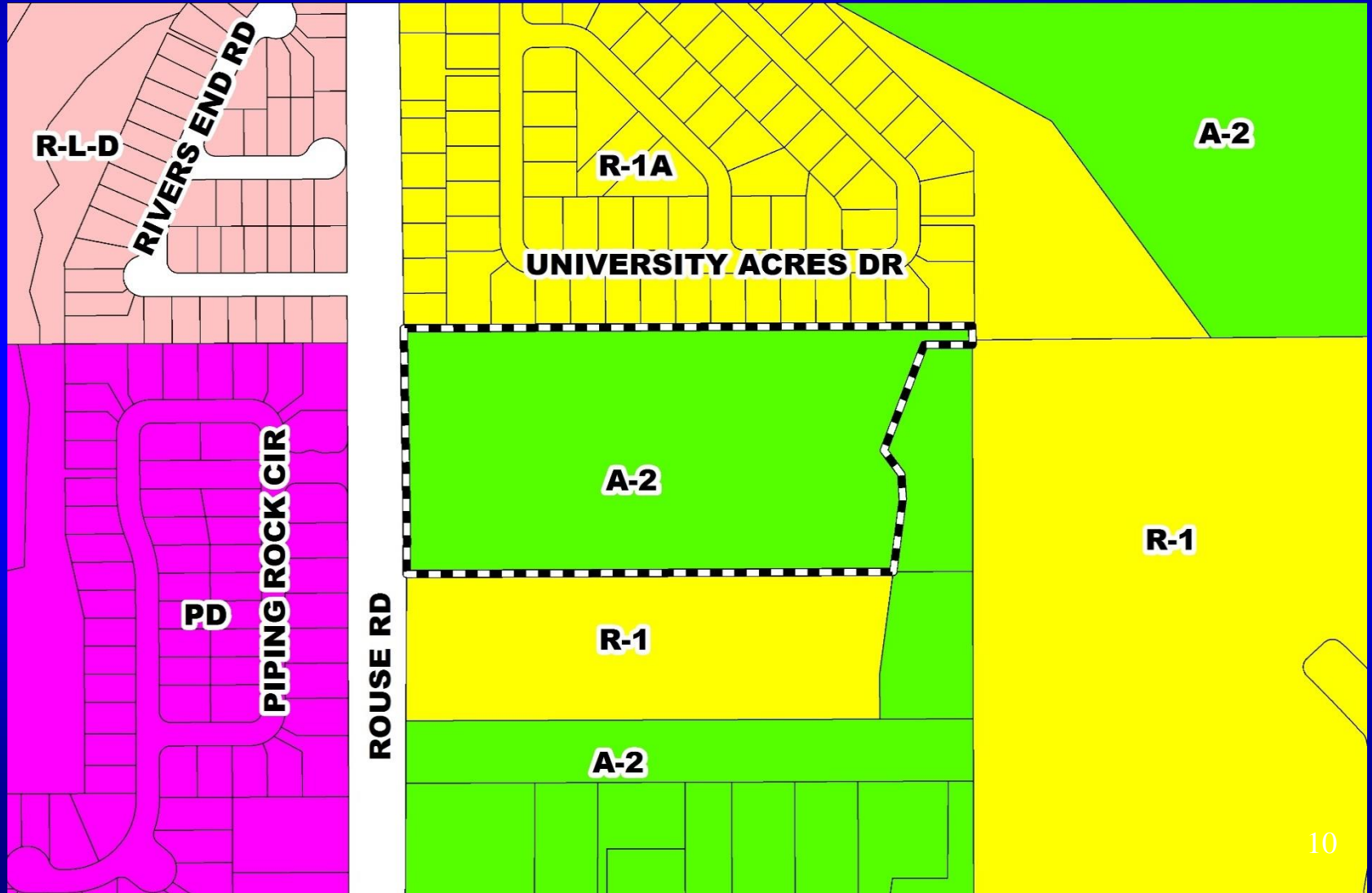


# Rouse Road Subdivision Planned Development / Land Use Plan Future Land Use Map



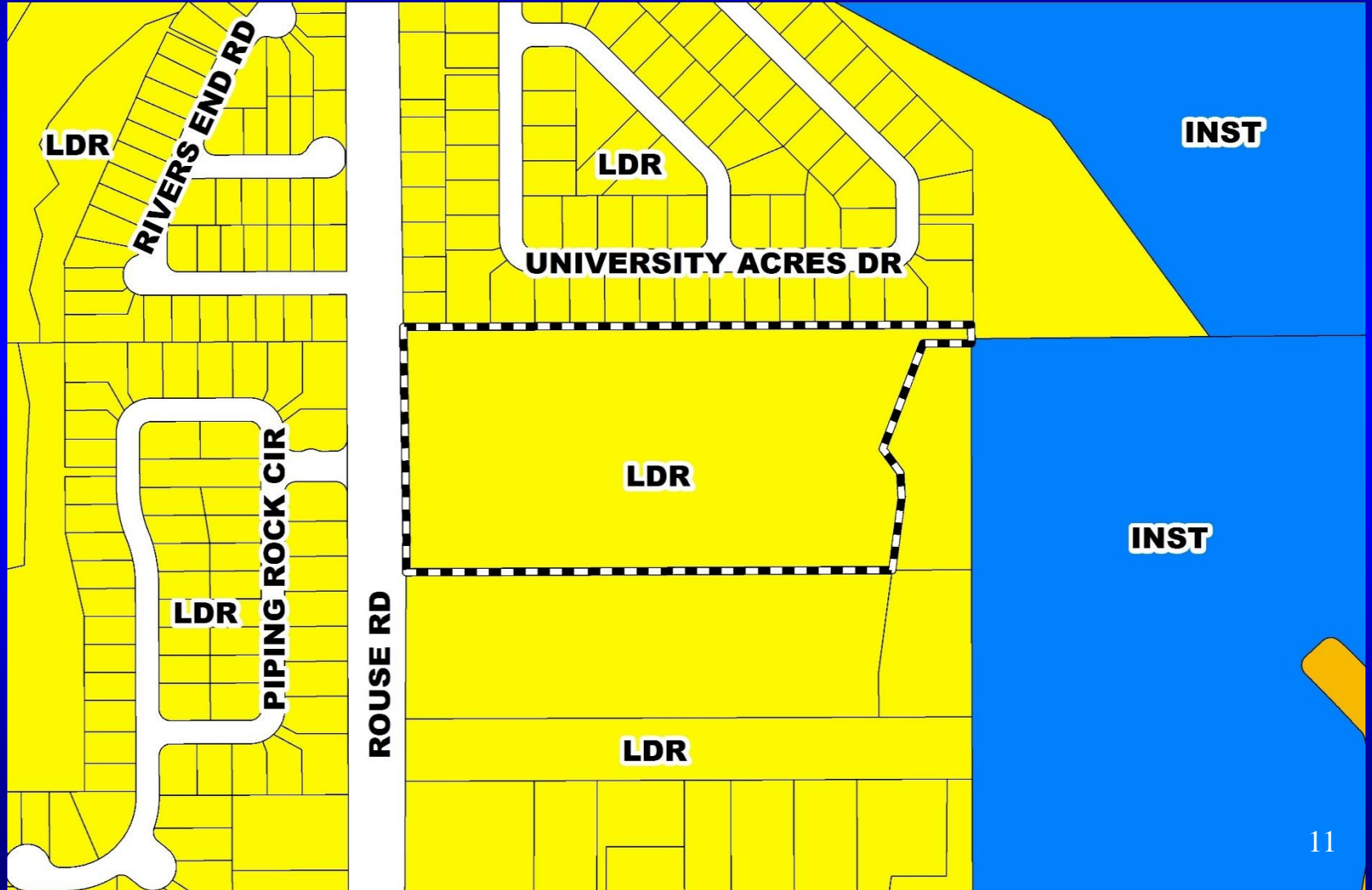


# Rouse Road Subdivision Planned Development / Land Use Plan Zoning Map



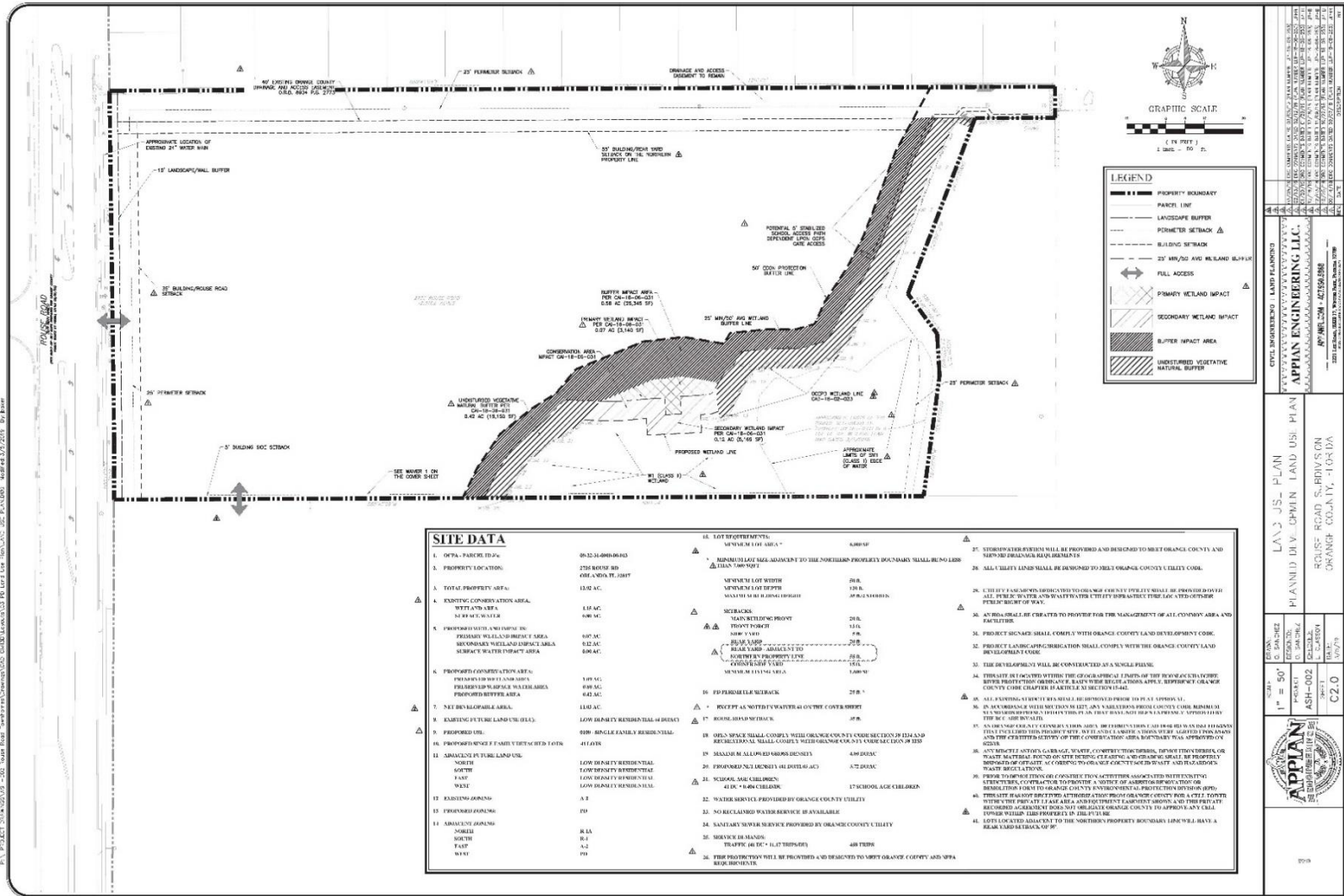


# Rouse Road Subdivision Planned Development / Land Use Plan Aerial Map





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



SITE DATA	
1. OFFICE, PARCEL ID NO.	09-32-00000000
2. PROPERTY LOCATION	2700 ROUSE RD ORANGE COUNTY, FL 32817
3. TOTAL PROPERTY AREA	13.02 AC.
4. EXISTING CONVEYANCE AREA	1.00 AC. MAY 1978
5. PROPOSED WETLAND IMPACT	0.07 AC. PROPOSED WETLAND IMPACT AREA SECONDARY WETLAND IMPACT AREA SETBACK WETLAND IMPACT AREA
6. PROPOSED CONVEYANCE AREA	1.00 AC. PROPOSED WETLAND IMPACT AREA PROPOSED WETLAND IMPACT AREA PROPOSED SETBACK AREA
7. NET DEVELOPABLE AREA	11.95 AC.
8. EXISTING FUTURE LAND USE (S)	LOW DENSITY RESIDENTIAL (R-1)
9. PROPOSED USE	000: SINGLE FAMILY RESIDENTIAL
10. PROPOSED ZONING	RS-10
11. PROPOSED FUTURE LAND USE	LOW DENSITY RESIDENTIAL NORTH SOUTH EAST WEST
12. EXISTING ZONING	R-1
13. PROPOSED ZONING	RS-10
14. ADJACENT ZONING	R-1A SOUTH EAST WEST
15. LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT
16. LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT
17. ADJACENT LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT
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86. ADJACENT LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT
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91. ADJACENT LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT
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93. ADJACENT LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT
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95. ADJACENT LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT
96. ADJACENT LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT
97. ADJACENT LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT
98. ADJACENT LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT
99. ADJACENT LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT
100. ADJACENT LOT DIMENSIONS	30.00 FT 120.00 FT 120.00 FT 120.00 FT

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

APPLIAN ENGINEERING LLC  
 10000 W. BAYVIEW BLVD., SUITE 100  
 MIAMI, FL 33147  
 TEL: 305.444.1111  
 FAX: 305.444.1112  
 WWW.APPLIANENGINEERING.COM



# 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**



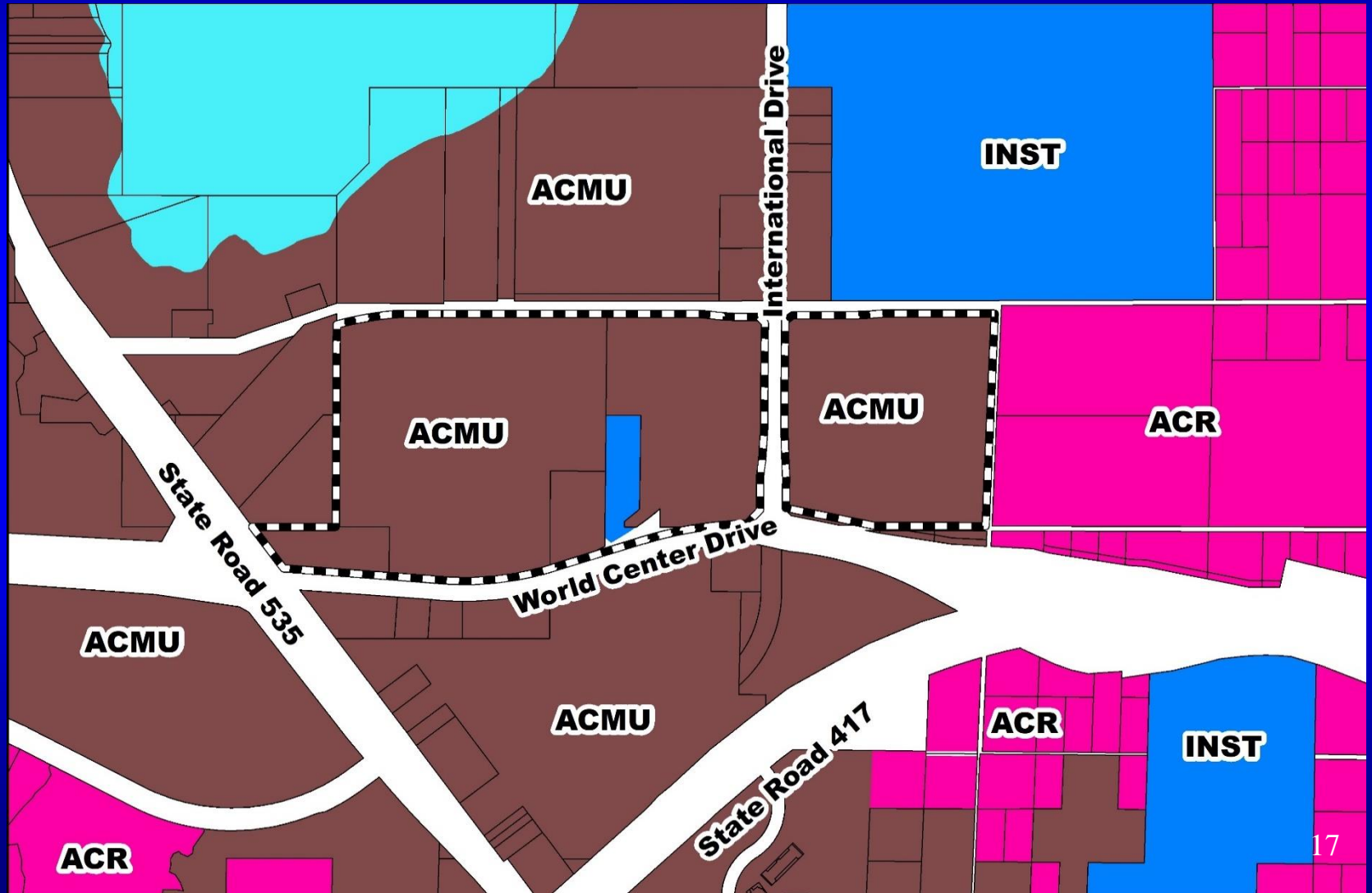
# Nadeen Tanmore II Planned Development / Land Use Plan

- 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.



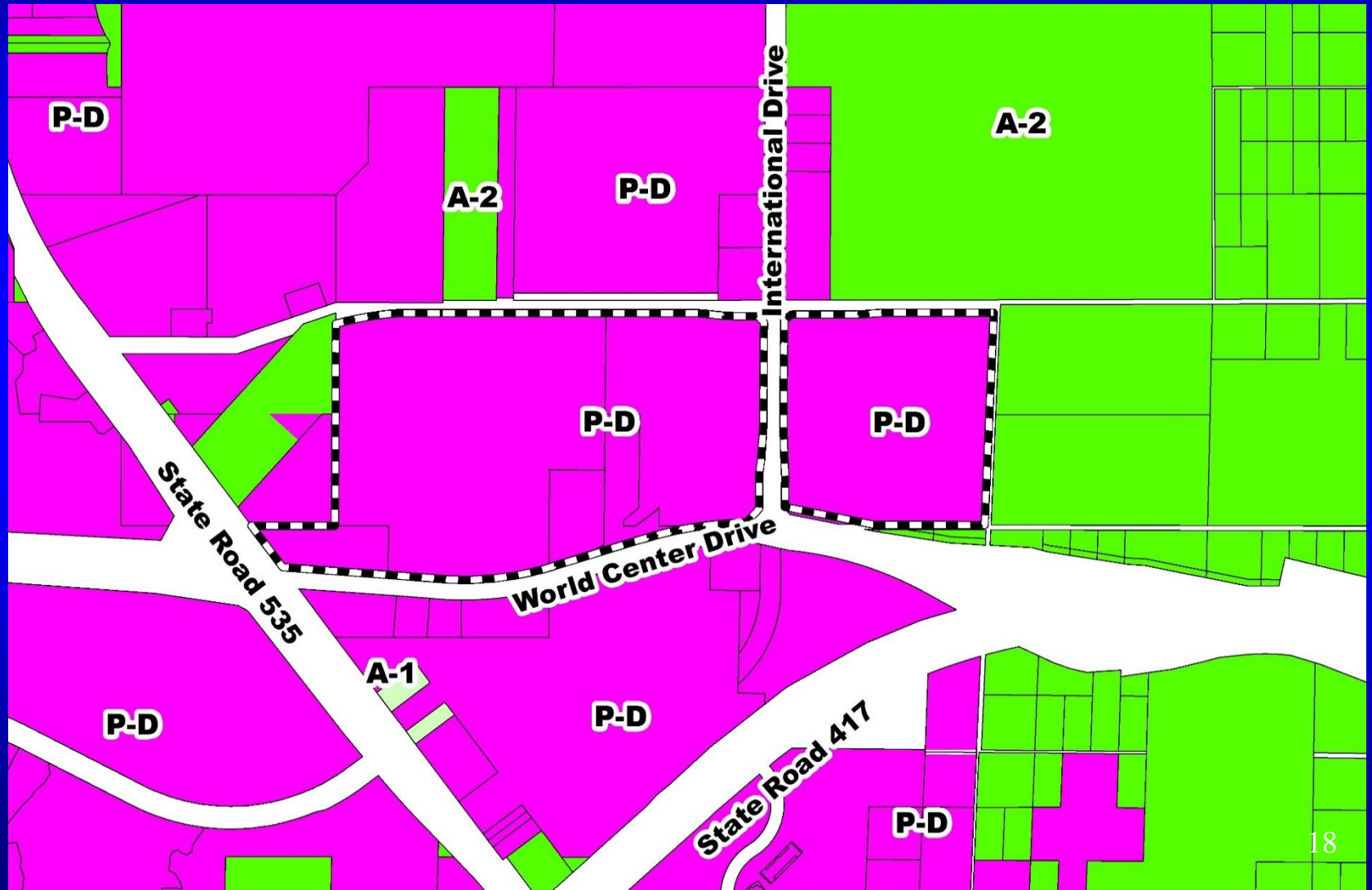


# Nadeen Tanmore II Planned Development / Land Use Plan Future Land Use Map





# 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.



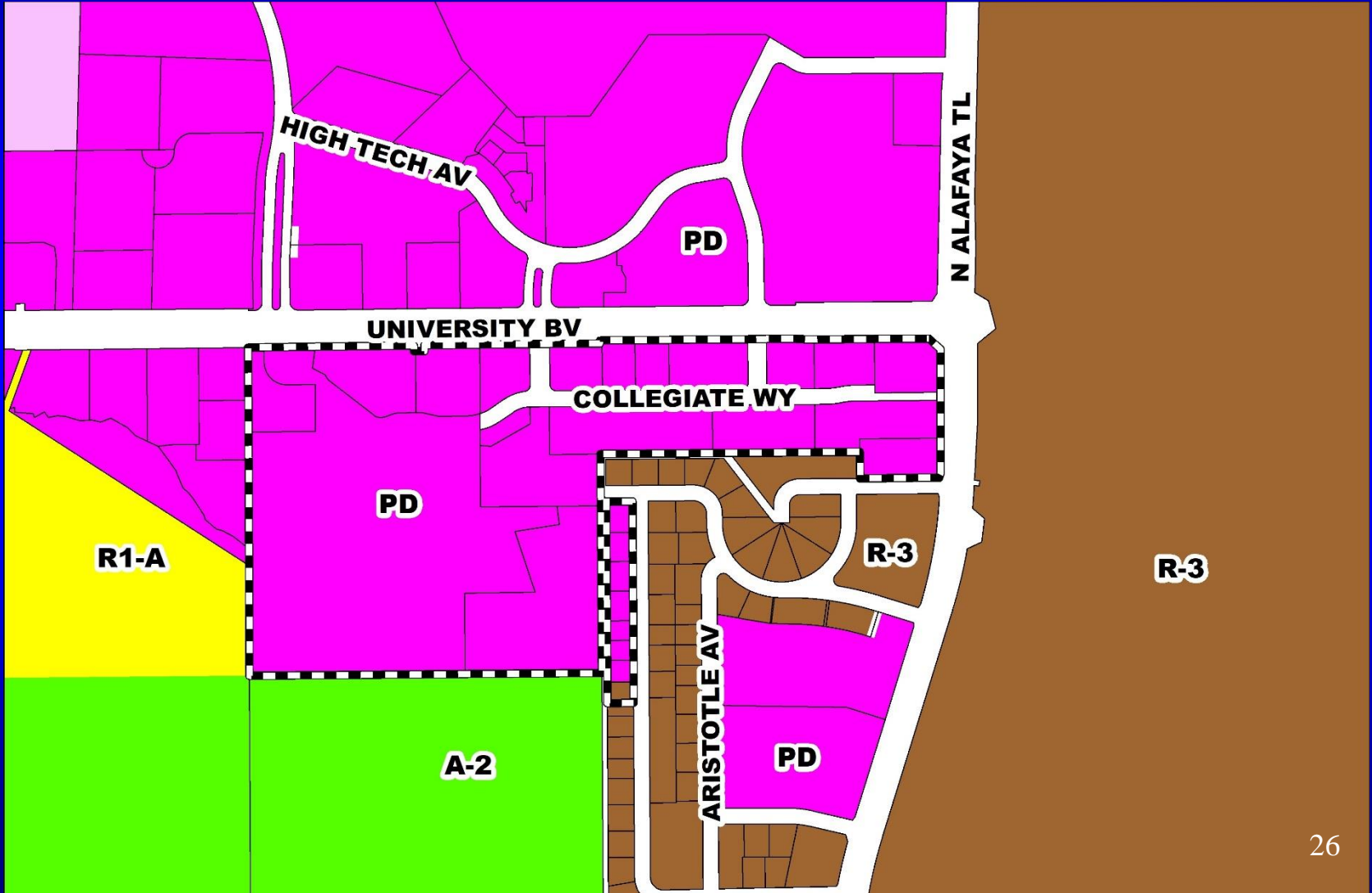


# Collegiate Village Planned Development / Land Use Plan Future Land Use Map





# 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**

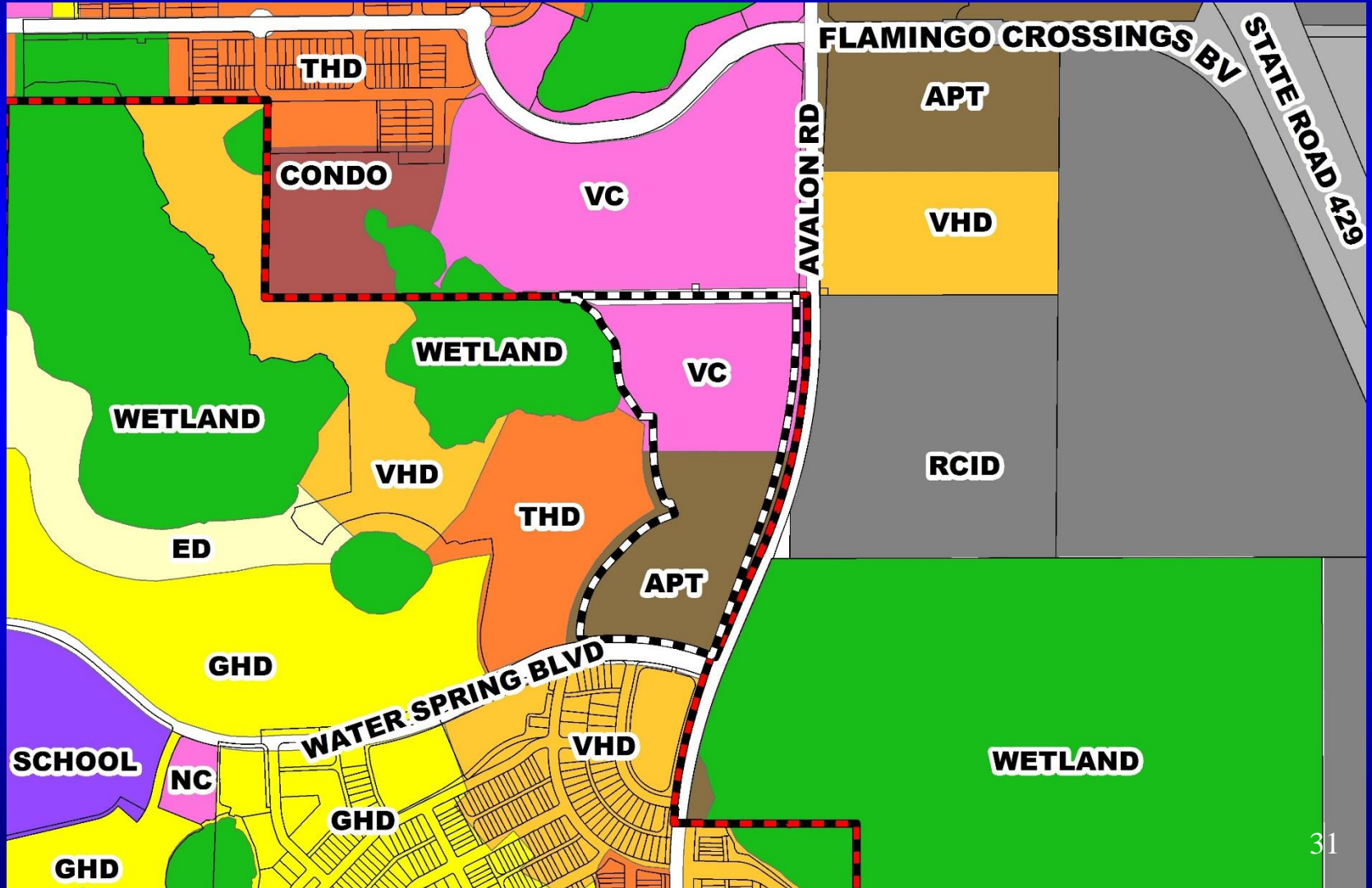


# Springhill Planned Development / Land Use Plan

- 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.

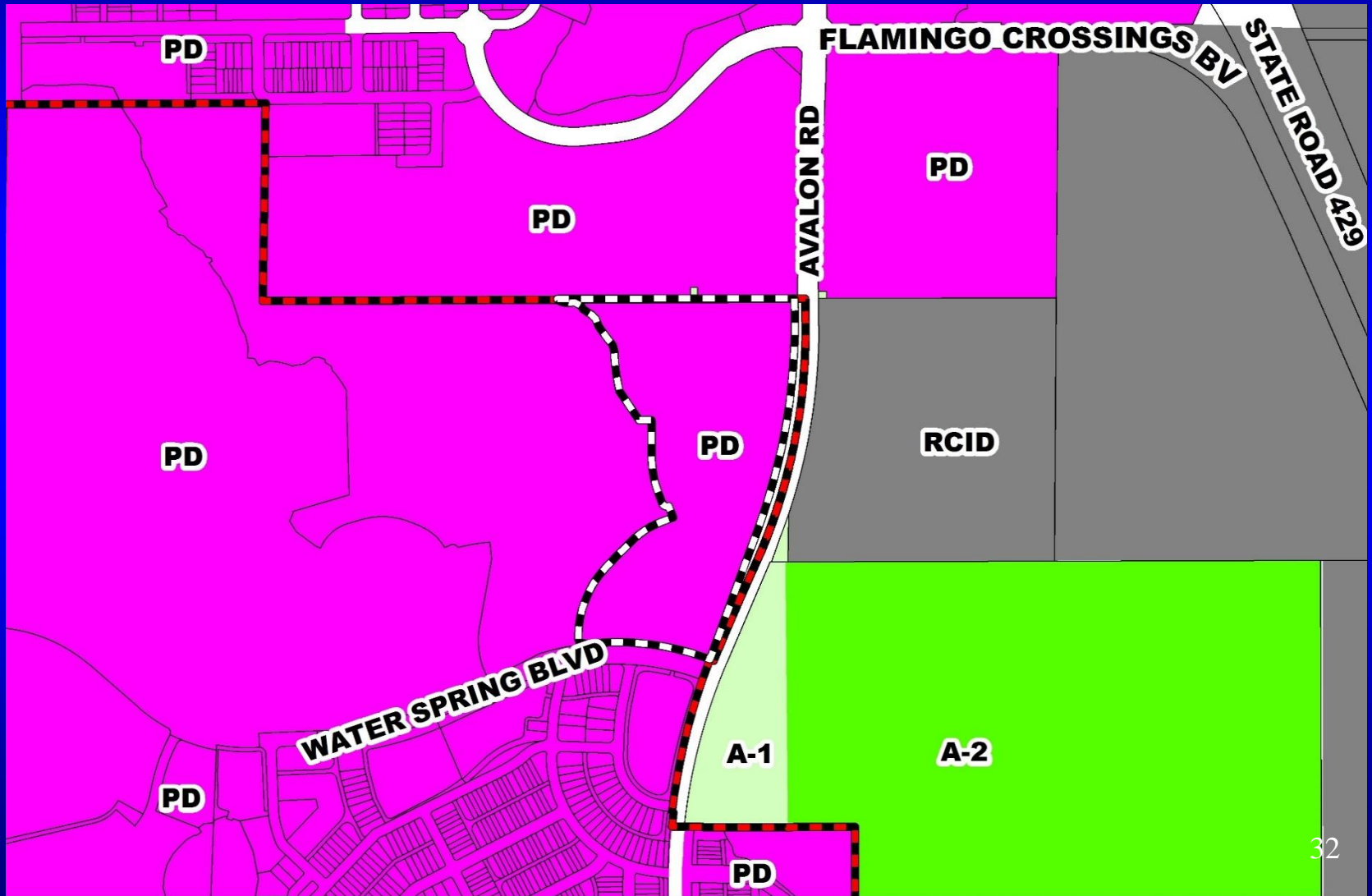


# Springhill Planned Development / Land Use Plan Future Land Use Map





# Springhill Planned Development / Land Use Plan Zoning Map

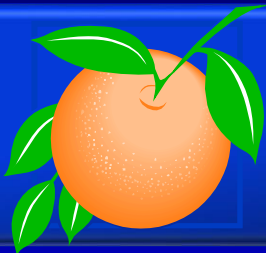




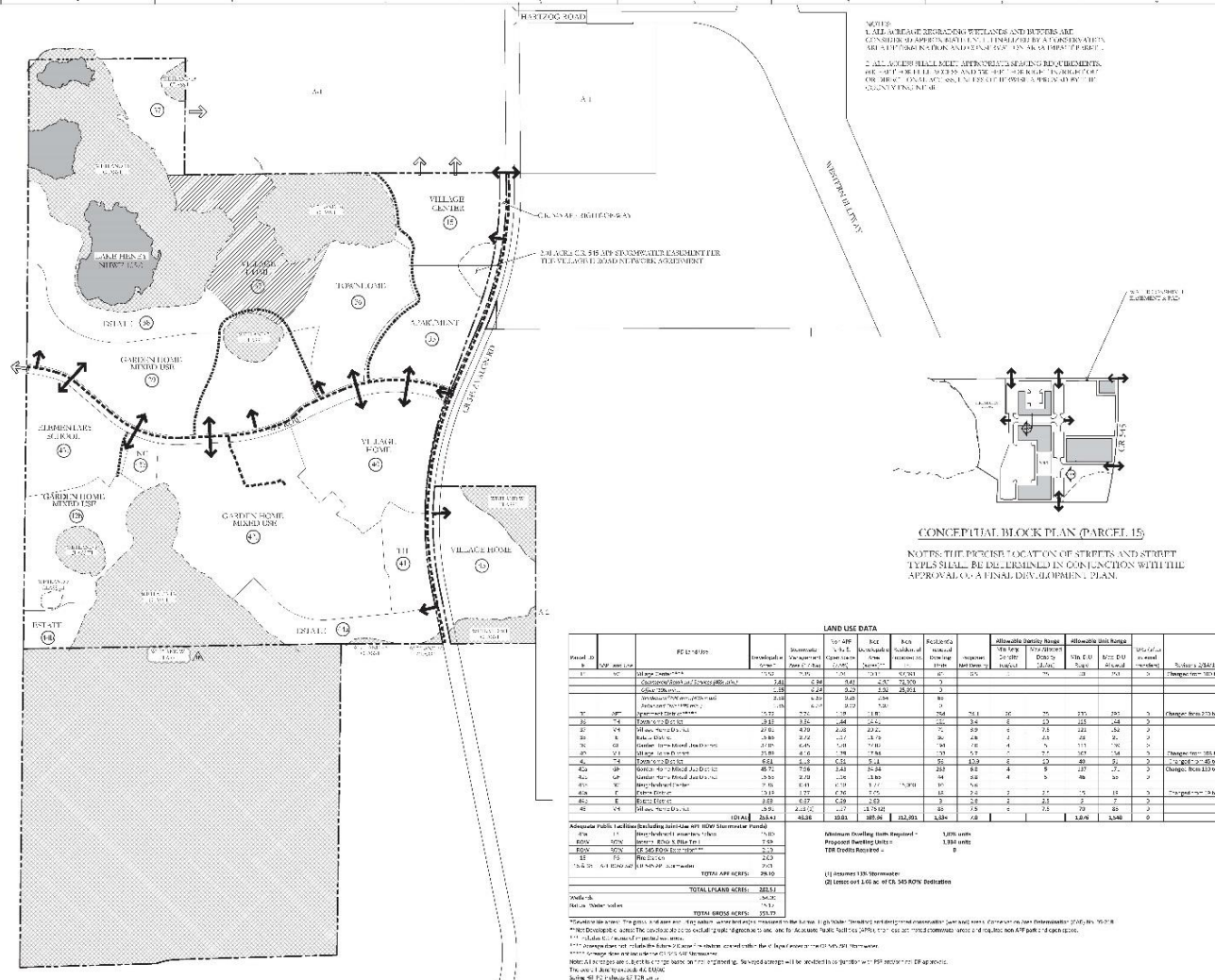


# Springhill Planned Development / Land Use Plan Aerial Map





# Springhill Planned Development / Land Use Plan Overall Land Use Plan



NOTES:  
 1. ALL AREAS OF UNDESIRABLE PLANTINGS AND STRUCTURES ARE TO BE REMOVED AND THE AREA TO BE REVEGETATED WITH APPROPRIATE SPECIES.  
 2. ALL AREAS OF UNDESIRABLE PLANTINGS AND STRUCTURES ARE TO BE REMOVED AND THE AREA TO BE REVEGETATED WITH APPROPRIATE SPECIES.  
 3. ALL AREAS OF UNDESIRABLE PLANTINGS AND STRUCTURES ARE TO BE REMOVED AND THE AREA TO BE REVEGETATED WITH APPROPRIATE SPECIES.

- LEGEND**
- RESIDENTIAL SINGLE-FAMILY
  - RESIDENTIAL TOWNHOME
  - RESIDENTIAL MEDIUM-DENSITY
  - RESIDENTIAL HIGH-DENSITY
  - COMMERCIAL
  - INDUSTRIAL
  - OFFICE
  - RECREATION
  - UTILITY
  - TRANSPORTATION
  - OPEN SPACE
  - WATER
  - WETLANDS
  - ENVIRONMENTAL SENSITIVE AREAS
  - EXISTING DEVELOPMENT
  - EXISTING ROADWAY
  - EXISTING UTILITIES
  - EXISTING STRUCTURES
  - EXISTING PLANTINGS

**CONCEPTUAL BLOCK PLAN (PARCEL 15)**

NOTES: THE PROPOSED LOCATION OF STREETS AND STRIPTS TYPES SHALL BE DETERMINED IN CONNECTION WITH THE APPROVAL OF A FINAL DEVELOPMENT PLAN.

- REVISIONS**
1. REVISION: REVISION TO CONCEPTUAL BLOCK PLAN
  2. REVISION: REVISION TO CONCEPTUAL BLOCK PLAN
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  20. REVISION: REVISION TO CONCEPTUAL BLOCK PLAN

ORANGE COUNTY,  
 FLORIDA  
 LAND USE PLAN

SCALE: 1" = 100'  
 4

**LAND USE DATA**

Parcel ID	Use	Area (Acres)	Population	Employment	Units	Value (\$)	Revenue (\$)	Taxes (\$)	Net Income (\$)	Net Profit (\$)	Net Loss (\$)	Net Return (\$)	Net Yield (\$)	Net Growth (\$)	Net Change (\$)	Net Status	Net Action
1	Residential Single-Family	1,234	5,000	0	1,234	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000
2	Residential Townhome	567	2,000	0	567	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000
3	Commercial	123	0	100	123	123,000	123,000	123,000	123,000	123,000	123,000	123,000	123,000	123,000	123,000	123,000	123,000
4	Industrial	890	0	500	890	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000
5	Office	345	0	200	345	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000	345,000
6	Recreation	678	0	0	678	678,000	678,000	678,000	678,000	678,000	678,000	678,000	678,000	678,000	678,000	678,000	678,000
7	Utility	234	0	0	234	234,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000
8	Transportation	567	0	0	567	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000
9	Open Space	1,234	0	0	1,234	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000
10	Water	567	0	0	567	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000
11	Wetlands	123	0	0	123	123,000	123,000	123,000	123,000	123,000	123,000	123,000	123,000	123,000	123,000	123,000	123,000
12	Existing Development	890	0	0	890	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000	890,000
13	Existing Roadway	234	0	0	234	234,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000	234,000
14	Existing Structures	567	0	0	567	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000
15	Existing Plantings	1,234	0	0	1,234	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000	1,234,000
16	Environmentally Sensitive Areas	567	0	0	567	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000	567,000





# 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

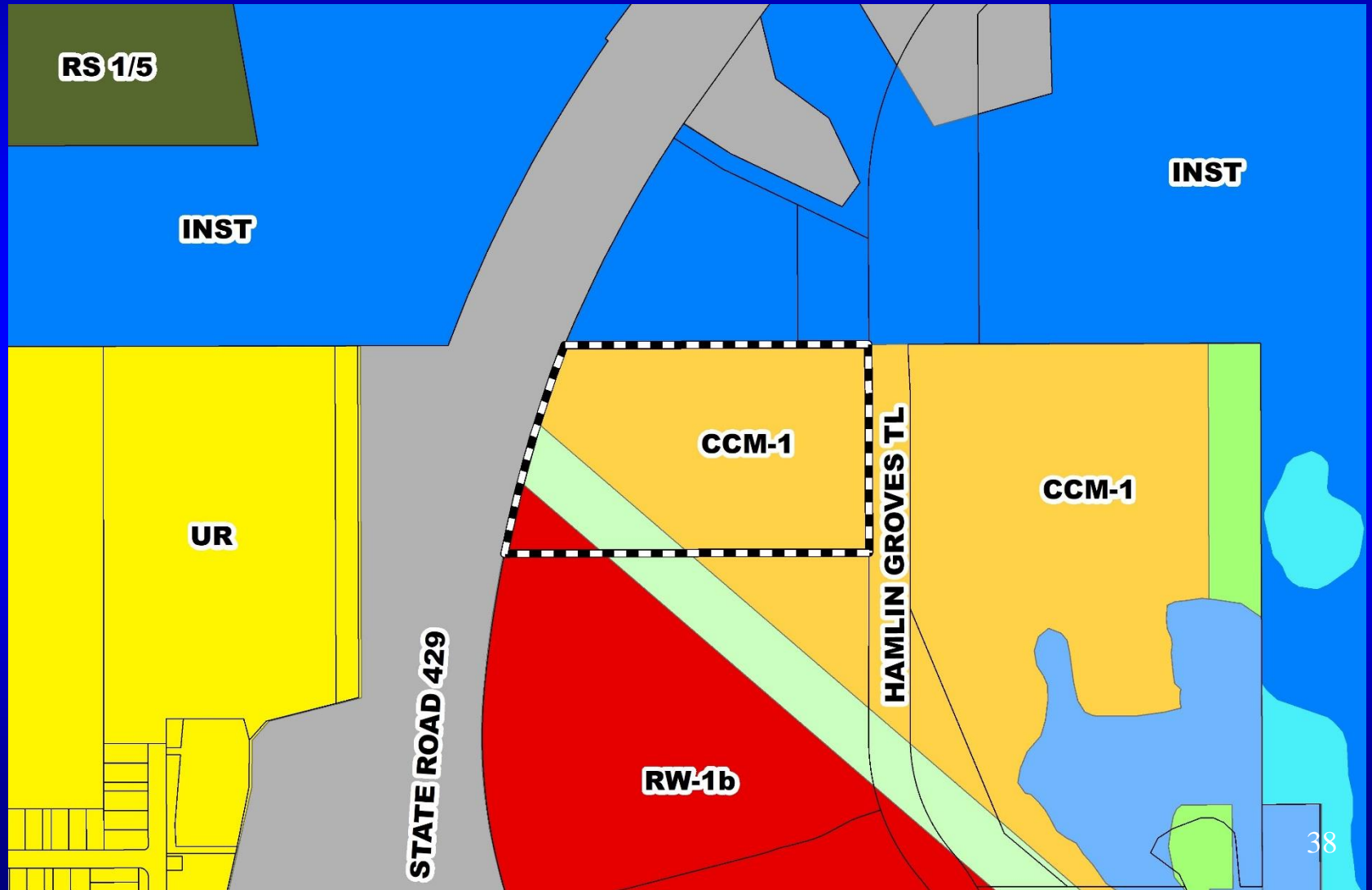


# Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan

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

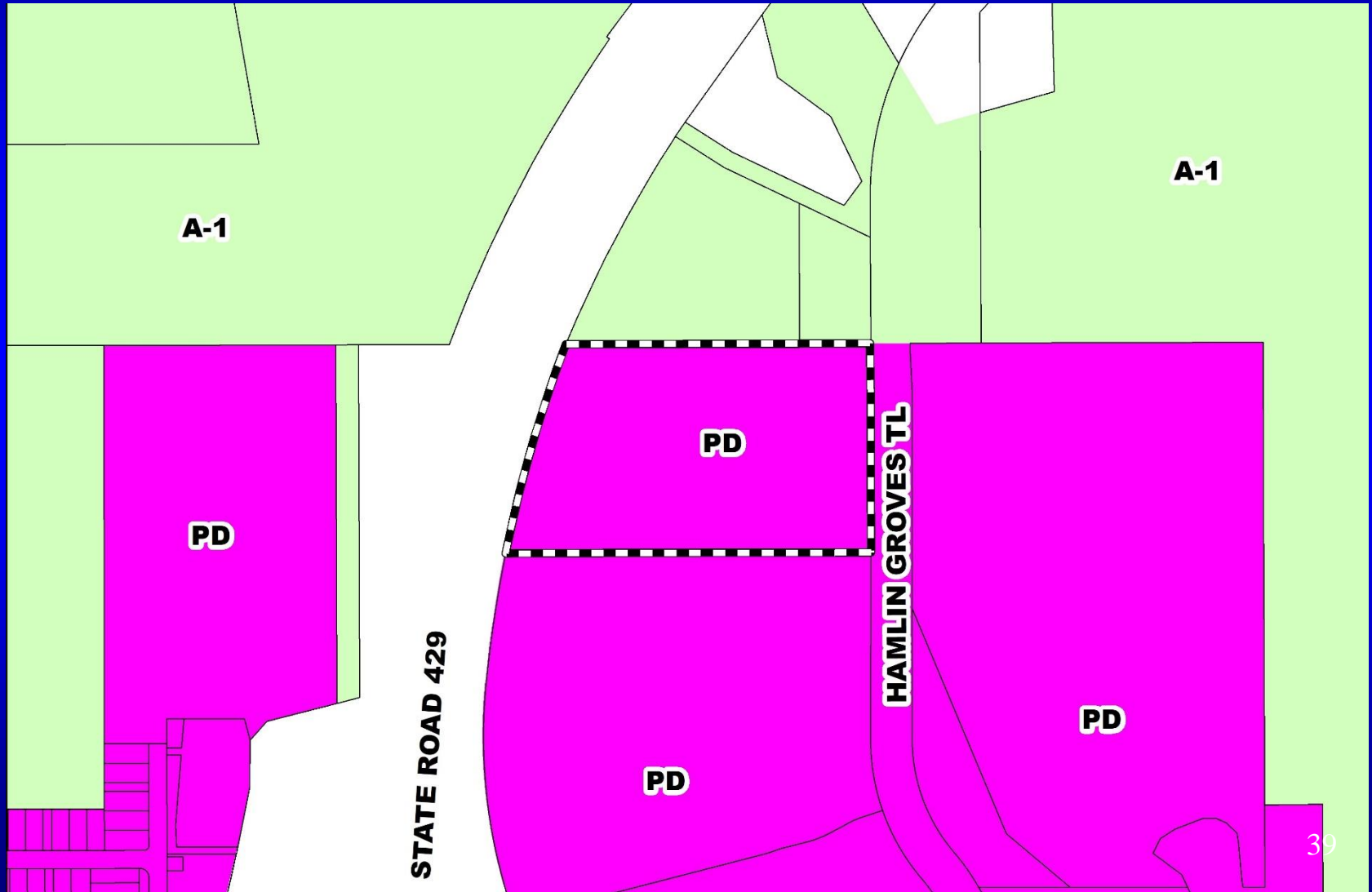


# Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Future Land Use Map





# 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**