





Interoffice Memorandum

DATE: January 20, 2021

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director 
Planning, Environmental and Development
Services Department

CONTACT PERSON: Eric Raasch, DRC Chairman 
Development Review Committee
Planning Division
(407) 836-5523

SUBJECT: February 9, 2021 – Public Hearing
Applicant: Robert Moon, KPM Franklin
Liki Tiki Village III (a.k.a. Cassis) Planned Development / AD5
Orlando Hotels & Amenity Preliminary Subdivision Plan
Case # PSP-17-12-385 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of November 4, 2020, to approve the Liki Tiki Village III (a.k.a. Cassis) Planned Development (PD) / AD5 Orlando Hotels and Amenity Preliminary Subdivision Plan (PSP), to subdivide 57.13 acres into three lots and two tracts.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and approve the Liki Tiki Village III (a.k.a. Cassis) PD / AD5 Orlando Hotels & Amenity PSP dated "Received October 22, 2020", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1

JVW/EPR/lme
Attachments

CASE # PSP-17-12-385

Commission District # 1

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of November 4, 2020, to approve the Liki Tiki Village III (a.k.a. Cassis) Planned Development (PD) / AD5 Orlando Hotels and Amenity Preliminary Subdivision Plan (PSP), to subdivide 57.13 acres into three lots and two tracts.

2. PROJECT ANALYSIS

- A. Location: North of Bali Boulevard / West of Avalon Road
- B. Parcel ID: 31-24-27-0000-00-006
- C. Total Acres: 57.13 gross acres
- D. Water Supply: Toho Water Authority
- E. Sewer System: Toho Water Authority
- F. Schools: N/A
- G. School Population: N/A
- H. Parks: Deputy Scott Pine Community Park – 10 Miles
- I. Proposed Use: Up to 500 hotel rooms (pending Development Plan approval)
- J. Site Data: Maximum Building Height: 120'
Building Setbacks:
 - 30' Front
 - 30' Side
 - 20' Rear
 - 25' Side Street111.45 NHWE
- K. Fire Station: 32 – 14932 East Orange Lake Boulevard
- L. Transportation: Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in the decision to approve this preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the

requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.

3. COMPREHENSIVE PLAN

The subject property is designated Commercial (C) on the County's Future Land Use Map (FLUM). The request is consistent with the Comprehensive Plan.

4. ZONING

PD (Planned Development District) (Liki Tiki Village III (a.k.a. Cassis) PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Liki Tiki Village III (a.k.a. Cassis) PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; AD5 Orlando Hotels and Amenity Preliminary Subdivision Plan dated "Received October 22, 2020," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received October 22, 2020," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the

applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
7. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
8. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved

Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.

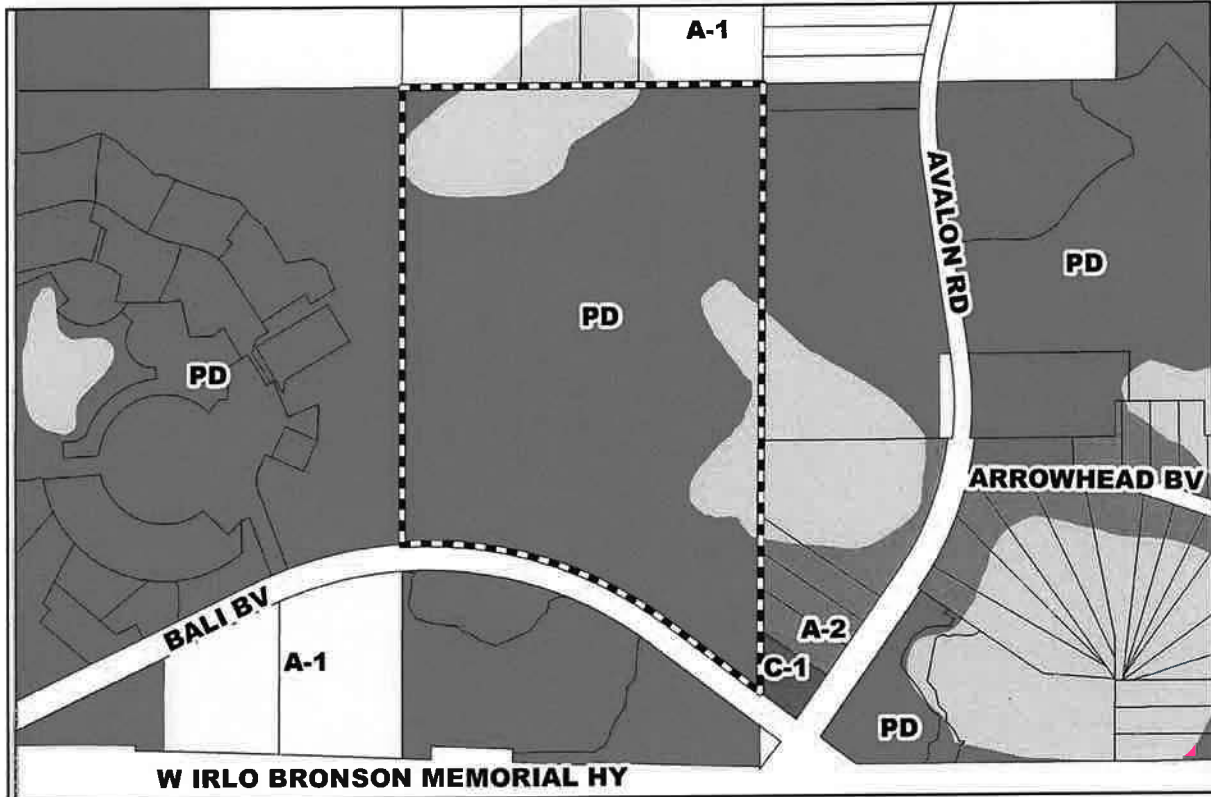
9. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
10. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
11. Outside sales, storage, and display shall be prohibited.
12. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 Tourist Commercial standards of the Orange County Code.
13. Length of stay shall not exceed 179 consecutive days.
14. The stormwater management system shall be designed to retain the 100-year / 24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year / 24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
15. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/ sufficiency review meeting prior to formal submittal of the plat to the County.
16. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction

Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.

17. Applicant shall provide proof of notification by the applicant to the Toho Water Authority prior to site construction plan approval.
18. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
19. All infrastructure for the project shall be privately owned and maintained. Orange County shall have no responsibility for any maintenance, repair, and/or replacement of any project infrastructure.

Zoning Map

PSP-17-12-385



Subject Property



Subject Property

Zoning Map

ZONING: PD (Planned Development District)

APPLICANT: Robert Moon – KPMFranklin

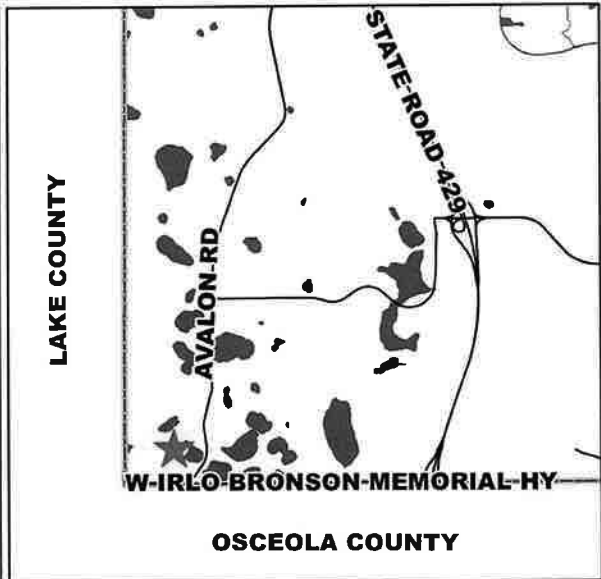
LOCATION: North of Bali Boulevard /
West of Avalon Road

TRACT SIZE: 57.13 gross acres

DISTRICT: # 1

S/T/R: 31/24/27


1 inch = 575 feet



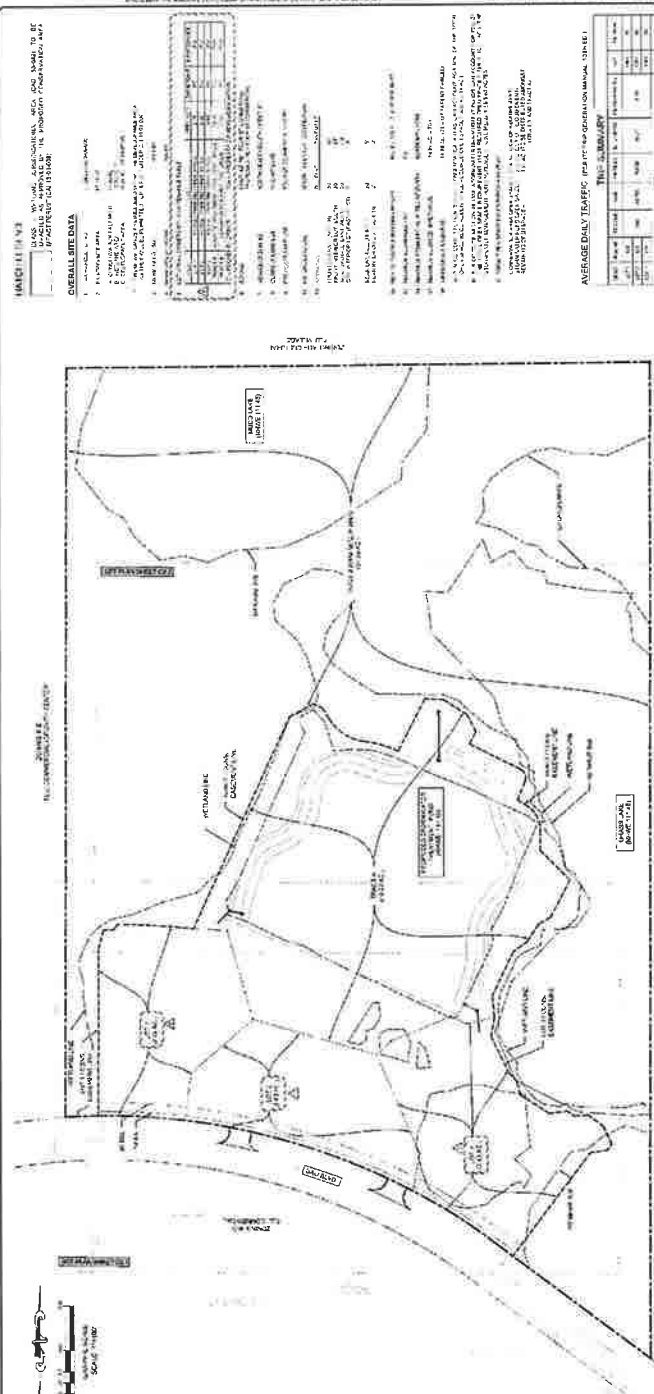
Site Data & Notes & Site Plan Sheet

ADS ORLANDO HOTELS & AMENITY PSP

OVERALL SITE PLAN



C20
PLANSHEET



GENERAL NOTES:

1. THIS SITE PLAN IS A PRELIMINARY DESIGN AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ORLANDO AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
2. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING ENVIRONMENT.
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OVERALL SITE DATA

1. PROJECT NAME: ADS ORLANDO HOTELS & AMENITY PSP

2. PROJECT ADDRESS: 1000 S. ORLANDO BOULEVARD, SUITE 1000, ORLANDO, FL 32801

3. PROJECT CONTACT: [REDACTED]

4. PROJECT PHONE: [REDACTED]

5. PROJECT FAX: [REDACTED]

6. PROJECT EMAIL: [REDACTED]

7. PROJECT WEBSITE: [REDACTED]

8. PROJECT START DATE: [REDACTED]

9. PROJECT END DATE: [REDACTED]

10. PROJECT STATUS: [REDACTED]

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TRAFFIC SUMMARY

Direction	ADT	Peak Hour	Peak Hour Factor	Level of Service
Northbound	1000	150	0.85	D
Southbound	1000	150	0.85	D
Eastbound	1000	150	0.85	D
Westbound	1000	150	0.85	D

PERFORMANCE SUMMARY

Category	Value	Target
Level of Service	D	D
Delay (sec)	20.0	20.0
Queue Length (ft)	100	100
Stop Time (sec)	100	100

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Notification Map

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