



Current Approvals:

563 condo / hotel
11,250 square feet
retail

Built:

283 condo / hotel
11,250 square feet
retail

Remaining:

280 condo / hotel

Current /

Use	Hotel	Multifamily
Rooms / Units	280	298
Height	14 stories	11 stories
ADT	3,424	1,373
PM Peak	204	116

No parking waiver

Trips Conversion 280 hotel rooms = 524

multifamily units



Preliminary Site Plan



Community Outreach

- December 3, 2024 BCC continuance
- December 23, 2024 met with the Blue Heron Property Owner's Association and their attorneys.
- January 21, 2025 Orange County Community Meeting at Sand Lake Elementary
- Numerous e-mails and calls with POA's attorney
- January 24, 2025 Applicant sent proposal to POA
- January 27, 2025 POA sends revised Conditions of Approval to Applicant
- January 28, 2025 BCC continuance
- February 7, 2025 Applicant and POA agree to Conditions of Approval & provide to County

Neighborhood Concerns:

1. Cross Access
2. Shared Amenities

Conditions of Approval

Delete Condition #19 and replace with:

"19. Pedestrian cross-access between the Phase 1 condo / hotel parcel and the Phase 2 multifamily parcel shall not be permitted, and a permanent fence or wall along the boundary of the two parcels must be included as part of the DP to restrict any pedestrian cross access. Vehicular cross-access between the Phase 1 condo / hotel parcel and the Phase 2 multifamily parcel shall be restricted to emergency vehicle access only (Police, Fire, EMS, etc.) and shall be gated in such a way as to prevent both vehicular and pedestrian cross-access between the parcels, with signage indicating such restriction. This condition only applies if the Phase 2 is developed as multifamily"

Edit Condition #20 to read:

"20. A geotechnical report shall be submitted concurrently with the Development Plan application, to demonstrate functionality of the previously permitted stormwater management system for the parcels within the PD. Should an updated stormwater management system be required, the system must be designed and constructed to ensure no adverse stormwater impacts to the other parcels within the PD."

Add a Condition to read:

"##. The Phase 1 condo / hotel parcel and Phase 2 parcel, if developed as multifamily, shall not share any amenities (pool, dock, gym, etc.), and the residents/occupants of each parcel shall not have access to the adjacent parcel or any of its amenities."

Access

- Multifamily is Net Reduction in Trips:
 - 2,051ADT reduced
 - 88 PM PK Hour Trips reduced
- Cross Access easement exists benefitting the ORL Property (OR Book 8446 PG 1521)

6. TRIP GENERATION:								
per ITE 11th edition								
CURRENTLY APPROVED	units		ADT		pk hr		ITE CODE	
			rate	total	rate	total		
hotel	563	occup rooms	12.23	6885.5	0.73	411.0		310
retail	11.25	ksf	54.45	612.6	6.59	74.1		822
TOTAL, CURRENTLY APPROVED				7498		485		
PROPOSED AMENDMENT	units		ADT		pk hr		ITE CODE	
			rate	total	rate	total		
exist hotel (phase 1)	283	rooms	12.23	3461.1	0.73	206.6		310
exist retail (phase 1)	11.25	ksf	54.45	612.6	6.59	74.1		822
PROPOSED multi family (mid rise)	298	units	4.61	1373.8	0.39	116.2		221
TOTAL, PROPOSED				5447		397		
trips generated are reduced under proposed amendment/conversion								

Request approval of
the

CDR #24-06-145

with revised POA
conditions

Schools

- Must meet School Concurrency at Development Plan
- 2 student stations needed in Elementary School
- 1 student station needed in Middle School

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	OO		
	School:	SUNSHINE ES	FREEDOM MS	LAKE BUENA VISTA HS
	<i>Analysis of Existing Conditions</i>			
	School Capacity (2023-2024)	837	1,157	2,763
	Enrollment (2023-2024)	924	1,165	1,723
	Utilization (2023-2024)	95.0%	96.0%	41.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	0	0	1,040
	<i>Analysis of Reserved Capacity</i>			
	School Level	Elementary	Middle	
	Encumbered Capacity	128	40	534
	Reserved Capacity	0	8	0
	Adjusted Utilization	125.7%	104.8%	81.7%
	Adjusted Available Seats	0	0	506
	<i>Analysis of Proposed Development</i>			
	Students Generated	1.788	0.894	1.192
	Adjusted Utilization	125.9%	104.9%	81.7%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	AVAILABLE
	Number of Seats to Mitigate	1.788	0.894	0.000

- Available Capacity in Elementary School: Sand Lake, West Creek, Bay Meadows, John Young and Meadow Woods
- Available Capacity in Middle School: South Creek and Meadow Woods