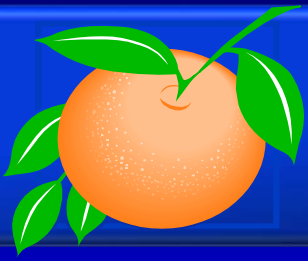


*Board of County Commissioners*

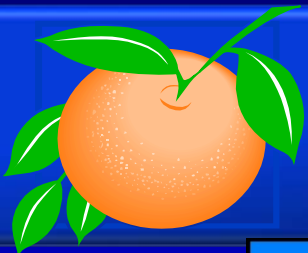
# Public Hearings

December 3, 2024

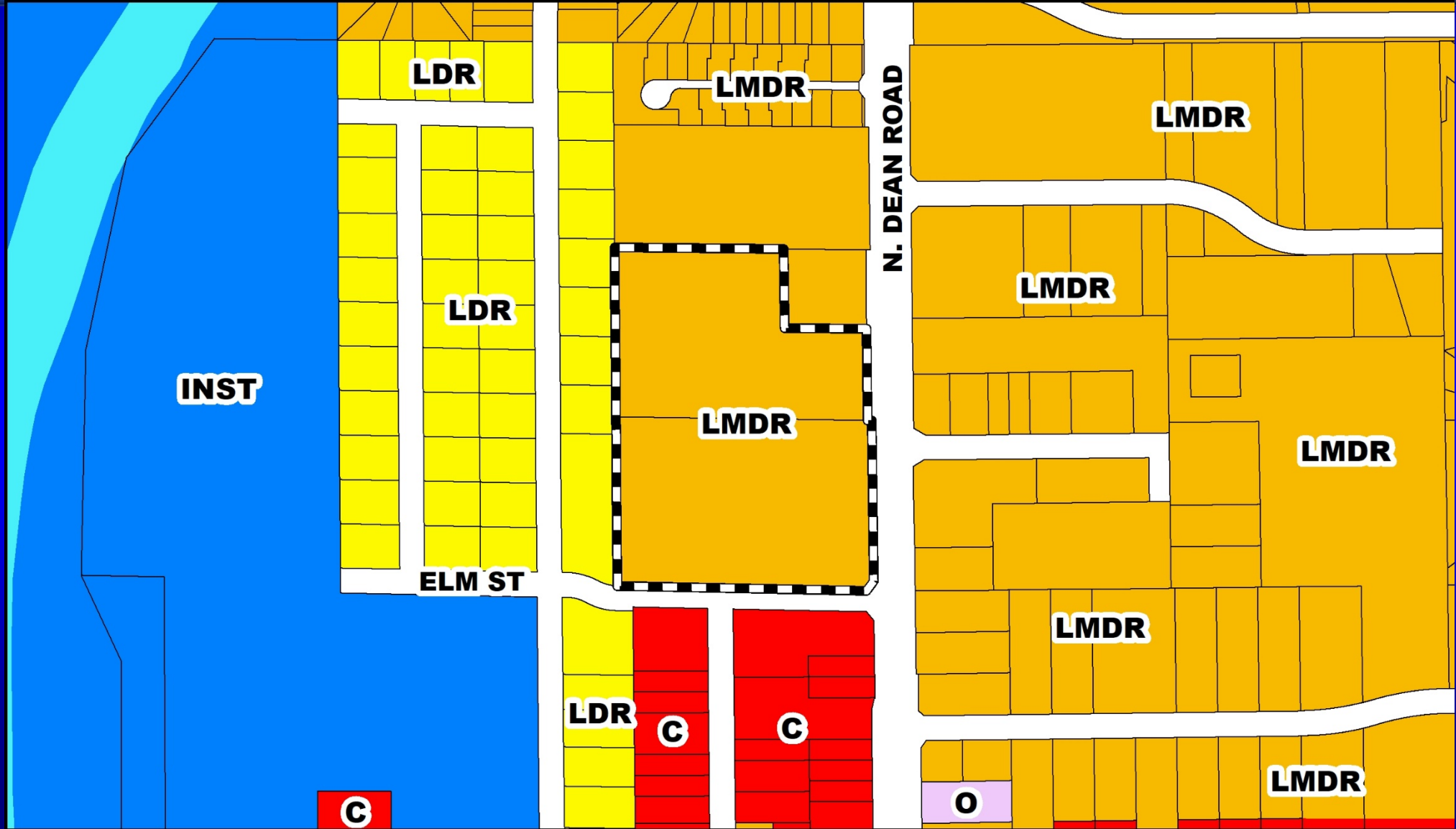


## Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD)

- Case:** CDR-23-03-088
- Applicant:** Garrett George, CESO, Inc.
- District:** 5
- Acreage:** 10.66 acres (affected area)
- Location:** Generally located west of Dean Road north of E. Colonial Drive.
- Request:** To amend the existing LUP to change the use from 56 multi-family units to 46 single-family townhome units.



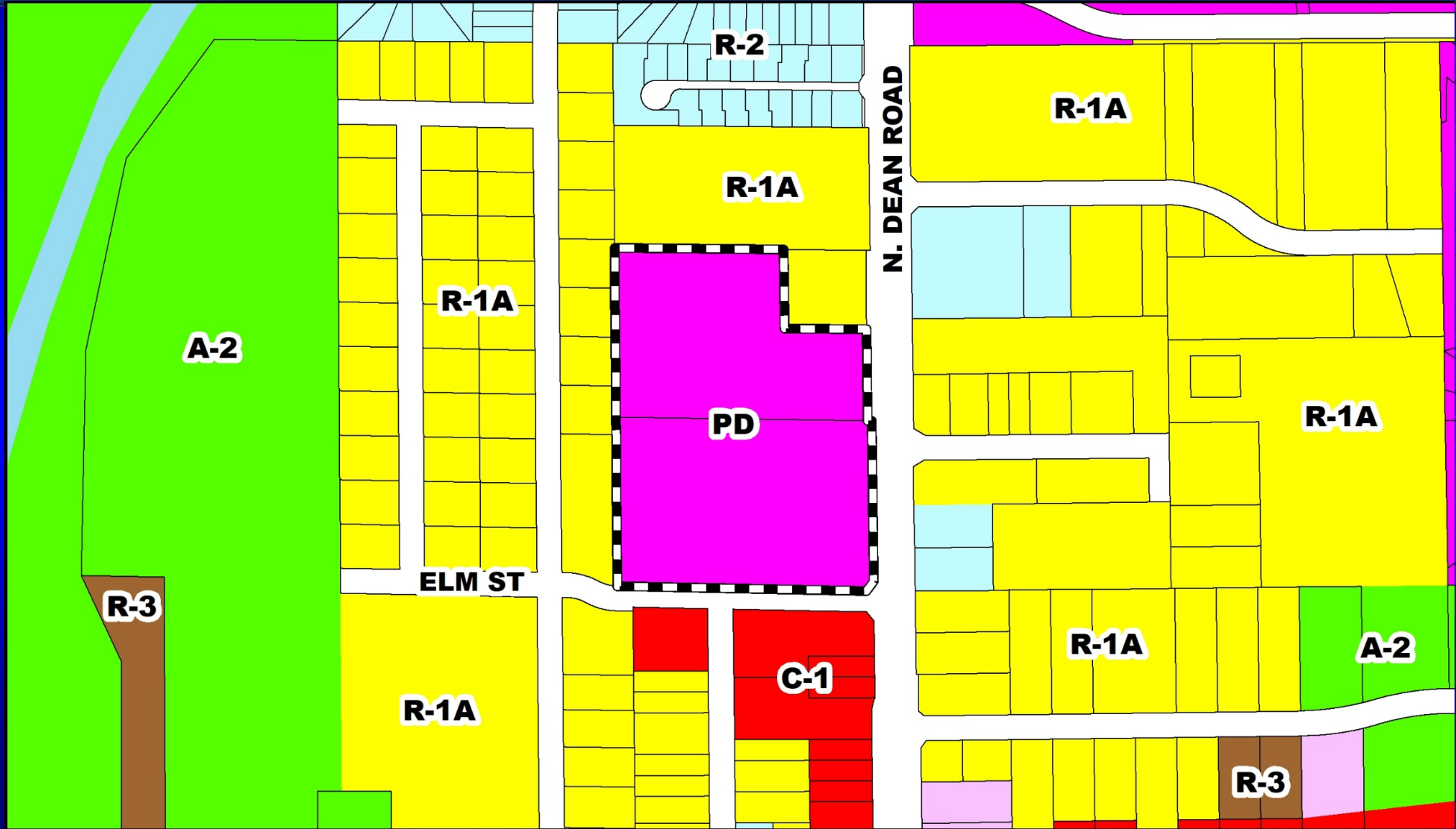
# Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD) Future Land Use Map





# Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD)

Zoning Map





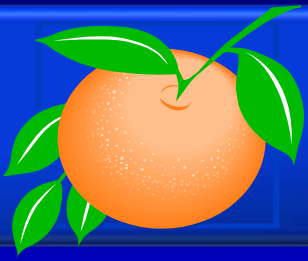
# Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD) Aerial Map



**ELM ST**

**N. DEAN ROAD**

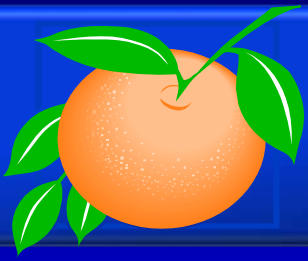




# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD) (CDR-23-03-088) dated “Received September 18, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 5**



## Grassmere Reserve Planned Development (PD)

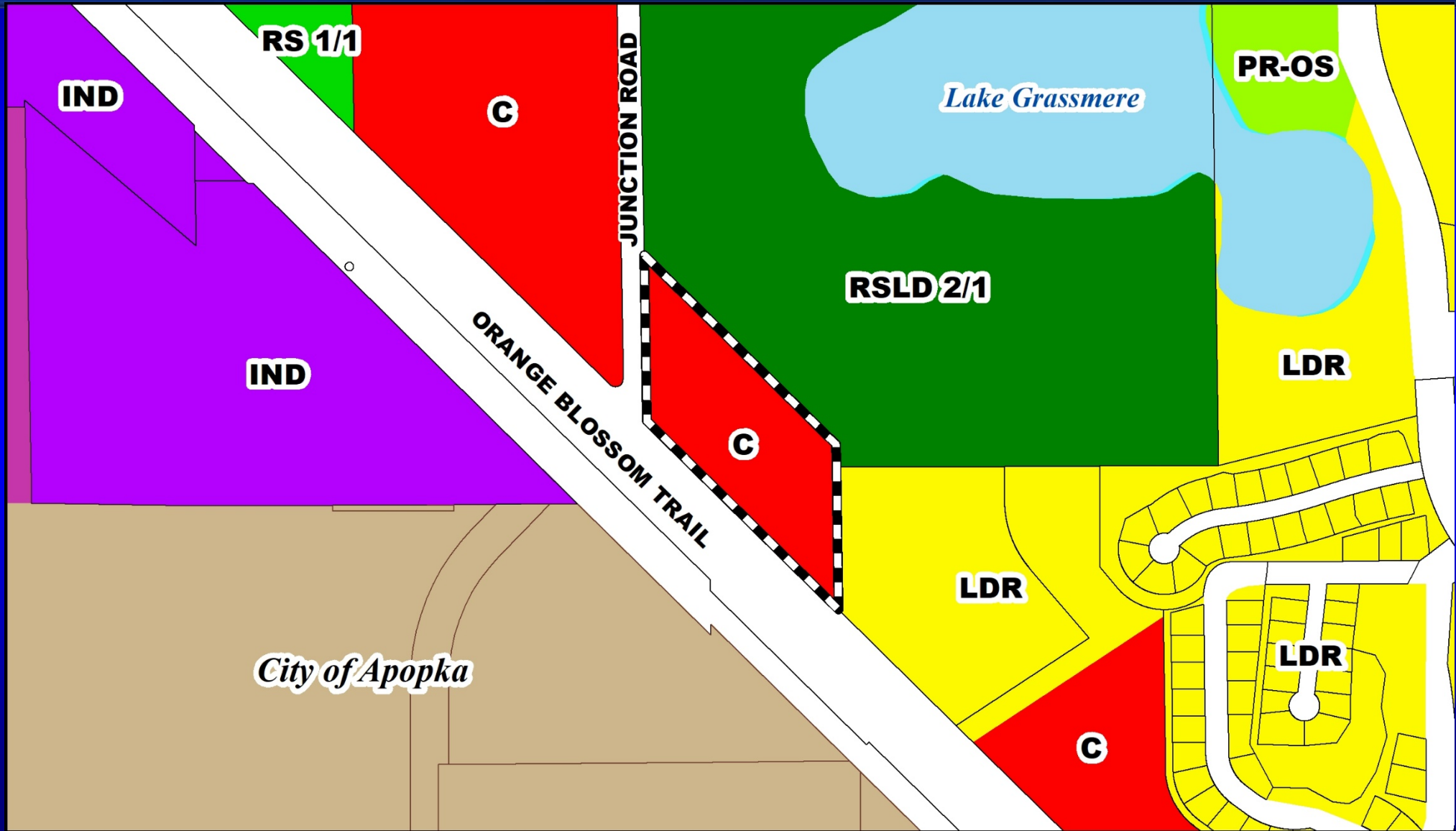
- Case:** CDR-24-07-175
- Applicant:** Derek Ramsburg, P.E., Kimley-Horn & Associates, Inc.
- District:** 2
- Acreage:** 129.08 acres (overall PD)  
4.89 acres (affected parcel)
- Location:** Generally located north of Orange Blossom Trail, south of West Ponkan Road, east of Junction Road, and west of Cayman Circle.
- Request:** A PD substantial change to add one additional access point from Orange Blossom Trail to the commercial portion of the site.





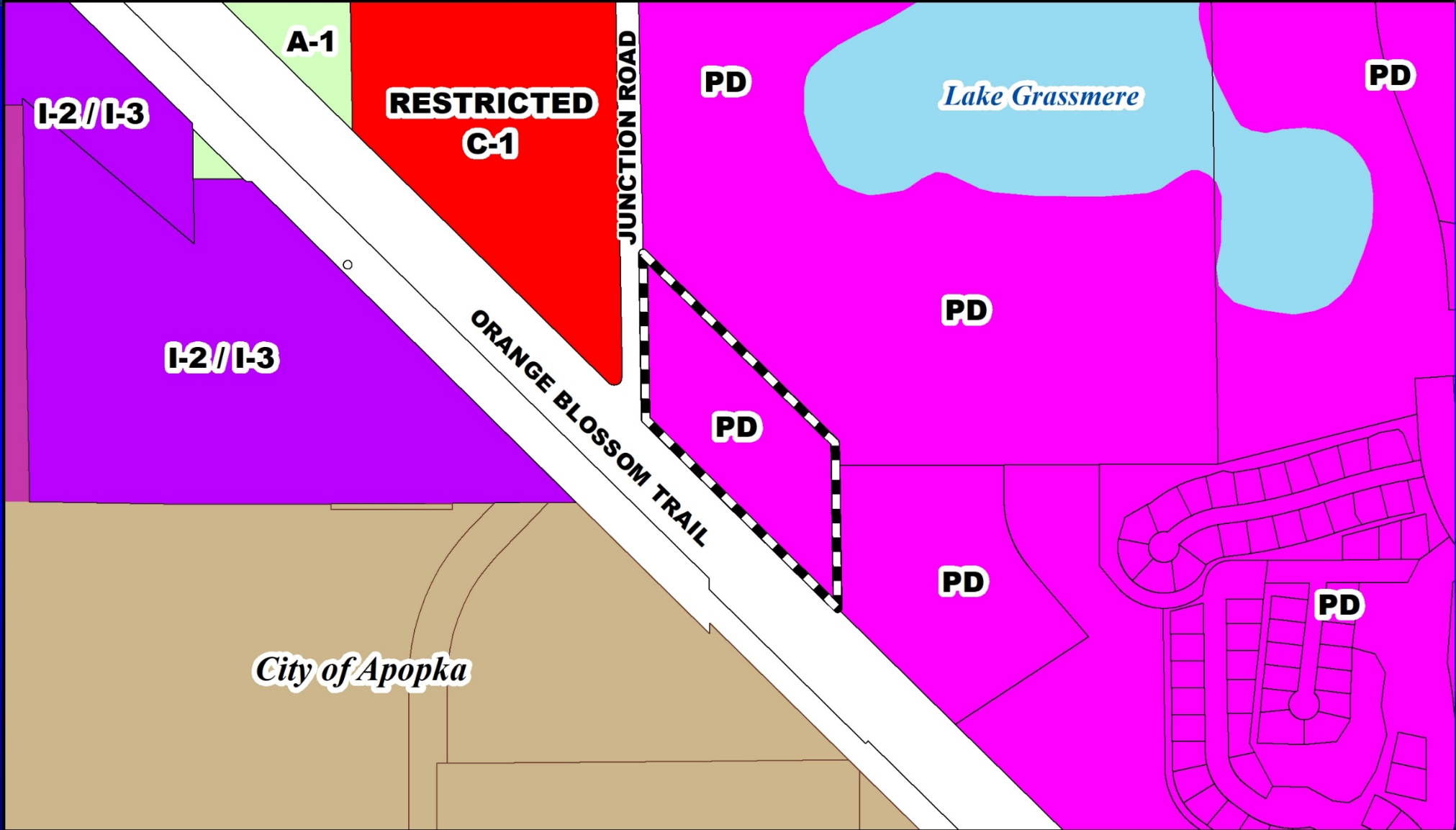
# Grassmere Reserve Planned Development (PD)

Future Land Use Map





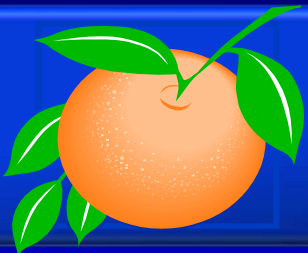
# Grassmere Reserve Planned Development (PD) Zoning Map





# Grassmere Reserve Planned Development (PD) Aerial Map





# Grassmere Reserve Planned Development (PD) Overall Land Use Plan

## TITLE LEGAL DESCRIPTION:

East 1/2 of Northwest 1/4 and Northeast 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida, EXCEPTING a strip 93 feet wide across the South end of said Northeast 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East.

ALSO, beginning at the Southeast corner of Southwest 1/4 of Northeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence running West along the quarter section line 6 chains 33 links, thence North 6 chains 33 links, thence East 6 chains 33 links, thence South 6 chains 33 links to place of beginning.

EXCEPT that portion thereof lying West of the County Road, conveyed to Lucien Duon.

ALSO, beginning at the Northwest corner of Northwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence North 112 feet, thence South 112 feet, thence East 210 feet, thence North 112 feet to place of beginning.

ALSO, one acre square in the Southeast corner of Northwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida. Less and Except Road Right of Way.

ALSO, beginning at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence South along the line dividing the quarter sections 177 feet, more or less, to the new County Road, thence Northwesterly by said road 244 feet, more or less, to the first corner of J.A. Walker, thence Easterly along the North boundary of the said Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, more or less, to place of beginning.

ALSO, begin at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run thence South 120 feet to a stake, thence in a Southeasterly direction and parallel with the State Road a distance of 474.63 feet, thence North 560 feet, thence West 350 feet, thence South 99 feet to the Point of Beginning.

LESS and EXCEPT Road Right by the Order of Taking recorded in Minute Book 5, Page 116 and By the Deed recorded in Deed Book 588, Page 580, Public Records of Orange County, Florida.

Containing 129.08 acres, more or less.

## AFFECTED PARCEL LEGAL DESCRIPTION:

A portion of Section 26, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the northeast corner of the Southwest Quarter of said Section 26-20-27; thence run South 89' 42" 37" West, along the South line of the Northwest Quarter of the Southwest Quarter of said Section 26 for a distance of 172.49 feet, thence departing said South line run North 00° 33' 43" West for a distance of 230.28 feet to a point at the intersection of the Northern line of U.S. Highway 441, according to Florida Department of Transportation Right of Way Map Section 7502-107, with the Eastern right of way line of Junction Road according to Orange County Board Project 2, pages 173 through 174, said point being the POINT OF BEGINNING; thence departing said Northern right of way line run North 00° 33' 43" West along said Eastern right of way line for a distance of 453.23 feet, thence departing said Eastern right of way line run South 42° 23' 31" East for a distance of 711.87 feet, thence run South 00° 47' 20" East for a distance of 434.97 feet to a point on the Northern right of way line of the aforesaid U.S. Highway 441, thence run North 40° 27' 31" West along said Northern right of way line for a distance of 714.31 feet to the POINT OF BEGINNING.

Containing 5.00 acres, more or less.

## Grassmere Reserve ORANGE COUNTY CASE # CDR-24-07-175 Parcel ID# 26-20-27-0000-00-020 Planned Development Land Use Plan Orange County, Florida Nov 2005

- 1/29/06 - Revised per DRC comments dated 01/11/06
- 2/21/06 - Revised per staff comments dated 02/20/06
- 7/20/18 - Revision to Minimum Lot Size
- 10/15/18 - Revised per TRG comments dated 09/05/18
- 11/05/18 - Revised per DRC comments dated 11/02/18
- 11/13/18 - Revised per DRC comments dated 11/12/18
- 06/17/19 - Revised per DRC comments dated 06/04/19
- 06/26/19 - Revised per staff comments dated 06/26/19
- 04/10/20 - Revision per TRG comments dated 04/01/20
- 07/24/20 - Revision per DRC comments dated 06/04/20
- 03/18/22 - Revision to density, minimum lot size and minimum lot side setback
- 05/27/22 - Revision per TRG comments dated 05/04/22
- 08/02/22 - Revision per TRG comments dated 08/16/22
- 07/29/22 - Revision per TRG comments dated 07/29/22
- 08/26/24 - Revision per TRG comments dated 08/09/24
- 09/12/24 - Revision per DRC comments dated 09/10/24

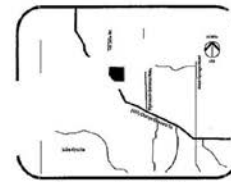


### GRANTED WAIVERS PER BCC APPROVAL DATE AUGUST 20, 2019

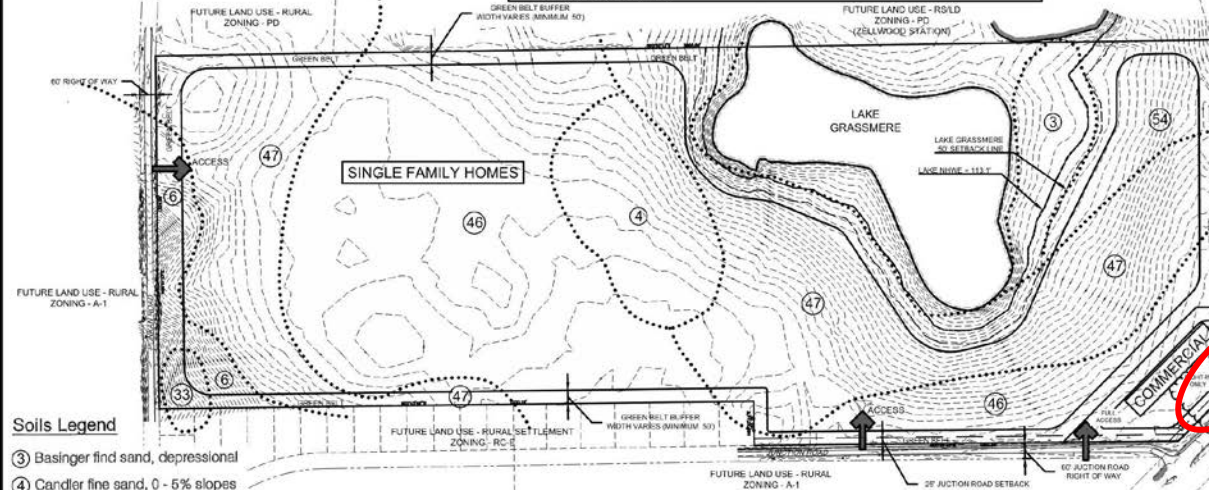
- WAIVER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 18-09(5) TO ALLOW AN MINIMUM LOT WIDTH OF 100' BY 100' (8,000 SQUARE FEET) OF LOT AREA IN LIEU OF CODE REQUIRED MINIMUM LOT WIDTH OF 100' AND 113 ACRE (14,500 SQUARE FEET) OF LOT AREA FOR LOTS WITH CENTRAL WATER SERVICE.
- APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.
- WAIVER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 18-85(8) TO ALLOW FOR A FRONT SETBACK OF 25' IN LIEU OF 30'.
- APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.

## SITE DATA

PARCEL I.D. NUMBER	26-20-27-0000-00-020
CROSSED LAND AREA (ENTIRE PROPERTY)	129.08 ACRES
COMMERCIAL AREA	5.00 ACRES
RESIDENTIAL LAND AREA	124.08 ACRES
LAND GRASSMERE	12.82 ACRES
GLASS WITH ANDES	16.40 ACRES
RESIDENTIAL DEVELOPABLE AREA	10.31 ACRES
PROPOSED UNITS	236 UNITS
PROPOSED RESIDENTIAL DENSITY	2.25 UNITS/ACRE
CURRENT LAND USE	0.16 A.F.R. (32.673 OF MAX)
PROPOSED ZONING	RURAL SETTLEMENT 2Y & COMMERCIAL PD
REQUIRED OPEN SPACE	73.71 ACRES
RECENTRAL OPEN SPACE (20%)	1.25 ACRES
REQUIRED RECREATION	0.37 ACRES
NUMBER OF PHASES	2
PHASE 1 RESIDENTIAL	
PHASE 2 COMMERCIAL	
TYPE OF UNITS	RESIDENTIAL SINGLE FAMILY HOMES
MINIMUM LOT SIZE	52' X 120'
MAXIMUM BUILDING HEIGHT	30' (2 STORY)
SCHOOL AGE POPULATION	11 CHILDREN
FRONT	25'
REAR	25'
SIDE	0'
LAKE GRASSMERE	22' (FROM N-W/4)
US 441 (MAJOR RURAL ARTERIAL)	GREATER OF 50' FROM PROPERTY LINE OR 100' FROM CL OF RW FOR STRUCTURES OR 100' FROM CL OF RW FOR PARKING AREAS
PD PERIMETER SETBACK	25'
JUNCTION ROAD	30'
MINIMUM OPEN SPACE CALCULATION	71.96 ACRES
* REQUIRED APPROVAL OF CORRESPONDING PLAN ADOPTION REGULAR CYCLE ALIGNMENT 2021-24-31	259 TRIPS (FOR COMMERCIAL AND RESIDENTIAL)
PD TRIPS GENERATED (ITE 15TH ED.)	2,460 TRIPS (FOR COMMERCIAL AND RESIDENTIAL)



Location Map



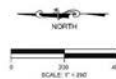
## Soils Legend

- ③ Basinger fine sand, depressional
- ④ Candler fine sand, 0 - 5% slopes
- ⑥ Candler-Apopka fine sands, 5% - 12%
- ③③ Pits
- ④⑥ Tavares fine sand, 0-5%
- ④⑦ Tavares Millhopper fine sands 0-5% slopes
- ⑤④ Zolfo fine sand

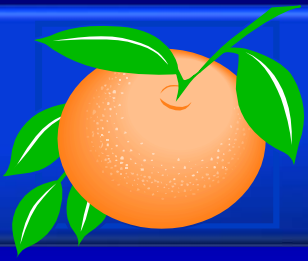
- ### GENERAL NOTES
- STREETS AND INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY SHALL BE PUBLICLY OWNED.
  - BUFFER, LANDSCAPING, RECREATION AND COMMON AREAS WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - PROJECT INFRASTRUCTURE WILL BE DEVELOPED IN ONE PHASE.
  - ALL STORMWATER PONDS TO BE DESIGNED IN ACCORDANCE WITH SURBMO & ORANGE COUNTY STANDARDS. PONDS TO BE OWNED & MAINTAINED BY ORANGE COUNTY MSTU FOR STORMWATER SYSTEM FUNCTIONALITY.
  - UTILITIES PROVIDED BY THE CITY OF APOPKA.
  - BUFFERS WILL CONSIST OF LANDSCAPING, BERRING, OPENING, FENCING, AND EXISTING TREES.
  - THE PROJECT SITE WAS INCLUDED IN ORANGE COUNTY CONSERVATION AREA DETERMINATION 240-10-0308 WITH A CERTIFIED WETLAND BOUNDARY SURVEY APPROVED BY THE ENVIRONMENTAL PROTECTION DIVISION ON AUGUST 5, 2019.
  - ALL AGREES REGARDING CONSERVATION AREAS (WETLANDS) HAS BEEN FILED BY A CONSERVATION AREA DETERMINATION PER NOTE 17. APPROVAL OF THIS PLAN DOES NOT PRESENT ANY PROPOSED CONSERVATION BARRIERS.
  - NOTIFICATION THAT THE SITE IS IN THE VICINITY OF A LANDFILL WILL BE REQUIRED TO BE PLACED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
  - LAKE GRASSMERE SHALL BE LIMITED TO NON-MOTORIZED WATER CRAFT.
  - RECREATION AREAS SHALL COMPLY WITH ORANGE COUNTY CODE.
  - THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE REVISED STUDY AREA AS IS REQUIRED BY THE WETLAND PARALLEL AND PROTECTION ACT, SECTION 309.110 F.S. SPECIAL AREA REGULATIONS APPLY. IN ADDITION TO THE STATE REGULATIONS, LOCAL POLICIES ARE INCLUDED IN ORANGE COUNTY COMPREHENSIVE PLAN 2010-2030. FUTURE LAND USE ELEMENT (BUT NOT LIMITED TO) OBJECTIVE FLURIE REVISED.
  - IN ACCORDANCE WITH SECTION 18-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS AS PRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE WAIVED.
  - APPROVAL OF THIS REQUEST DOES NOT GRANT ANY APPROVALS FOR CONSTRUCTION OR ALTERNATION OF SOAK PUMPS, EROSION, DECALS, OBSERVATION PERS, LAKE SHORE VEGETATION, OR SEA WALLS ON THE LAKE.
  - ADJACENT USES INCLUDE AN ACTIVE VEGETATIVE MHC-PROCESSING FACILITY TO THE SOUTHWEST ACROSS US 441. TWO LANDFILLS (GLASS BY CONSTRUCTION, SOIL FROM AND VEGETATIVE DEBRIS) AND WITH ONE MILE TO THE NORTH A LARGE SOIL EXCAVATION OPERATION IS 0.3 MILES TO THE NORTH, AND LANDSCAPE NUMBERED ARE LOCATED TO THE WEST. THESE FACILITIES MAY PERIODICALLY CREATE DUST, NOISE, AND/OR DUST DEPENDING UPON WEATHER AND OPERATIONAL CIRCUMSTANCES.
  - TOULOUSE AND BARRIERS SHALL BE PROTECTED. ALL OTHER BARRIERS SHALL COMPLY WITH CHAPTER 3.0 OF THE ORANGE COUNTY CODE, AS MAY BE AMENDED.
  - UNDESIRABLE USES ARE THOSE OTHER THAN THE ZONING DISTRICT.

RECEIVED  
By CPC at 10:27 am, Sep 12, 2024

<b>OWNER/DEVELOPER</b> GRASSMERE, LLC 1610 W KENNEDY BLVD SUITE 232 TAPOPA, FL 32009 813-321-1884 407-543-8880 CONTACT: FRANK COMBEECK	<b>APPLICANT/AGENT</b> GRAY ROBINSON 301 EAST FINE STREET SUITE 1405 ORLANDO, FL 32801 407-543-8880 CONTACT: THOMAS SULLIVAN	<b>CIVIL ENGINEER</b> NVS, INC. 201 SOUTH BUWAY AVE ORLANDO, FL 32803 407-886-3317 CONTACT: JACOB P. MAHONEY, P.E.	<b>SURVEYOR</b> ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS 18 EAST PLANT STREET WATER GARDEN, FL 34717 407-554-5355 CONTACT: JAMES L. RICHMAN	<b>ENVIRONMENTAL CONSULTANT</b> BIO-TECH CONSULTANT 3025 EAST SOUTH STREET ORLANDO, FL 32803 407-594-5969 CONTACT: JOHN MILLOS
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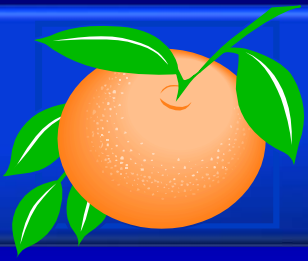
**NVS** 6200 LEE VISTA BLVD, SUITE 400  
ORLANDO, FL  
407.895.3311  
WWW.NVS.COM  
CERTIFICATE OF AUTHORIZATION # 20065



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE Grassmere Reserve Planned Development (PD) (CDR-24-07-175) dated “Received September 12, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



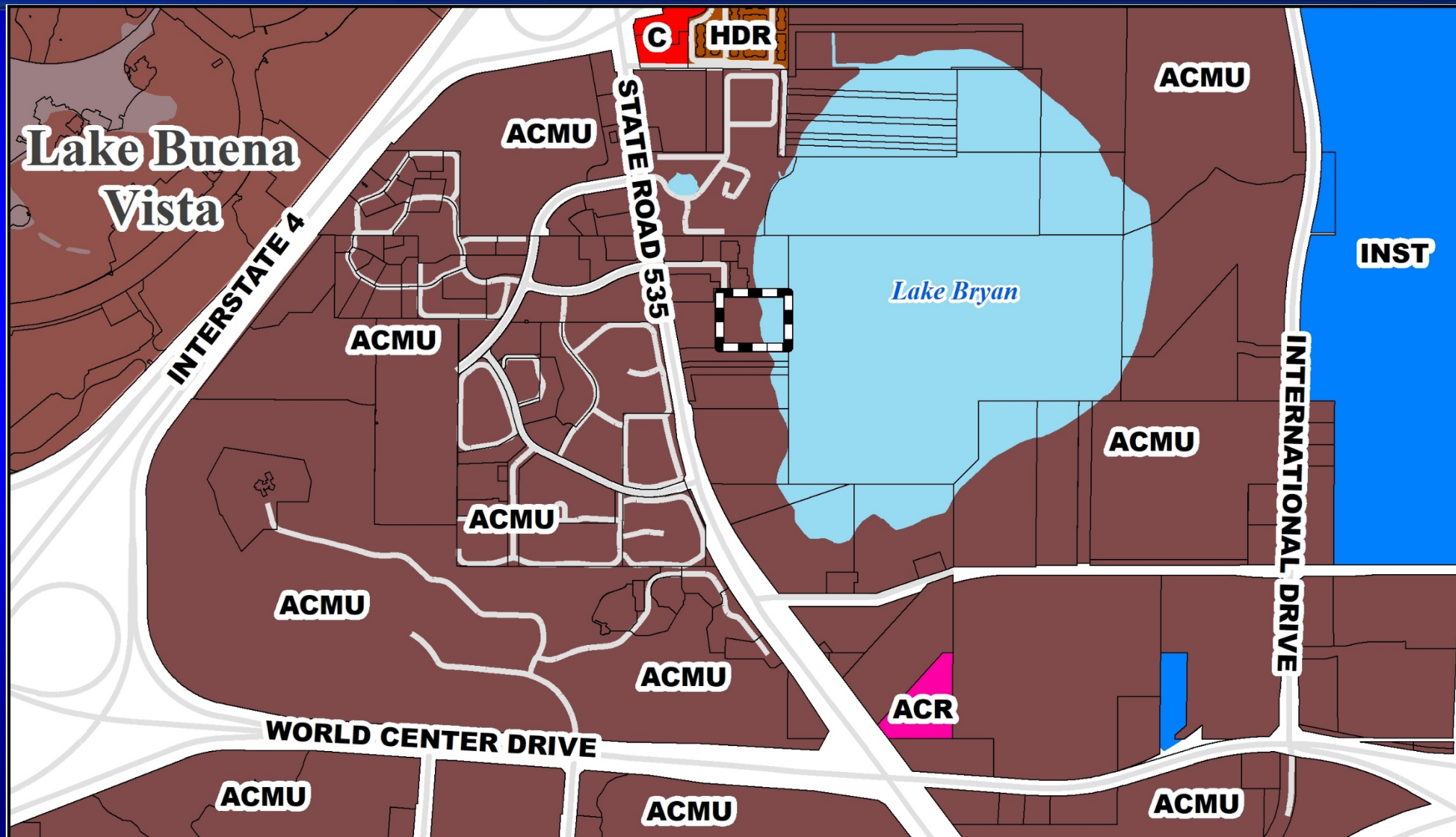
## Lake Bryan Square Planned Development (PD)

- Case:** CDR-24-06-145
- Applicant:** Robert Paymayesh, PE, PE Group LLC
- District:** 1
- Acreage:** 5.52 acres (affected area)
- Location:** Generally located east of State Road 535, west of Lake Bryan, and north of World Center Drive.
- Request:** A PD substantial change to use the trip conversion matrix to convert the approved entitlements for 280 hotel rooms for Phase 2 to entitlements to 298 multi-family units.
- In addition, one waiver from Orange County Code is requested:
1. A waiver from Orange County Code Section 38-1300 to allow a maximum height of 125' (11 stories) for multi-family development, in lieu of a maximum height of 60'.



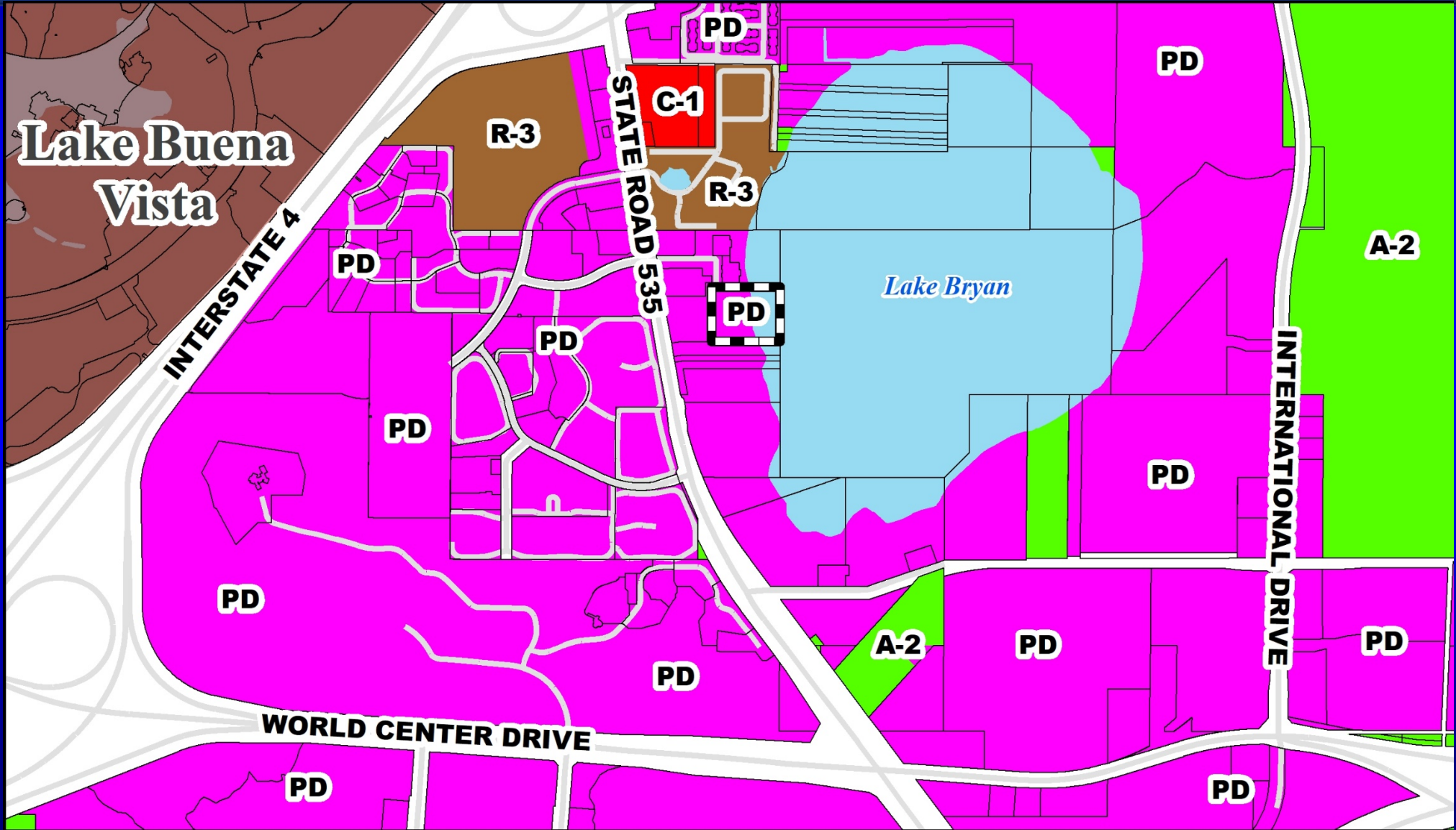
# Lake Bryan Square Planned Development (PD)

Future Land Use Map





# Lake Bryan Square Planned Development (PD) Zoning Map



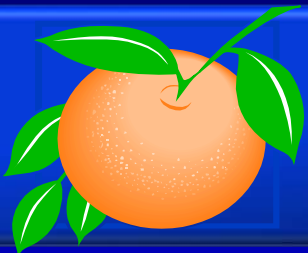




# Lake Bryan Square Planned Development (PD)

Aerial Map





# Lake Bryan Square Planned Development (PD)

## Overall Land Use Plan

### LUP / SITE DATA

**1. GENERAL INFORMATION:**  
 PROJECT NAME: LAKE BRYAN SQUARE PD @ Club Caribe VILAS @ Club Caribe VILAS  
 APPLICABLE PARCEL TAX PARCEL ID: 22-28-28-039-00-000  
 DISTRICT: 1

**2. LAND AREA:**

PARENT PD TRACT	
gross land area	10.33 ac
existing construction footprint	1.35 ac
net developable land area	8.98 ac

**EXISTING PHASE 1 (condo/hotel + retail)**

gross land area	6.66 ac
existing construction footprint	0.71 ac
net developable land area	5.95 ac

**PROPOSED AMENDED PHASE 2 (multi family)**

gross land area (undeveloped)	3.67 ac
proposed construction footprint	0.22 ac
gross land area (affected MP parcels)	3.42 ac
existing construction footprint	0.43 ac
wetland/roadway/ponding/CF/other preservation	0.13 ac
net developable land area (MP parcels)	2.64 ac

CF: reserved to benefit of Lake, per updated survey of 09/01/2019 (NA009). Does not include submerged land area. MP project area = 30% of PD developable land area (2.64 ac max allowed).

**3. ZONING:**

existing zoning	PD
proposed zoning	PD
existing FLU	ACMU
proposed FLU	ACMU

**4. DEVELOPMENT PROGRAM:**  
 EXISTING PD IS APPROVED FOR 563 HOTEL ROOMS & 11,250 sq ft RETAIL (+ ADMINISTRATION BLDG as ancillary use)

**LAND USE & DEVELOPMENT INTENSITY**

EXISTING PHASE 1 (condo/hotel + retail)	PROPOSED PHASE 2 (MULTI FAMILY)
ADT (MOTR)	288 units (tower 1 + tower 2)
existing retail	11,250 sq ft
existing admin bldg	5,500 sq ft

REQUEST FOR THIS PD AMENDMENT IS TO CONVERT 280 FUTURE HOTEL ROOMS TO 288 MP UNITS.

**PROPOSED PHASE 2 (MULTI FAMILY)**

net developable land area (MP parcels)	2.64 ac
proposed multi family units	288 units
proposed density	112.50 U/LAC (1288 sq ft/2.64 ac)

per ADUFLY POLICY: 30 units or higher in all cases. IF ADDITIONAL TRAFFIC IMPACT IS NOT PROPOSED

**5. DEVELOPMENT STANDARDS:**

**BUILDING SETBACKS FROM PD BOUNDARY (Tourist Commercial)**

EXISTING PHASE 1 (condo/hotel + retail)	PROPOSED PHASE 2 (MULTI FAMILY)
front (SAS/S)	30' from R/W line
side	15' from C.L.
PD Boundary	25'
rear	25' from PD, 30' from R/W (plus 30' min)
rear (from lake)	50' from N/W, 30' if not a water body
rear (water body)	50' from N/W, 30' if not a water body

**PAVING SETBACK:** shall comply with Sec. 38.1287(5)

**BUILDING HEIGHT:**

EXISTING HOTEL/RETAIL	PROPOSED MULTI FAMILY
34 stories hotel	11 stories (125' max above finished floor)
3 story retail	
2 story admin bldg	

**OPEN SPACE & IMPERVIOUS COVER (Tourist Commercial)**

EXISTING HOTEL/RETAIL	PROPOSED MULTI FAMILY
min open space	35%
min impervious cover	70% max

**MINIMUM MULTI FAMILY FLOOR AREA:** 550 sq ft

**PHASING:** 2 phases are anticipated for this PD.

**PARKING:**

EXISTING HOTEL/RETAIL	PROPOSED MULTI FAMILY
1 sq/300 sf	1.5 sp / sq for efficiency & 1 bdrm unit
1 sq/1.3 m	2 sq/du for 2-bdrm unit

**6. TRIP GENERATION:**

per ITE 11th ed. table

CURRENTLY APPROVED	units	ADT	pk hr	pk hr	pk hr	pk hr
hotel	563	12.23	6885.5	0.73	411.0	310
retail	11,250	94.45	632.6	6.59	26.1	822
<b>TOTAL CURRENTLY APPROVED</b>			<b>7488</b>		<b>485</b>	

**PROPOSED AMENDMENT**

EXIST HOTEL (phase 1)	units	ADT	pk hr	pk hr	pk hr	pk hr
EXIST HOTEL (phase 1)	388	12.23	5405.1	0.73	305.6	310
EXIST RETAIL (phase 1)	11,250	94.45	632.6	6.59	26.1	822
<b>PROPOSED multi family (this PD)</b>	<b>288</b>	<b>4.51</b>	<b>1317.3</b>	<b>0.39</b>	<b>112.3</b>	<b>221</b>
<b>TOTAL PROPOSED</b>			<b>5427</b>		<b>397</b>	

trips generated are reduced under proposed amendment/conversion

**7. CONVERSION MATRIX:**

ITE Code	Land Use	Units	ADT	P.M. Peak
708	Travelodge	Units	8.85	0.81
810	Hotel	Rooms	12.23	0.73
832	Retail 1 < 40K	1,000 SF	14.4	4.55
225	MULTI-FAMILY	Units	4.51	0.39

example: 1 hotel room = 1.777 MF units  
1 hotel room = 1.670 MF units

**8. TRANSPORTATION CONCURRENCE:** TCRP # 15-132

**9. UTILITY PROVIDERS:**

water	ORANGE COUNTY UTILITIES
wastewater	ORANGE COUNTY UTILITIES
reclaim water	ORANGE COUNTY UTILITIES

**10. ENVIRONMENTAL:**

Board Book: Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boat ramp, observation pier, fishing pier, or any other pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits. Reference Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation.

Board memo: Approval of this plan does not constitute approval of a permit for the construction of a boat ramp. Any person desiring to construct a boat ramp shall apply to the Orange County Environmental Protection Division for an Orange County Boat Ramp Facility Permit, as well as to any other Orange County Division(s) for any other applicable permits. Reference OC Code Chapter 15 Environmental Control, Article XV Boat Ramps CAI & CAD - An Orange County Conservation Area Impact (CAI) permit CAI 01-003 was approved. This plan will comply with all related permit conditions of approval. An Orange County Conservation Area Determination CAD update was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on September 26, 2001.

Shoreline: Any clearing of vegetation, wetland encroachment, or altering of the shoreline in the upland buffer, wetland, or below the normal high water elevation (NHWL) shall require approval by the Orange County Environmental Protection Division. Reference OC Code Chapter 15, Article VIII Shoreline Protection, Sec. 15.254

**11. PD NOTES:**

In accordance with Section 36.1237, any variations from county code minimum standards represented on this plan that have not been expressly approved by the BCC are invalid.

Billboards and pole signs are prohibited. All other signage shall comply with Chapter 31.5 as may be amended.

All signage are subject to change based on final engineering. Surveyed contours will be provided in conjunction with final PD approval.

Open Space & recreation areas shall be provided consistent with Orange County Land Development Code (LDC) Section 38.1807g and Section 38.1253. Specific open space & recreation area calculations shall be provided at PD.

**12. REQUESTED WAIVERS:**

A waiver from Orange County Code Section 36-2390 to allow a maximum height of 125' (11 stories) for multi-family development, in lieu of a maximum height of 60' (justification: The increased maximum height allows for the multi-family to stay within the 30% use requirement of Orange County Comp Plan policy U2.2. Additionally, the increased height provides for the mitigation of a varying roof height design (between 7 stories & 11 stories). The request is compatible with the master conceptual site & utility plan and precedence has been set for granting building height waivers. The adjacent towers constructed in phase 1 of this PD are higher than the requested 11 stories.

**SCHOOL AGE POPULATION:**

PER DECS	UNITS	ES	MS	HS
MULTI-FAMILY UNITS	288	0.00	0.00	0.00
<b>TOTAL POPULATION</b>	<b>4</b>			

**PE Group, LLC**  
 PE Group, LLC  
 13000 West Lake  
 Suite 1000  
 Lake Park, FL 32053  
 Phone: 407-228-4800  
 Fax: 407-228-4800

**Land Use Plan Amendment**  
**LAKE BRYAN SQUARE/VILAS @ Club Caribe PD - LUPA**

**10/23/24**  
 DATE PREPARED  
**1" = 60'**  
 SCALE  
**rhp**  
 DRAWN BY  
**rhp**  
 CHECKED BY  
**1203 SCHINZ**  
 PROJECT NO.  
**LUPA**  
 SHEET NO.  
**C-2**

0 60 120 Feet

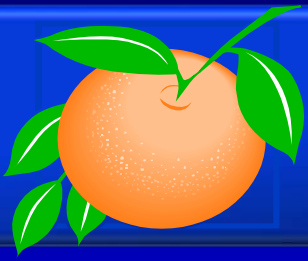
LAKE BRYAN GROUP P.D. 4.88 acres (undeveloped)

PHASE 1  
EXISTING BLUE BIRD BLDG REPORT

PHASE 2

PROPOSED ACCESS CASH

PD BOUNDARY



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE Lake Bryan Square Planned Development (PD) (CDR-24-06-145) dated “Received September 6, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**

*Board of County Commissioners*

# Public Hearings

December 3, 2024