

Board of County Commissioners

Public Hearings

June 4, 2019

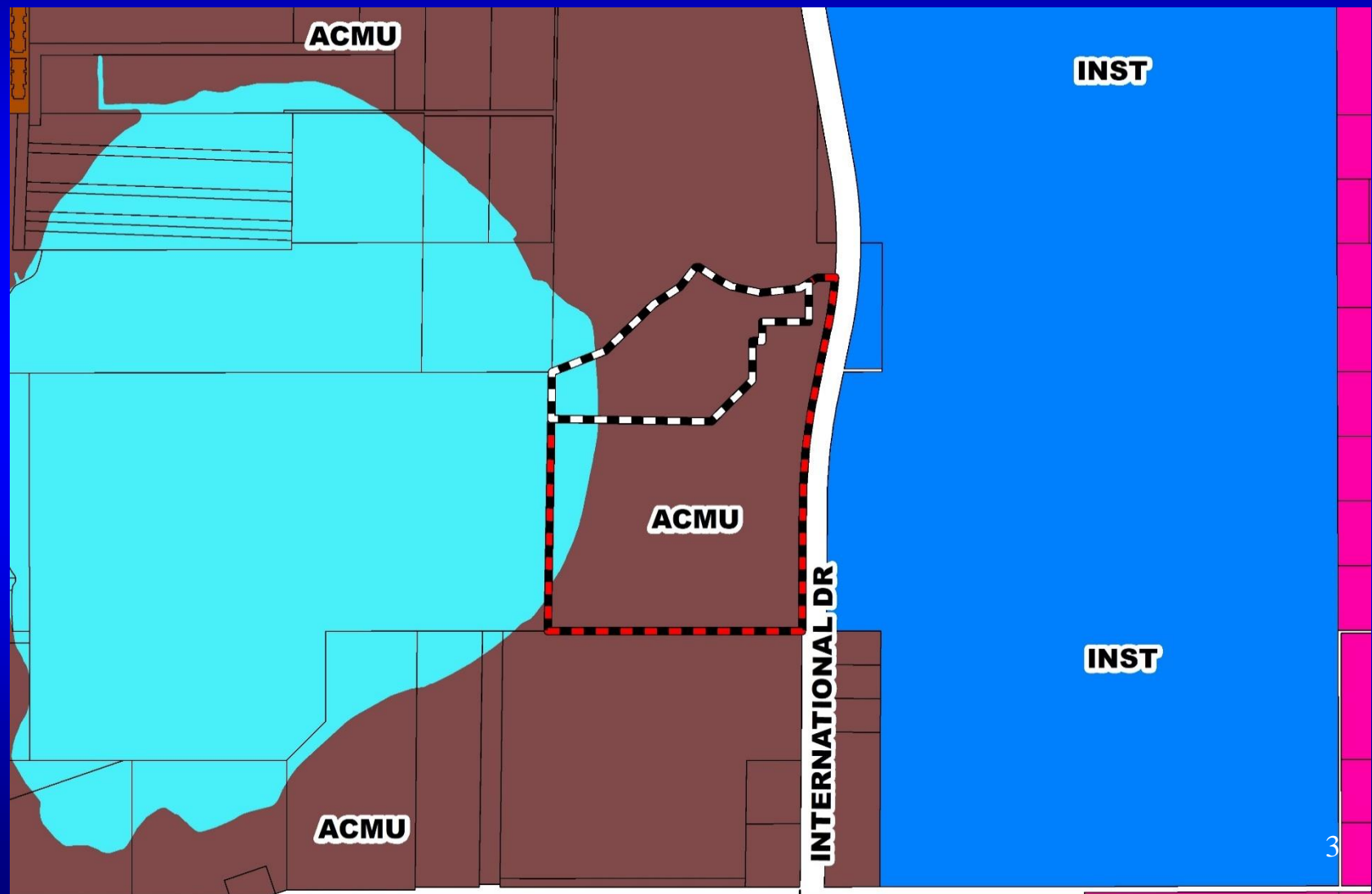


Lake Bryan Resort Planned Development / Land Use Plan

- 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.

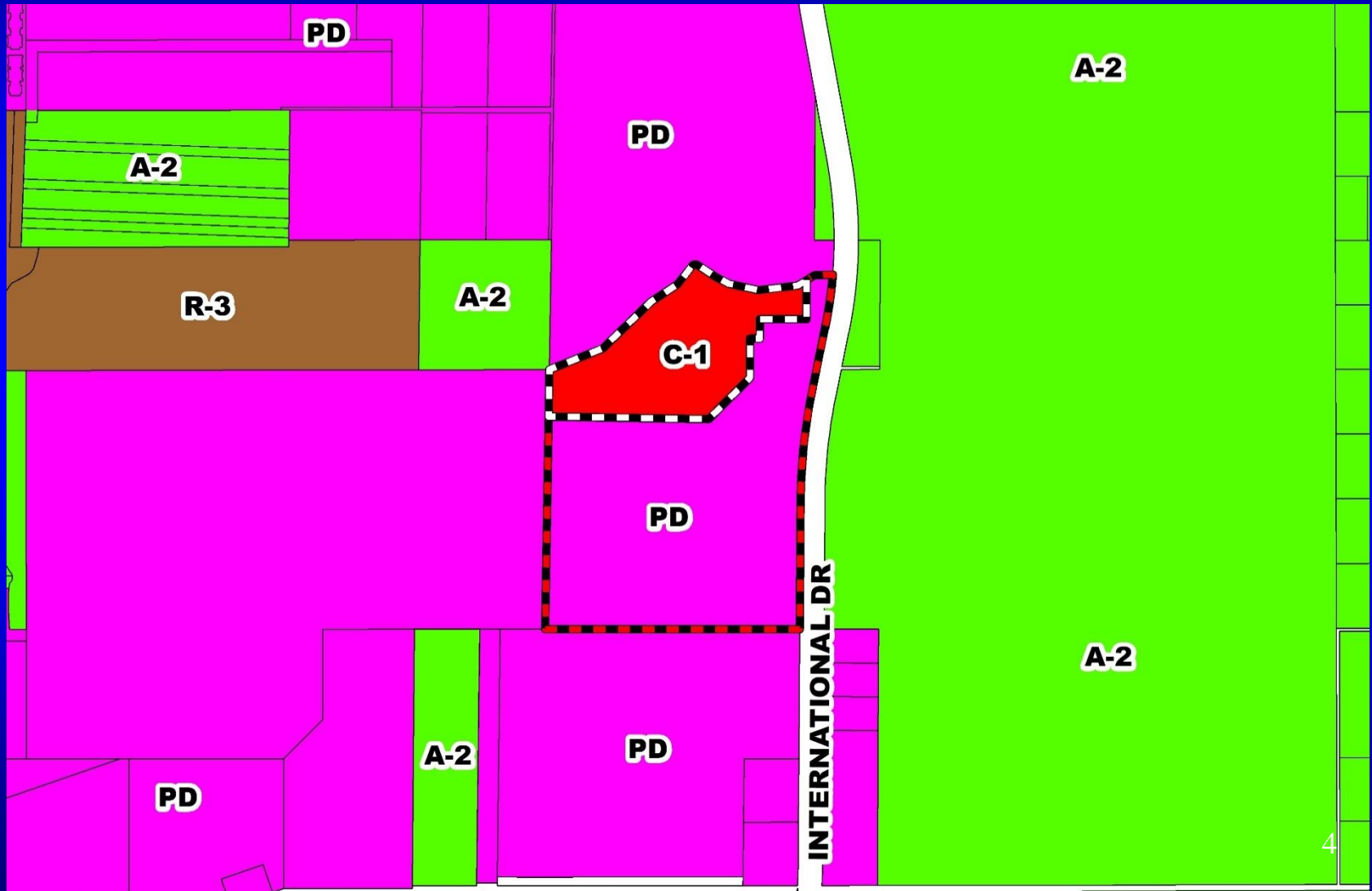


Lake Bryan Resort Planned Development / Land Use Plan Future Land Use Map



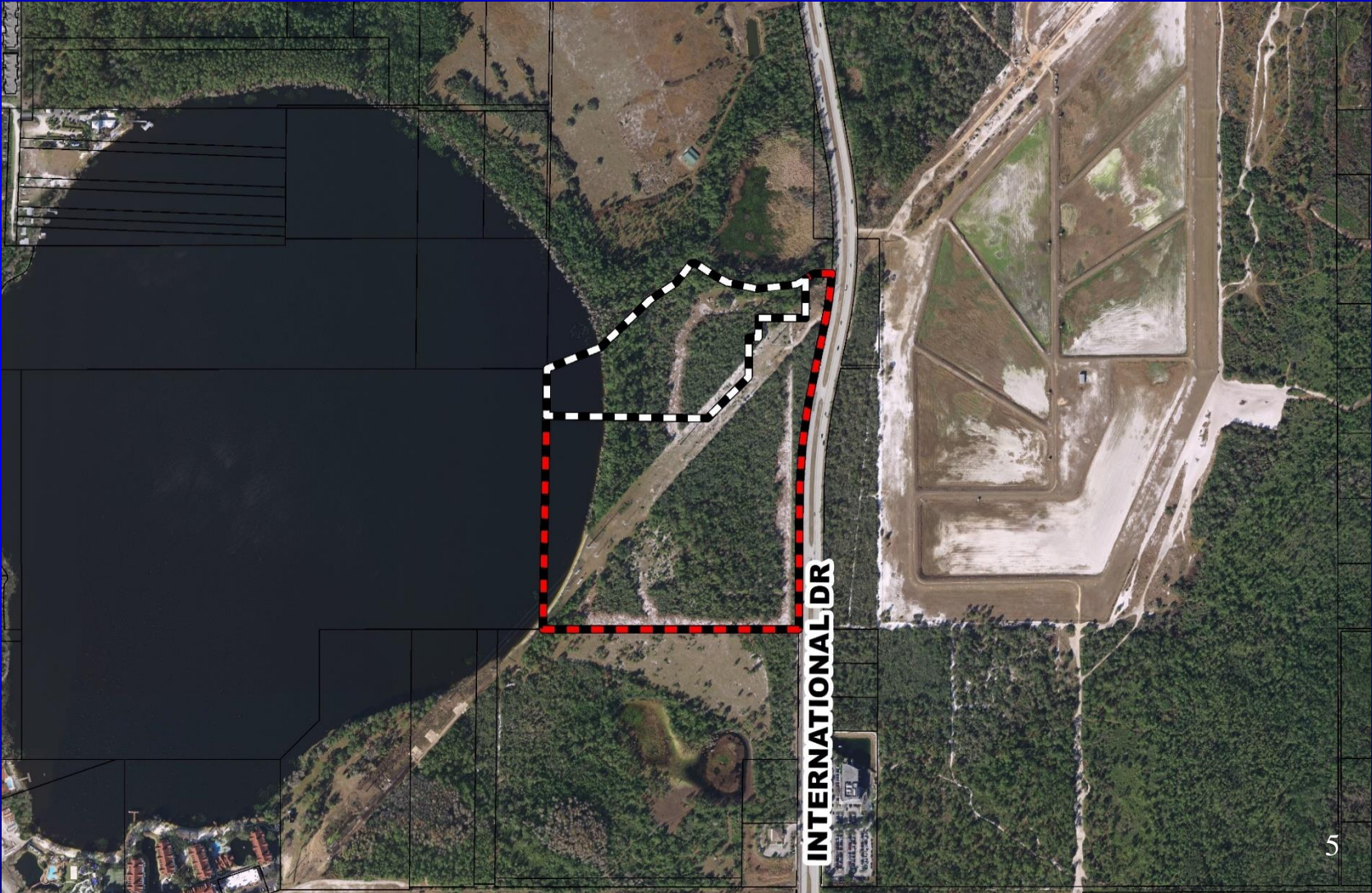


Lake Bryan Resort Planned Development / Land Use Plan Zoning Map



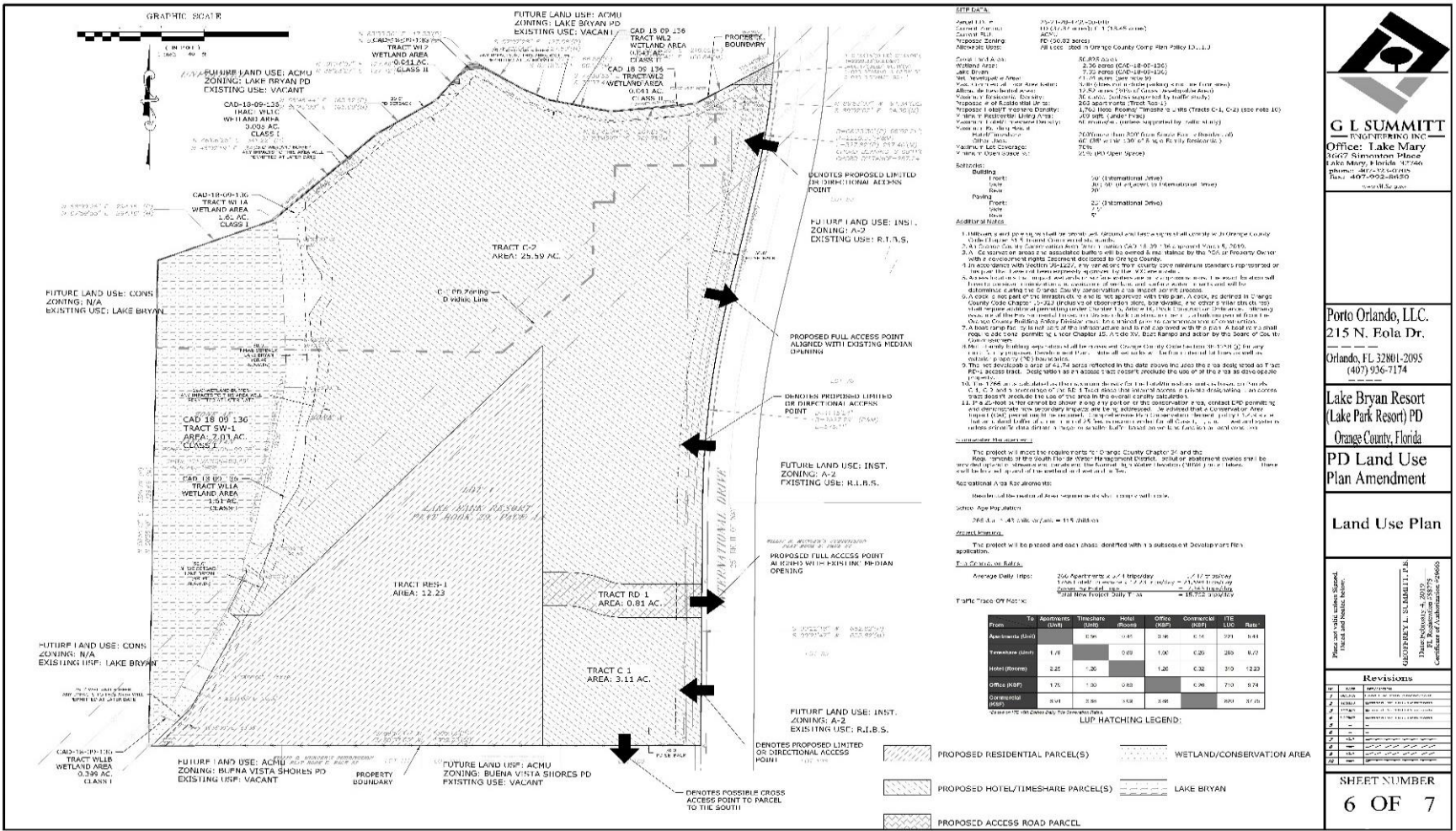


Lake Bryan Resort Planned Development / Land Use Plan Aerial Map





Lake Bryan Resort Planned Development / Land Use Plan Overall Land Use Plan



G.I. SUMMITT
ENGINEERING INC.
Office: Lake Mary
18077 Simulation Place
Lake Mary, Florida 32746
Phone: 407-952-8418
Fax: 407-952-8450
www.gi.us

Porto Orlando, LLC
215 N. Fola Dr.
Orlando, FL 32801-2095
(407) 936-7174

**Lake Bryan Resort
(Lake Park Resort) PD
Orange County, Florida
PD Land Use
Plan Amendment**

Land Use Plan

Revisions

No.	Date	Revisions
1	11/15/2017	Initial Submission
2	12/15/2017	Revised Submission
3	01/15/2018	Revised Submission
4	02/15/2018	Revised Submission
5	03/15/2018	Revised Submission
6	04/15/2018	Revised Submission
7	05/15/2018	Revised Submission
8	06/15/2018	Revised Submission
9	07/15/2018	Revised Submission
10	08/15/2018	Revised Submission
11	09/15/2018	Revised Submission
12	10/15/2018	Revised Submission
13	11/15/2018	Revised Submission
14	12/15/2018	Revised Submission
15	01/15/2019	Revised Submission
16	02/15/2019	Revised Submission
17	03/15/2019	Revised Submission
18	04/15/2019	Revised Submission
19	05/15/2019	Revised Submission
20	06/15/2019	Revised Submission
21	07/15/2019	Revised Submission
22	08/15/2019	Revised Submission
23	09/15/2019	Revised Submission
24	10/15/2019	Revised Submission
25	11/15/2019	Revised Submission
26	12/15/2019	Revised Submission
27	01/15/2020	Revised Submission
28	02/15/2020	Revised Submission
29	03/15/2020	Revised Submission
30	04/15/2020	Revised Submission
31	05/15/2020	Revised Submission
32	06/15/2020	Revised Submission
33	07/15/2020	Revised Submission
34	08/15/2020	Revised Submission
35	09/15/2020	Revised Submission
36	10/15/2020	Revised Submission
37	11/15/2020	Revised Submission
38	12/15/2020	Revised Submission
39	01/15/2021	Revised Submission
40	02/15/2021	Revised Submission
41	03/15/2021	Revised Submission
42	04/15/2021	Revised Submission
43	05/15/2021	Revised Submission
44	06/15/2021	Revised Submission
45	07/15/2021	Revised Submission
46	08/15/2021	Revised Submission
47	09/15/2021	Revised Submission
48	10/15/2021	Revised Submission
49	11/15/2021	Revised Submission
50	12/15/2021	Revised Submission

SHEET NUMBER
6 OF 7



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

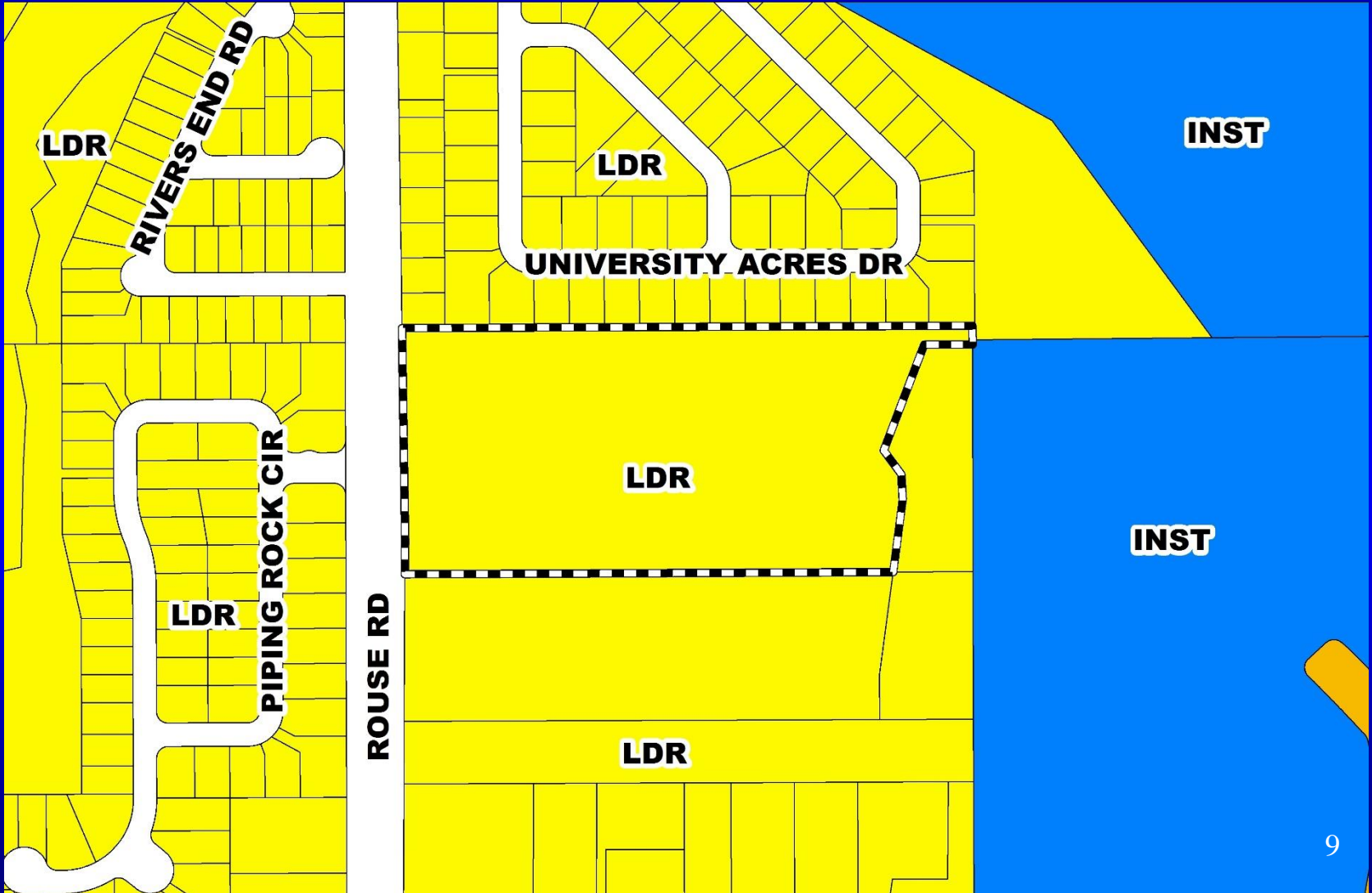


Rouse Road Subdivision Planned Development / Land Use Plan

- 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.

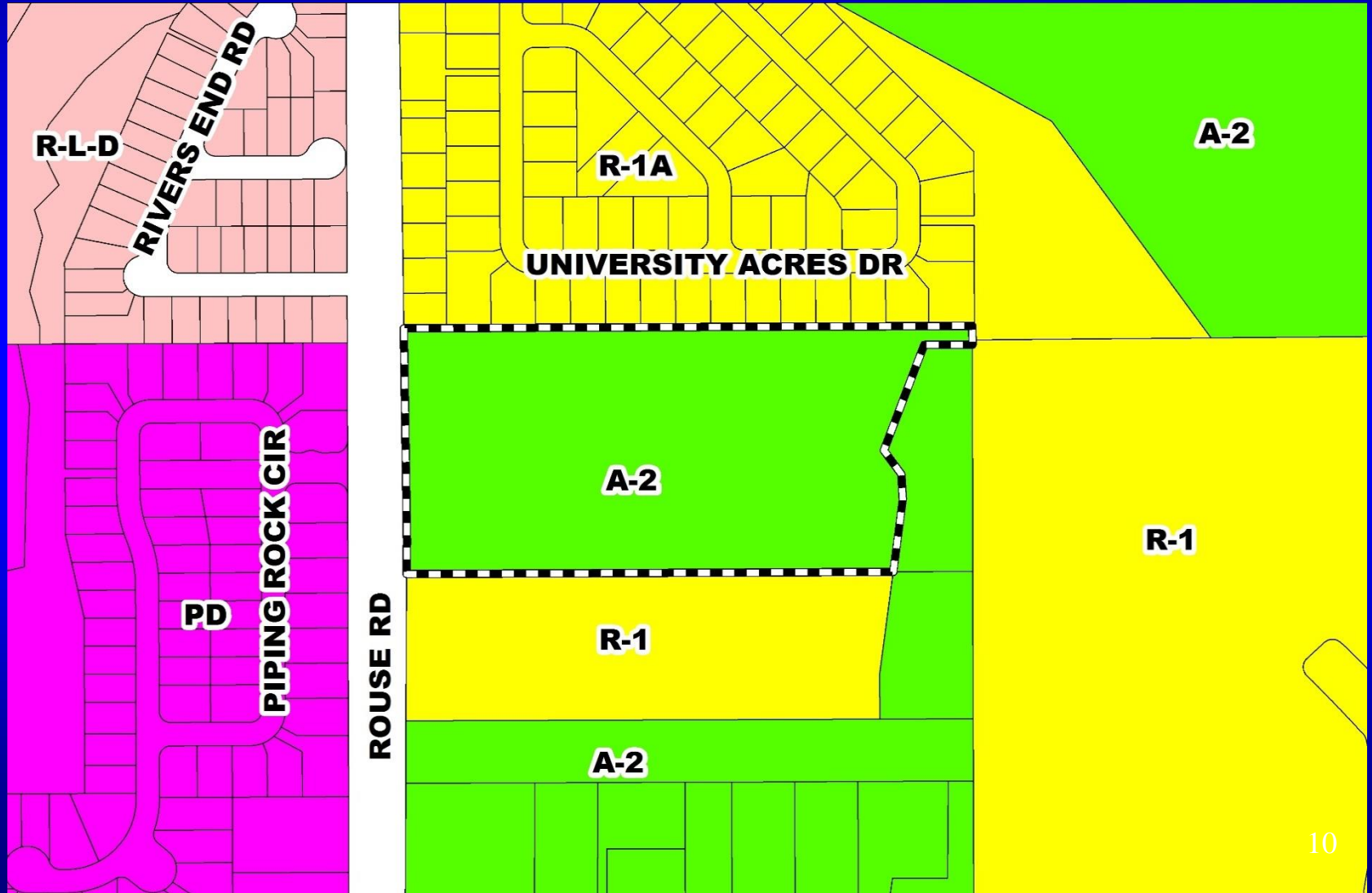


Rouse Road Subdivision Planned Development / Land Use Plan Future Land Use Map



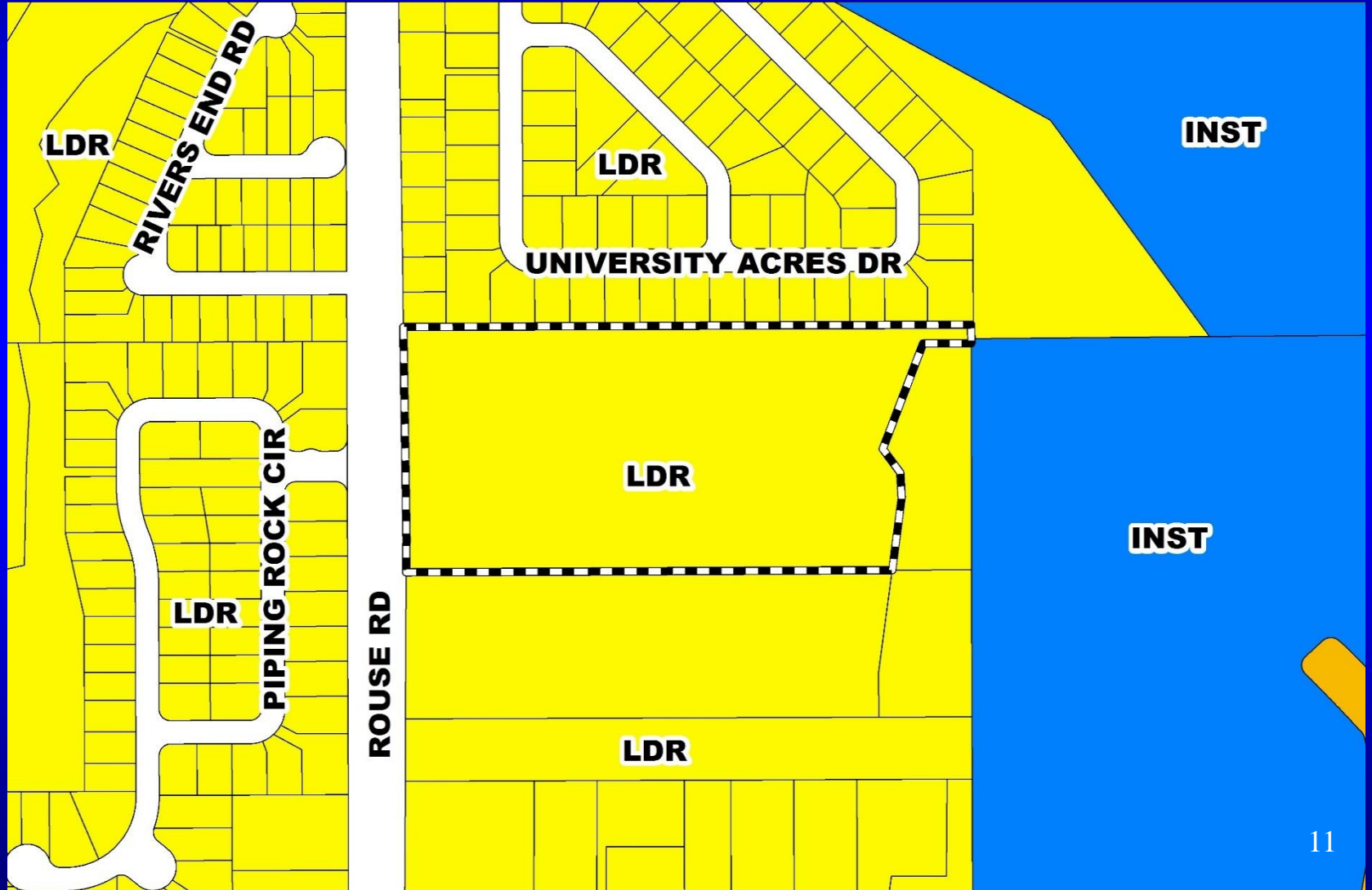


Rouse Road Subdivision Planned Development / Land Use Plan Zoning Map



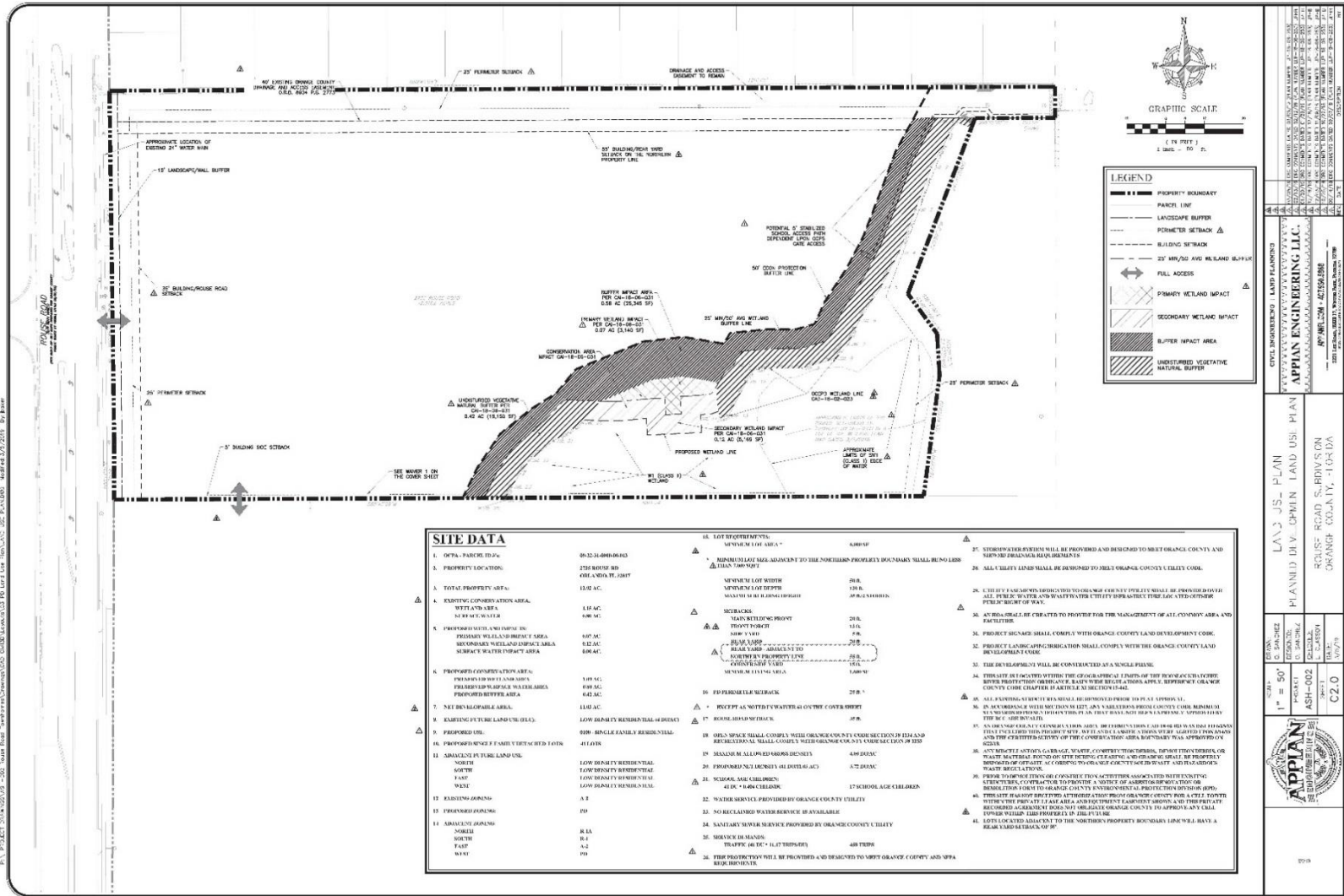


Rouse Road Subdivision Planned Development / Land Use Plan Aerial Map





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 CONSERVATION AREA	WETLANDS AREA 34.00 AC. 34.00 AC.
5. PROPOSED WETLAND IMPACT	PRIMARY WETLAND IMPACT AREA 0.07 AC. SECONDARY WETLAND IMPACT AREA 0.12 AC. RIPARIAN WETLAND IMPACT AREA 0.08 AC.
6. PROPOSED CONSERVATION AREA	PROPOSED WETLANDS AREA 0.27 AC. PROPOSED RIPARIAN WETLANDS AREA 0.42 AC.
7. NET DEVELOPABLE AREA	11.00 AC.
8. EXISTING FUTURE LAND USE (S)	LOW DENSITY RESIDENTIAL (R-1)
9. PROPOSED USE	000: SINGLE FAMILY RESIDENTIAL
10. PROPOSED SETBACKS (FEET) FROM VARIOUS LOT BOUNDARIES	41-10-10
11. SUGGESTED FUTURE LAND USE	LOW DENSITY RESIDENTIAL NORTH SOUTH EAST WEST
12. EXISTING ZONING	R-1
13. PROPOSED ZONING	R-1
14. ADJACENT ZONING	R-1A SOUTH EAST WEST
15. LOT DIMENSIONS	80.00 120.00 120.00 120.00
16. LOT DIMENSIONS	80.00 120.00 120.00 120.00
17. ADJACENT LOT DIMENSIONS	80.00 120.00 120.00 120.00
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APPLICANT: APPLIAN ENGINEERING LLC
 PROJECT: ROUSE ROAD SUBDIVISION
 COUNTY: ORANGE COUNTY, FL
 DATE: 08/14/2018
 SHEET: 1 OF 1
 SCALE: 1" = 50'



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

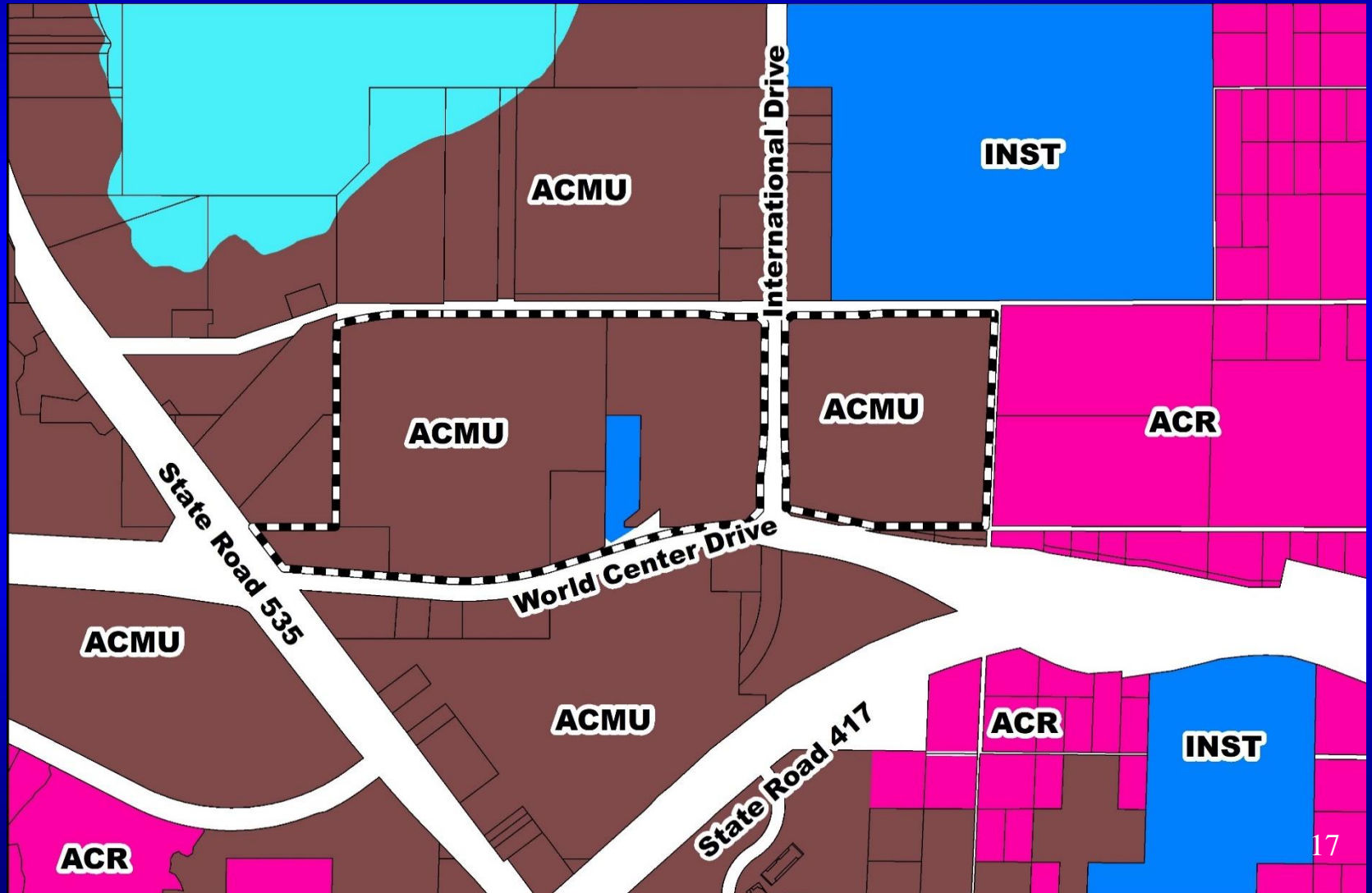
- Case:** CDR-18-09-307
- Project Name:** Nadeen Tanmore II PD/LUP
- Applicant:** Robert B. Paymayesh, PE Group, LLC
- District:** 1
- Acreage:** 130.32 gross acres
- Location:** Generally located north of World Center Drive, east of State Road 535 and, east and west of International Drive
- Request:** 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

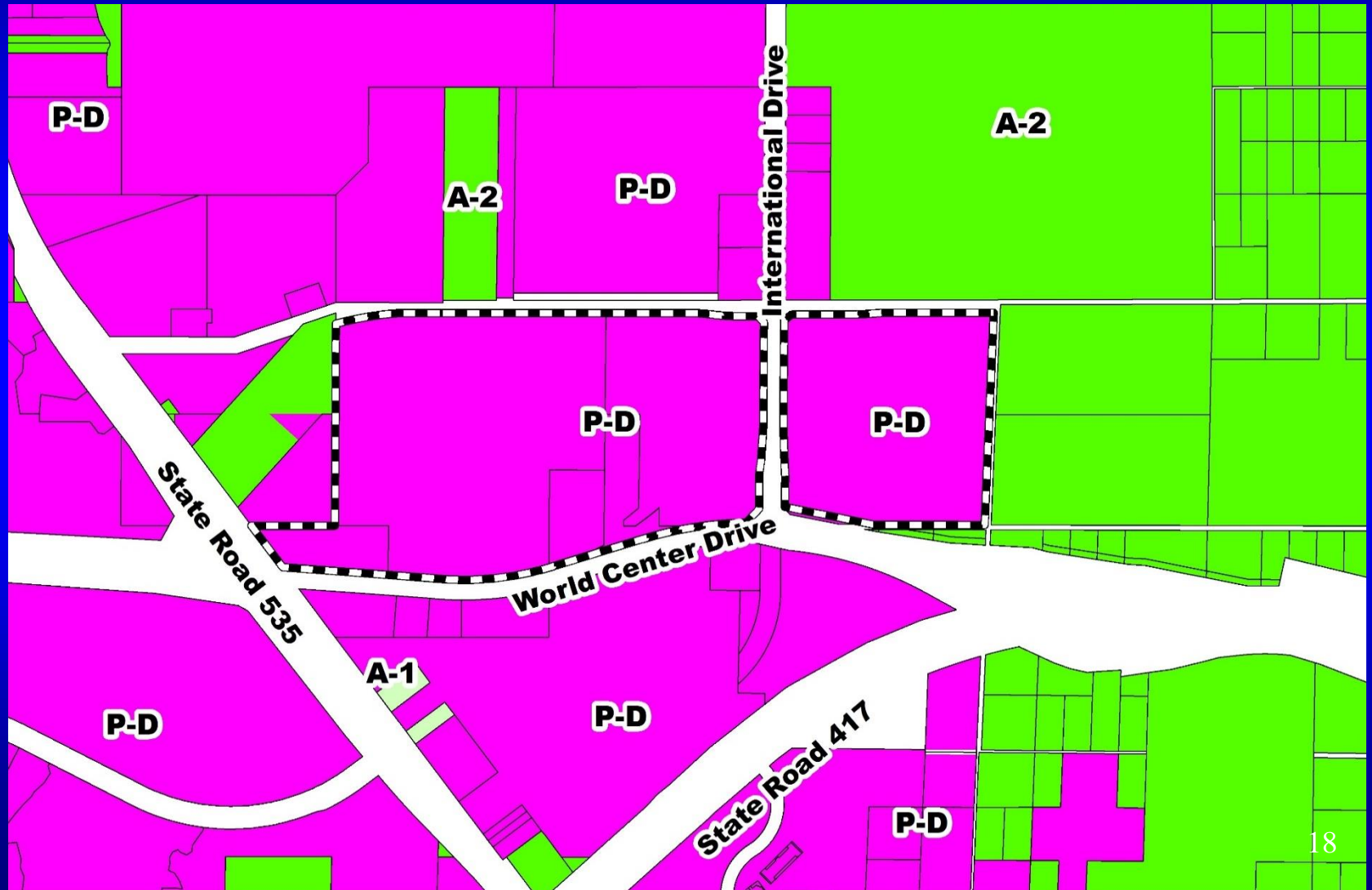
Planned Development / Land Use Plan

Future Land Use Map





Nadeen Tanmore II Planned Development / Land Use Plan Zoning Map

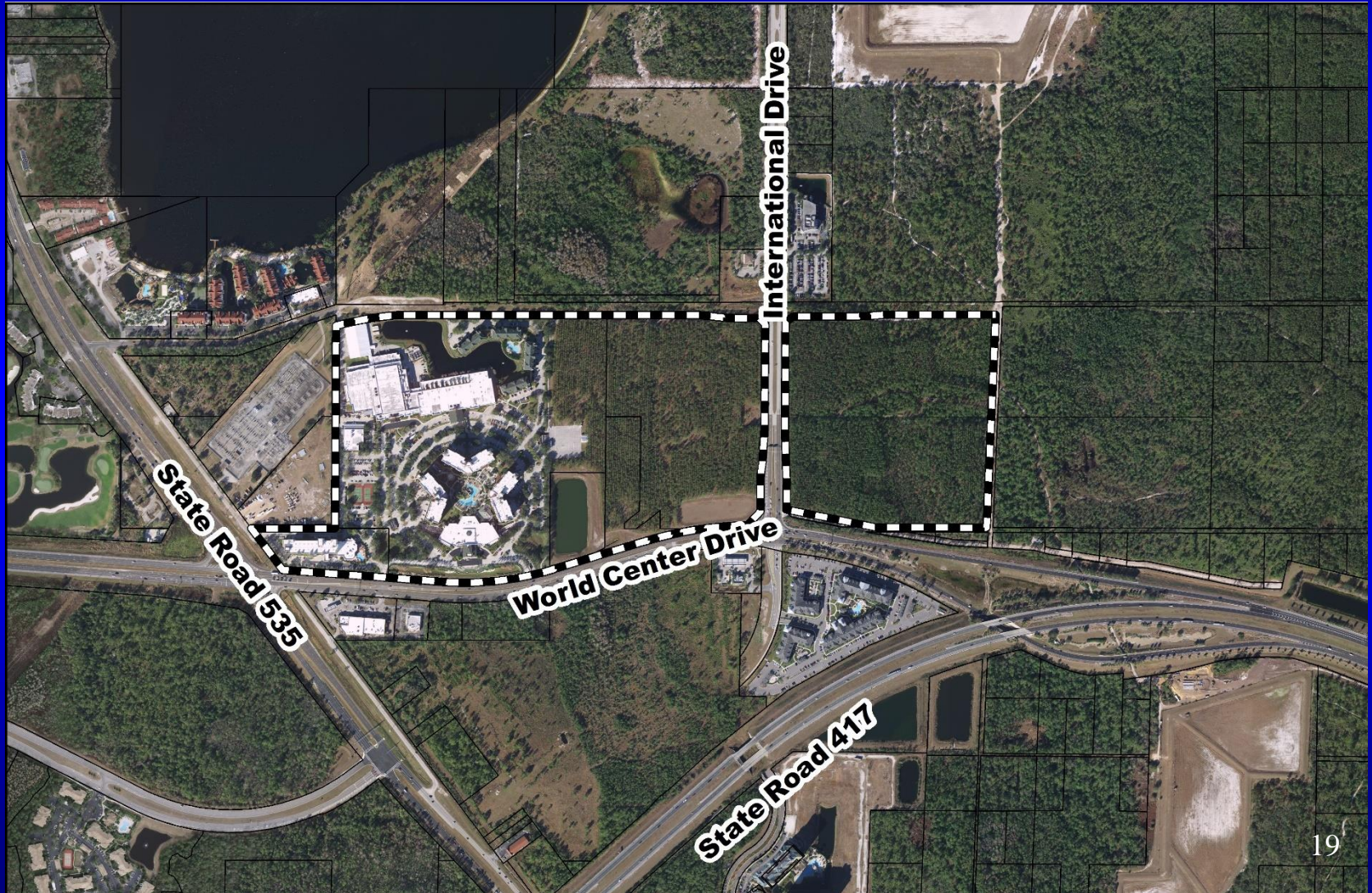




Nadeen Tanmore II

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.

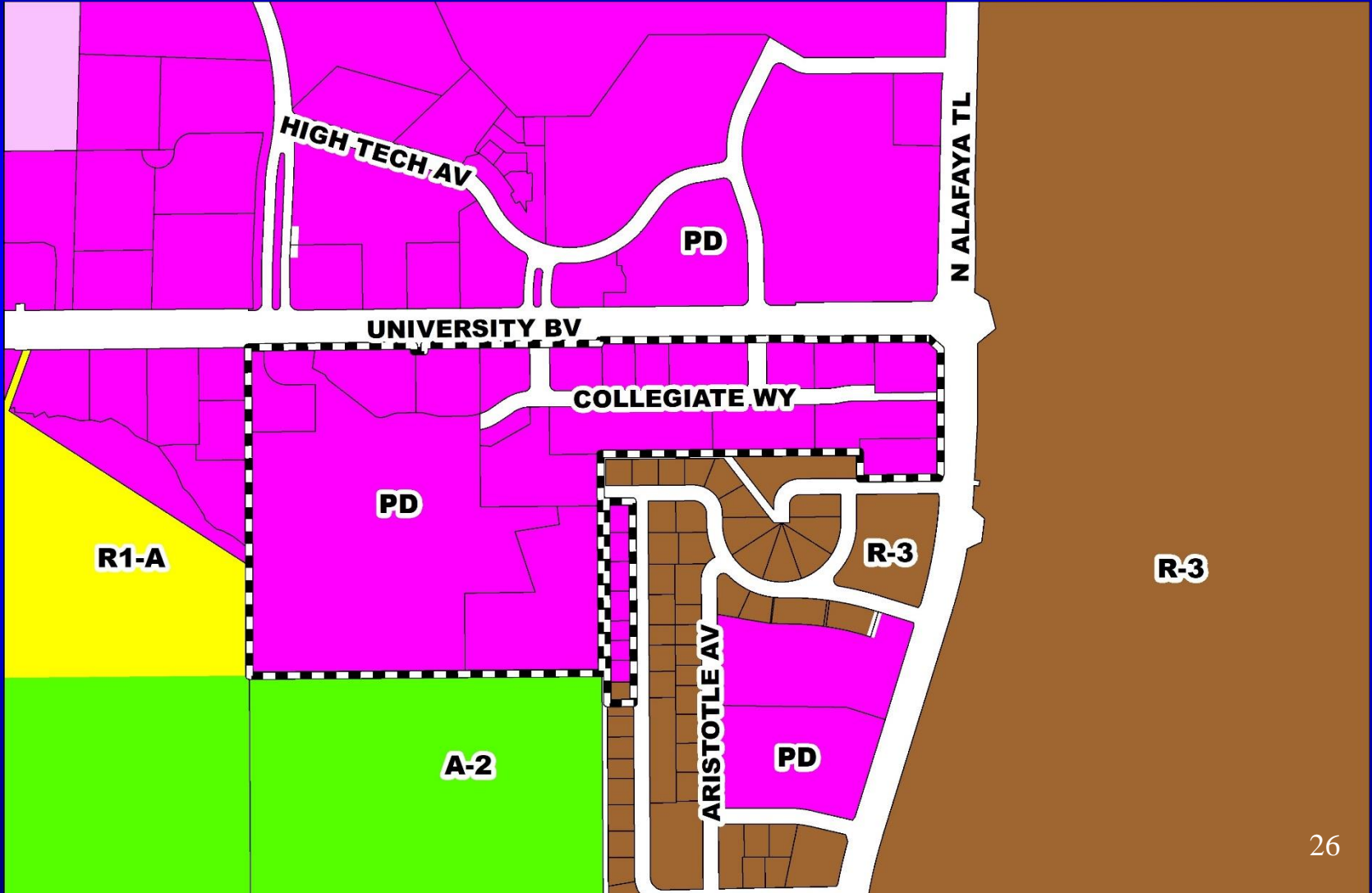


Collegiate Village Planned Development / Land Use Plan Future Land Use Map





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

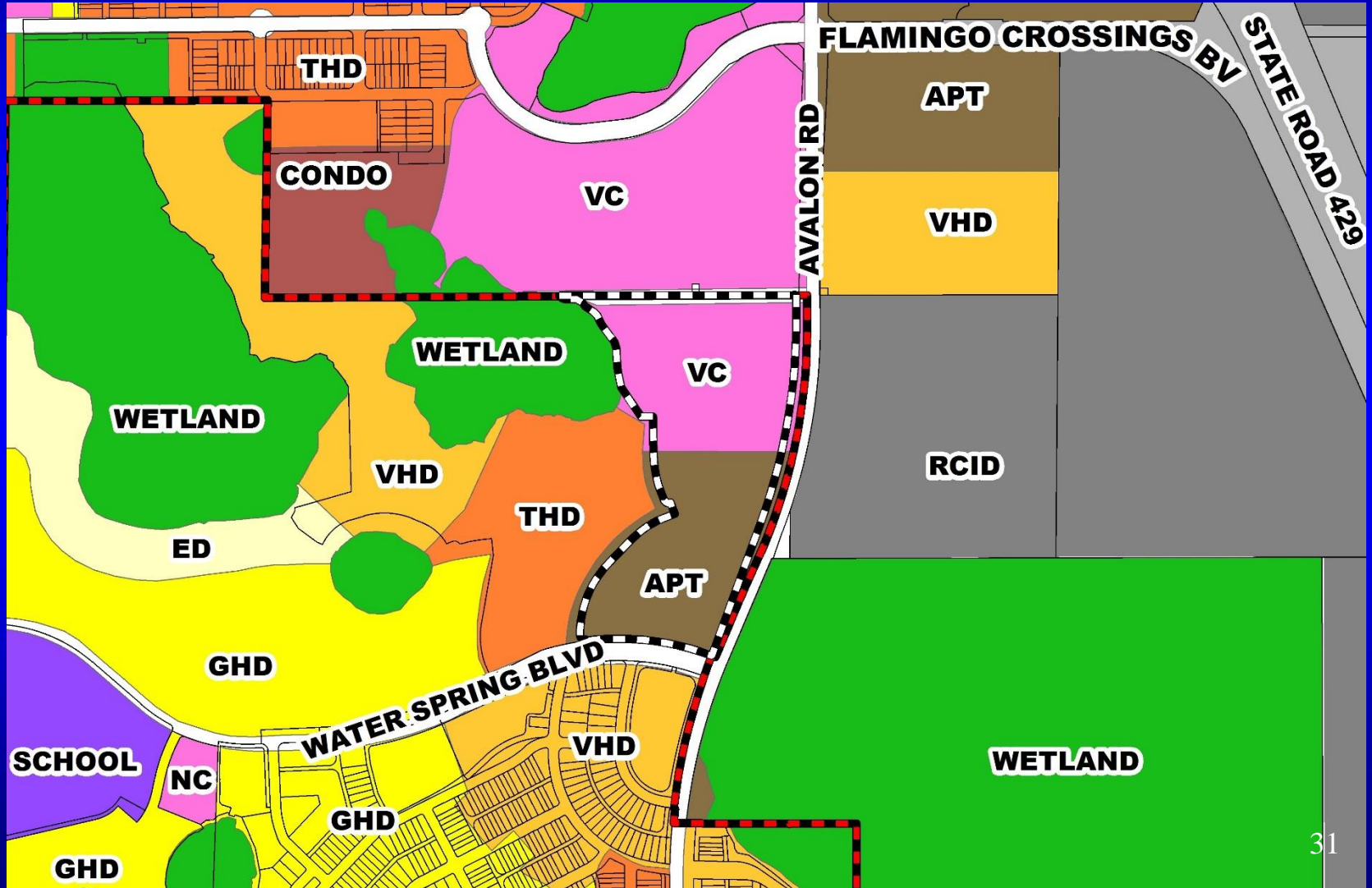


Springhill Planned Development / Land Use Plan

- 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.

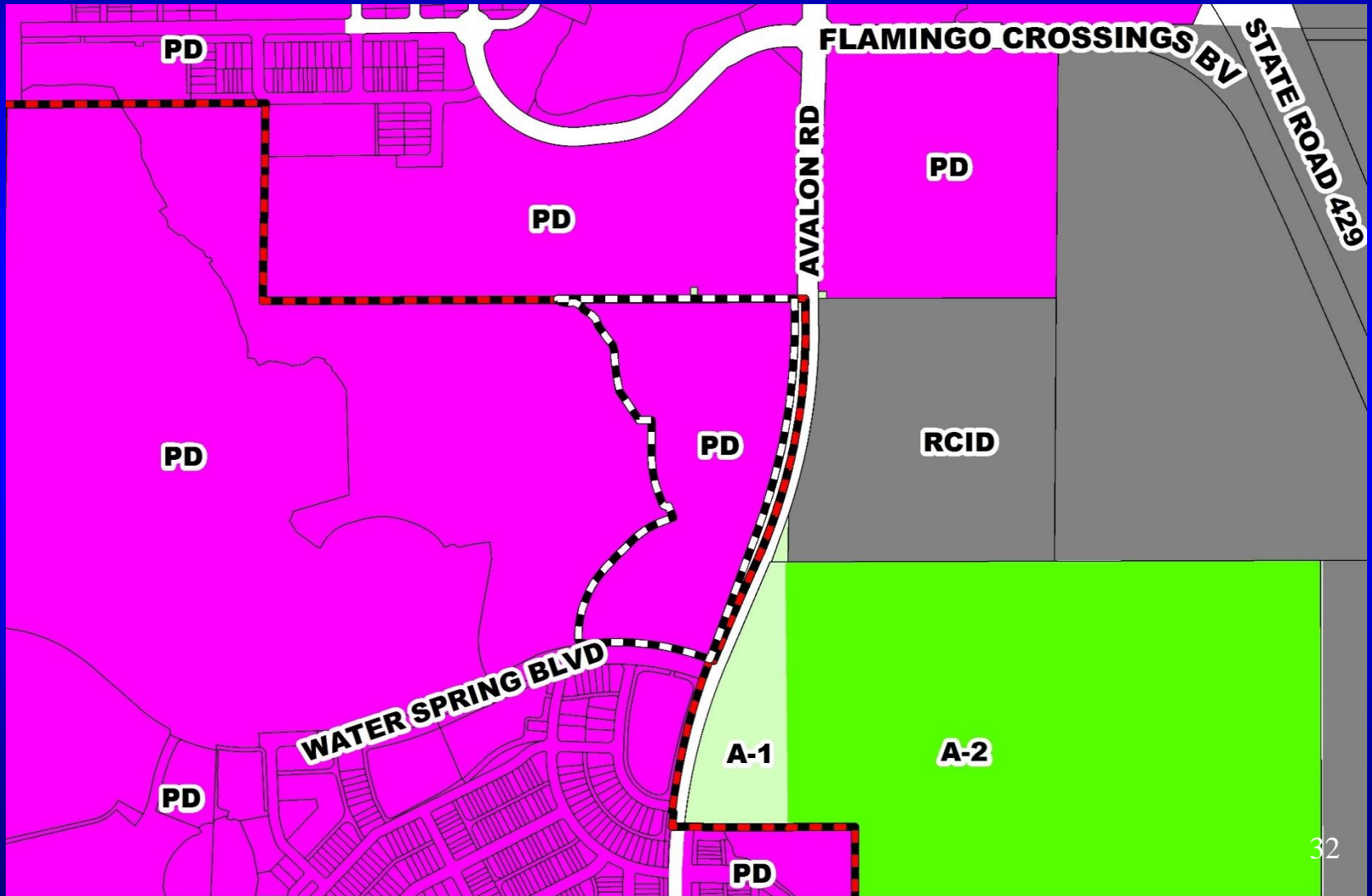


Springhill Planned Development / Land Use Plan Future Land Use Map





Springhill Planned Development / Land Use Plan Zoning Map



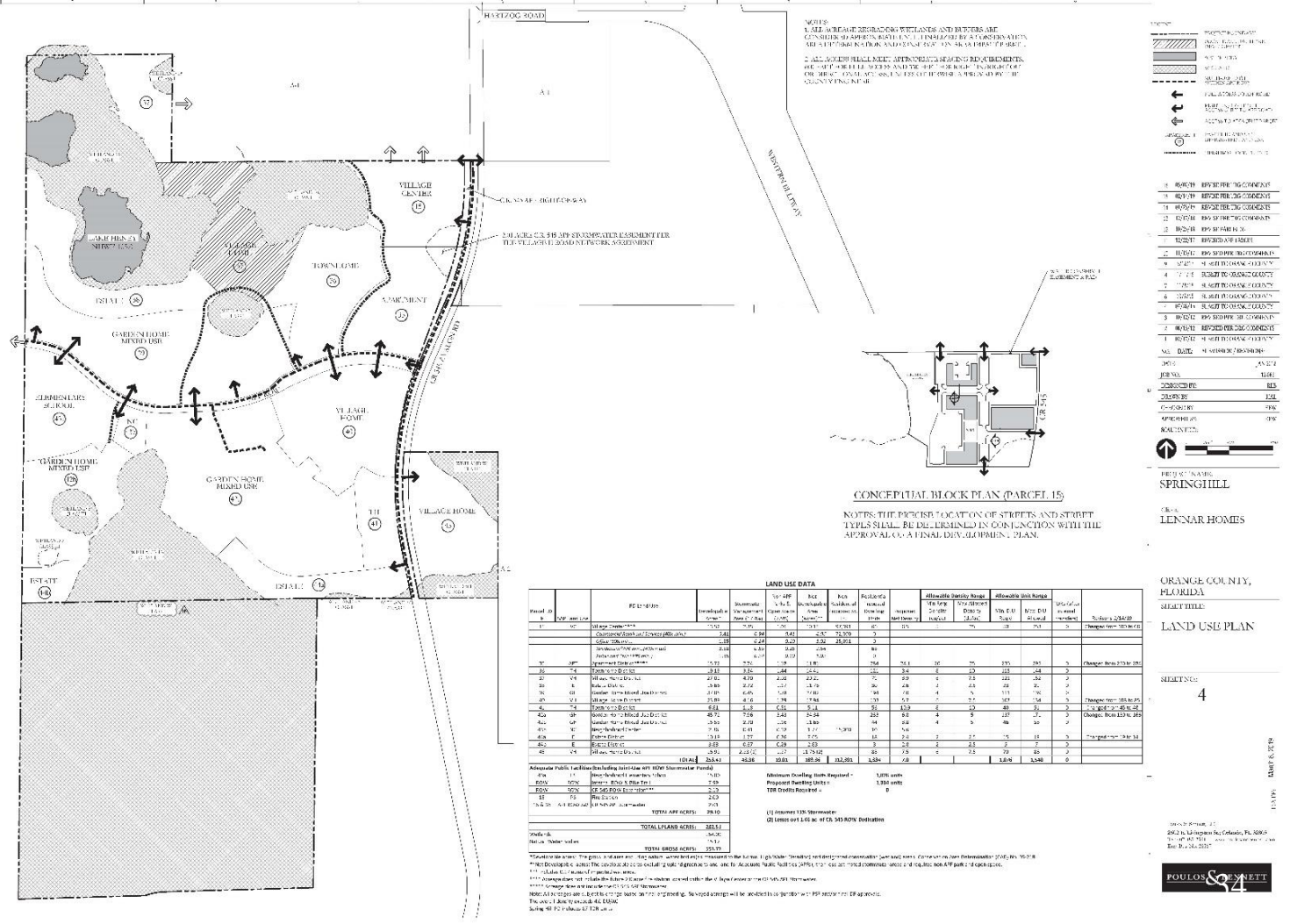


Springhill Planned Development / Land Use Plan Aerial Map





Springhill Planned Development / Land Use Plan Overall Land Use Plan





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

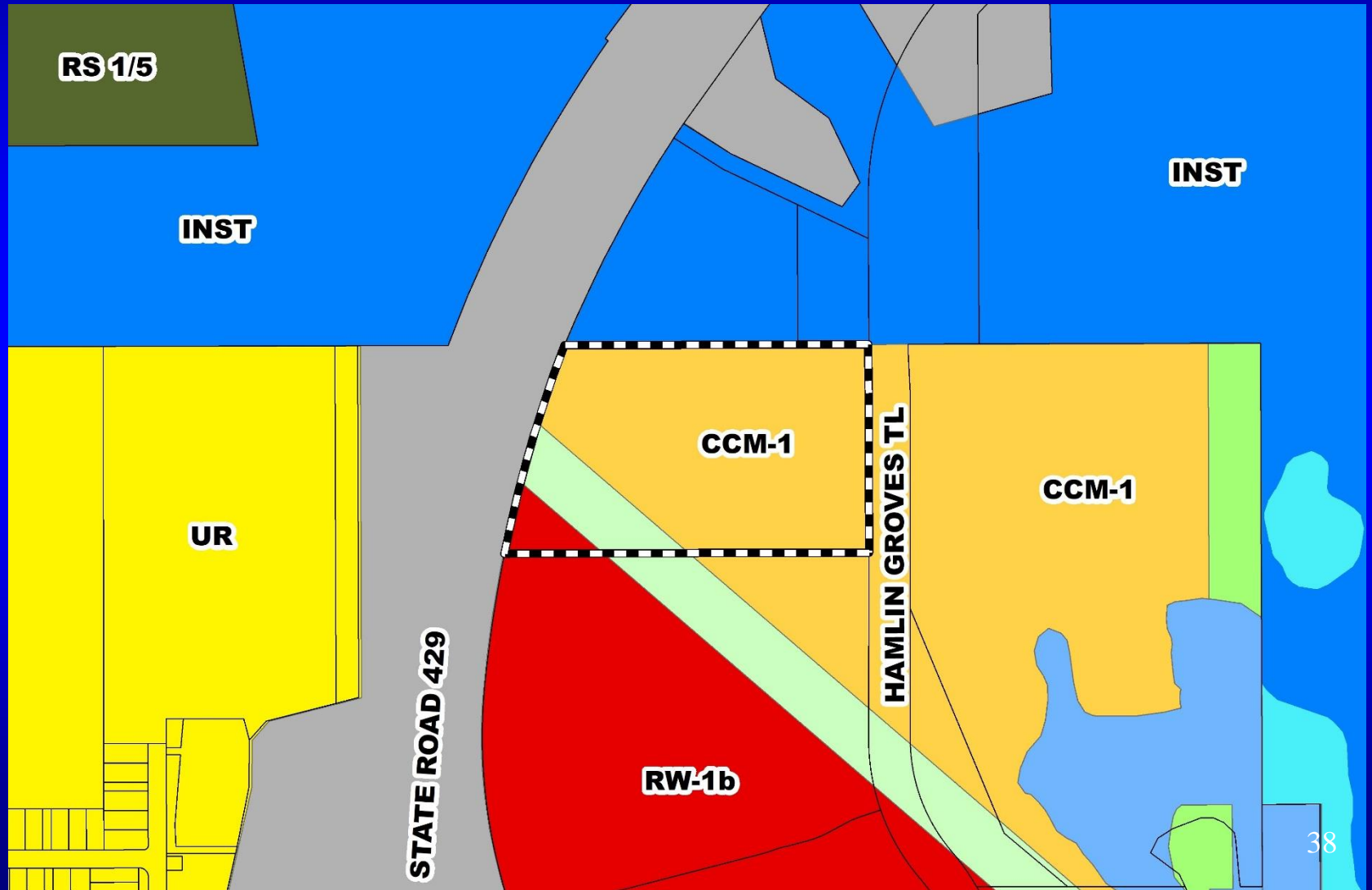


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan

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

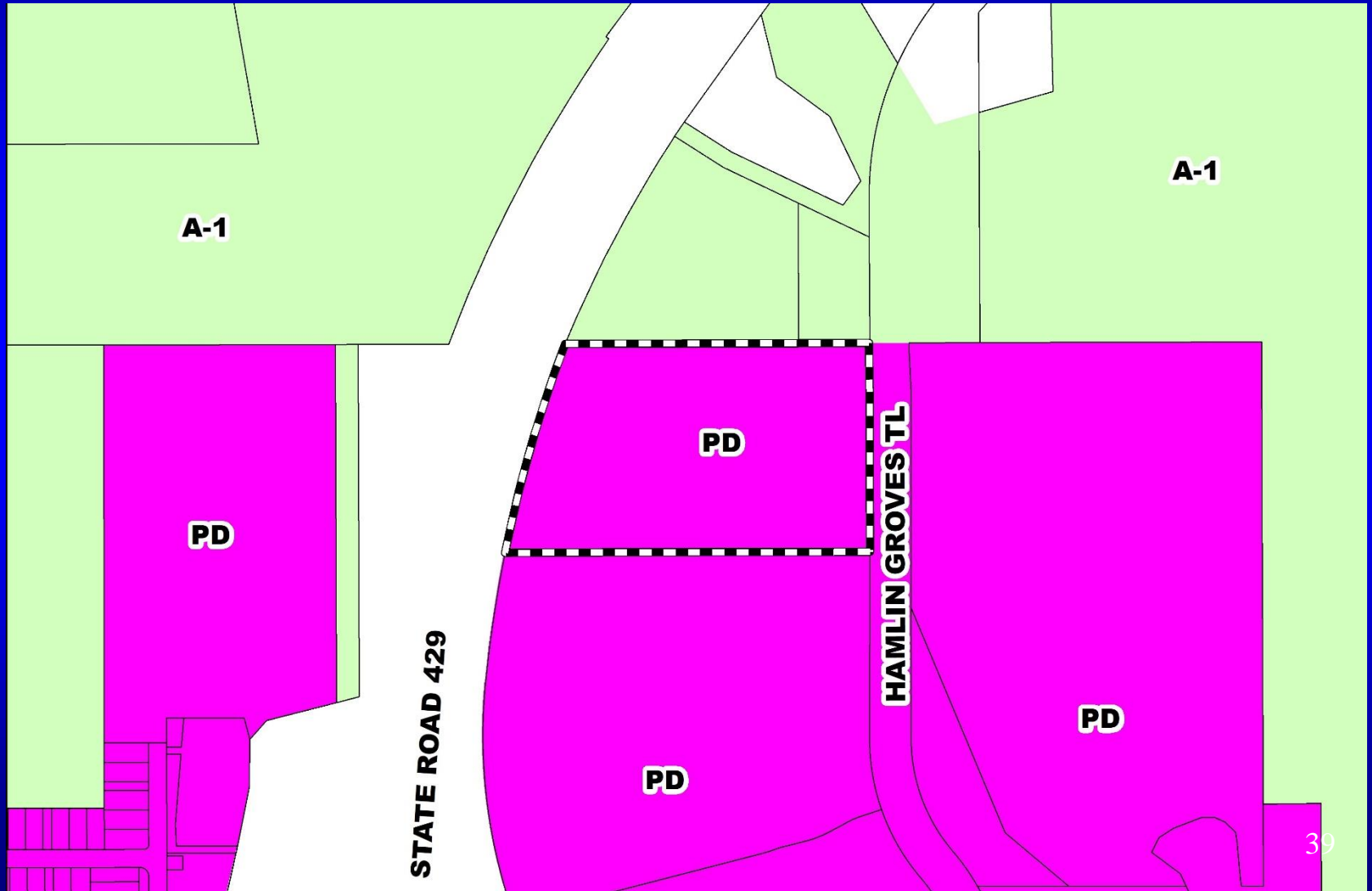


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Future Land Use Map



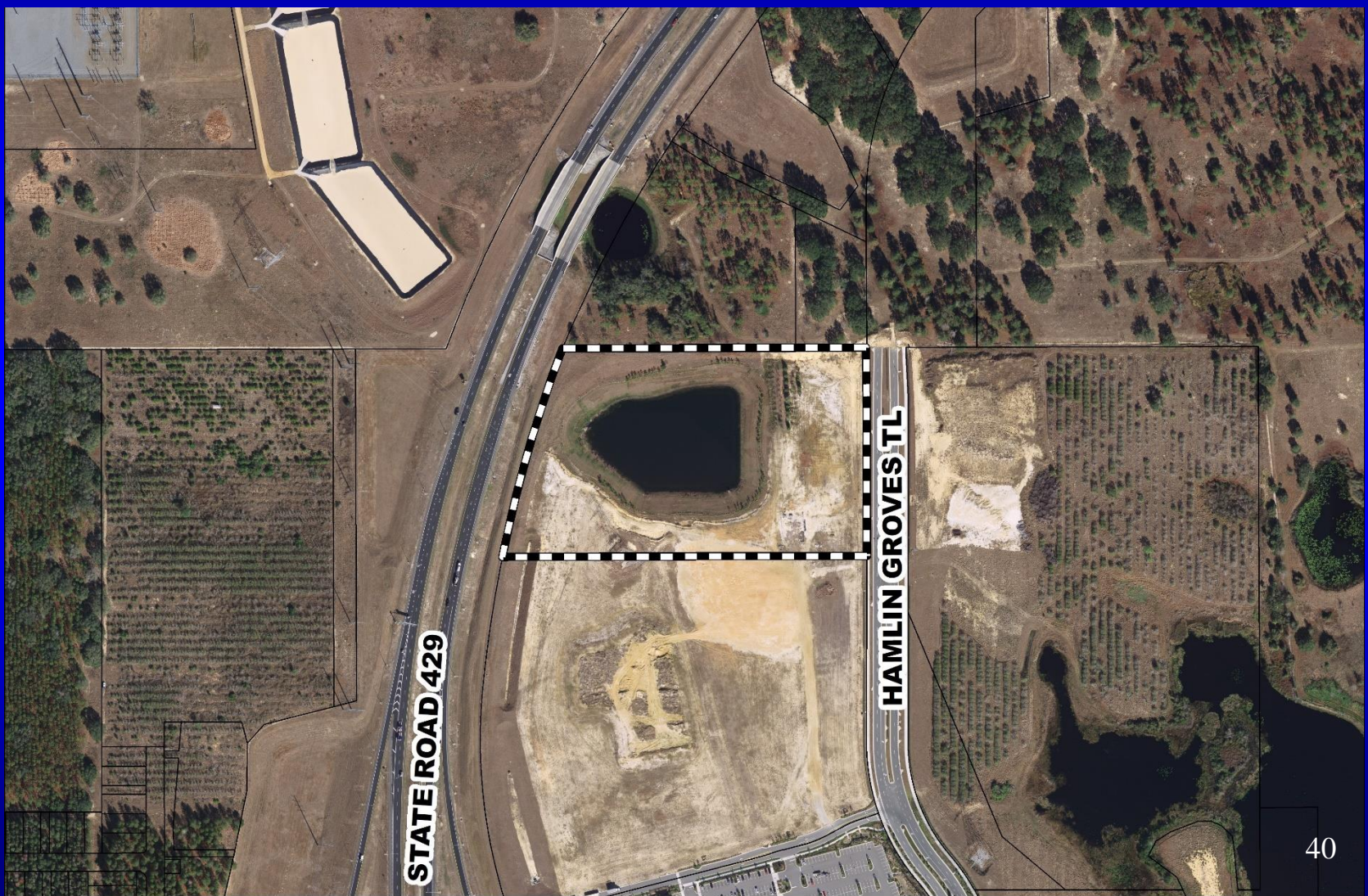


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Zoning Map





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