

*Board of County Commissioners*

# Public Hearings

**June 4, 2019**

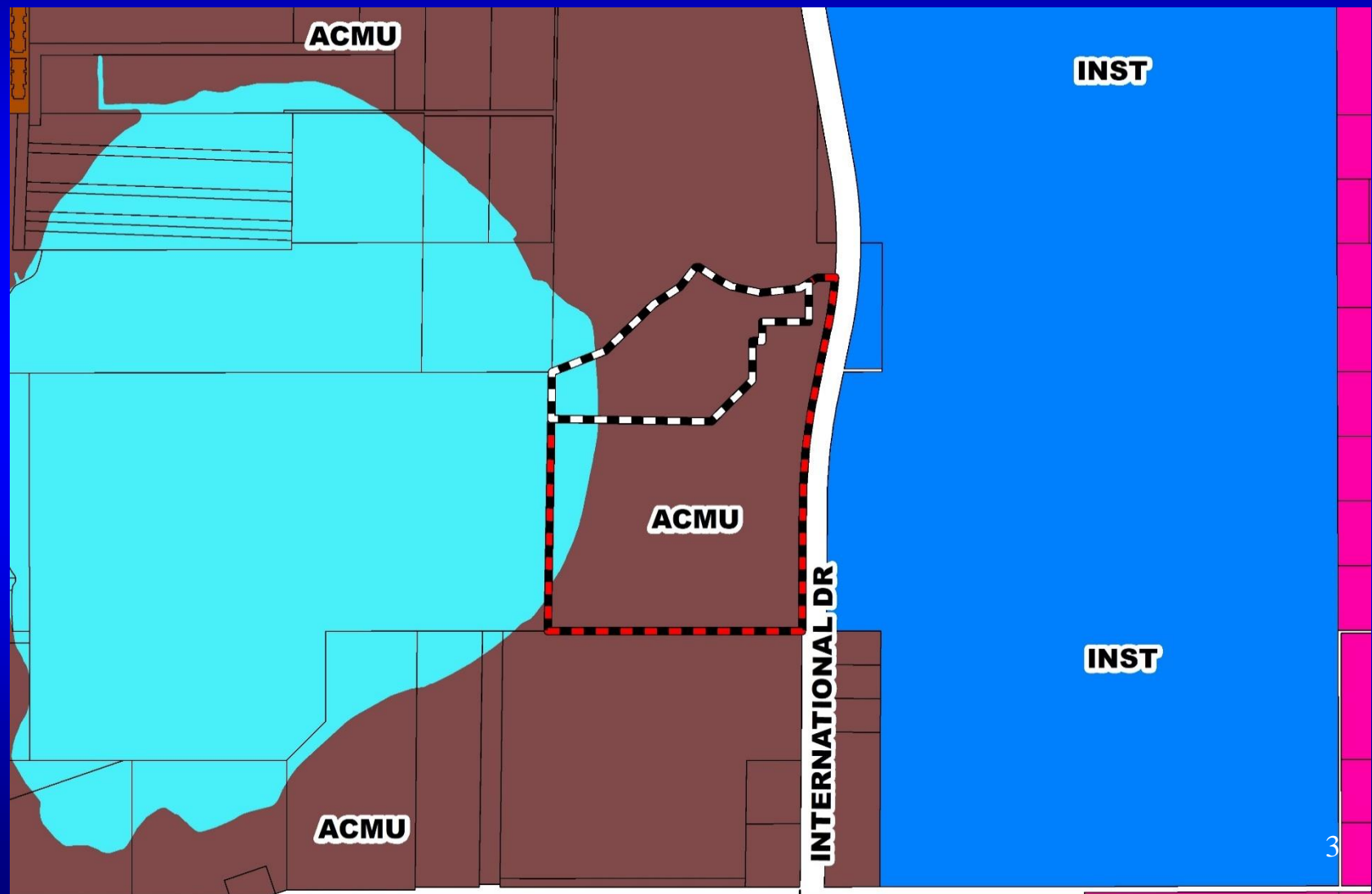


# Lake Bryan Resort Planned Development / Land Use Plan

- 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.

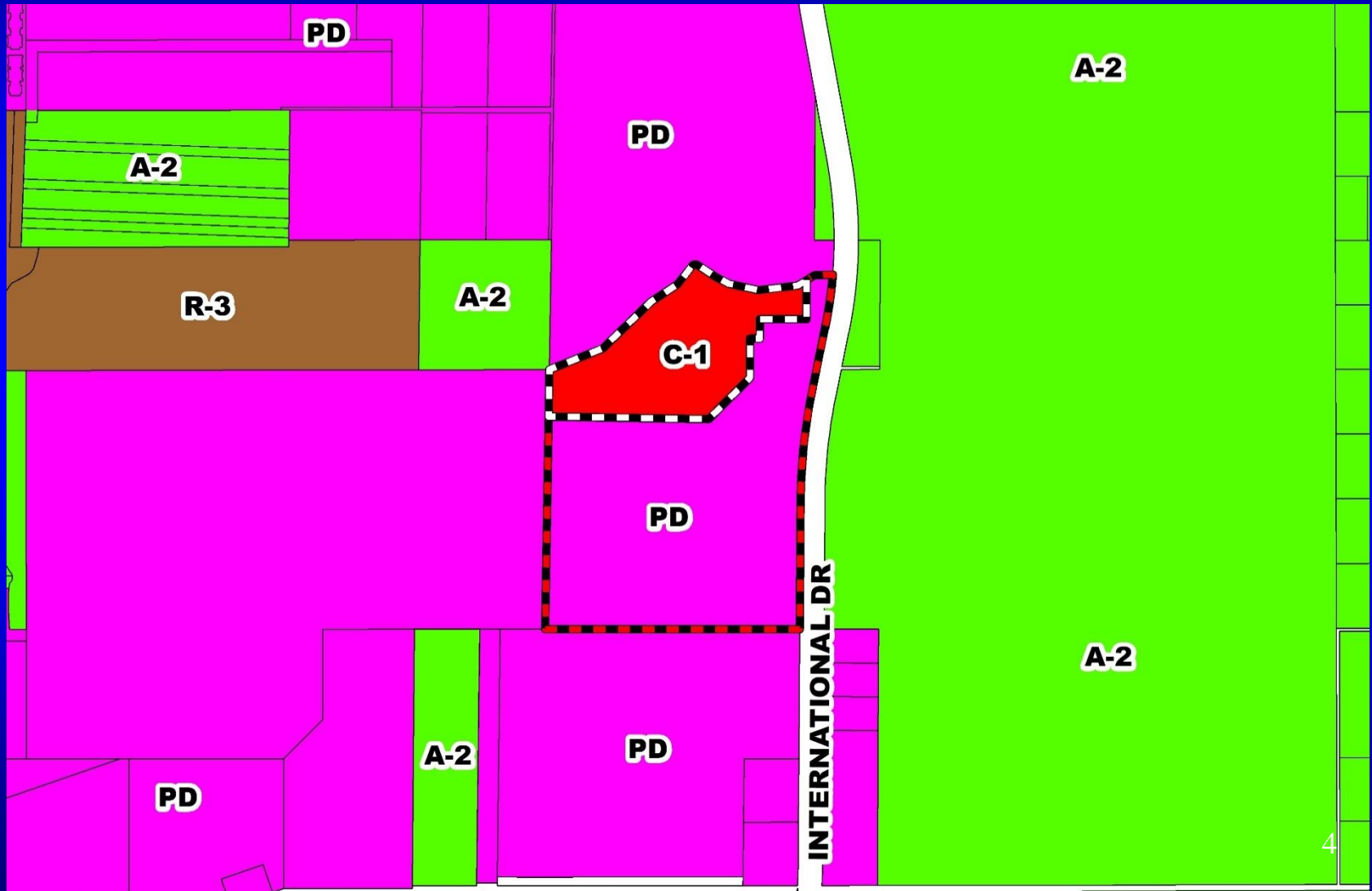


# Lake Bryan Resort Planned Development / Land Use Plan Future Land Use Map



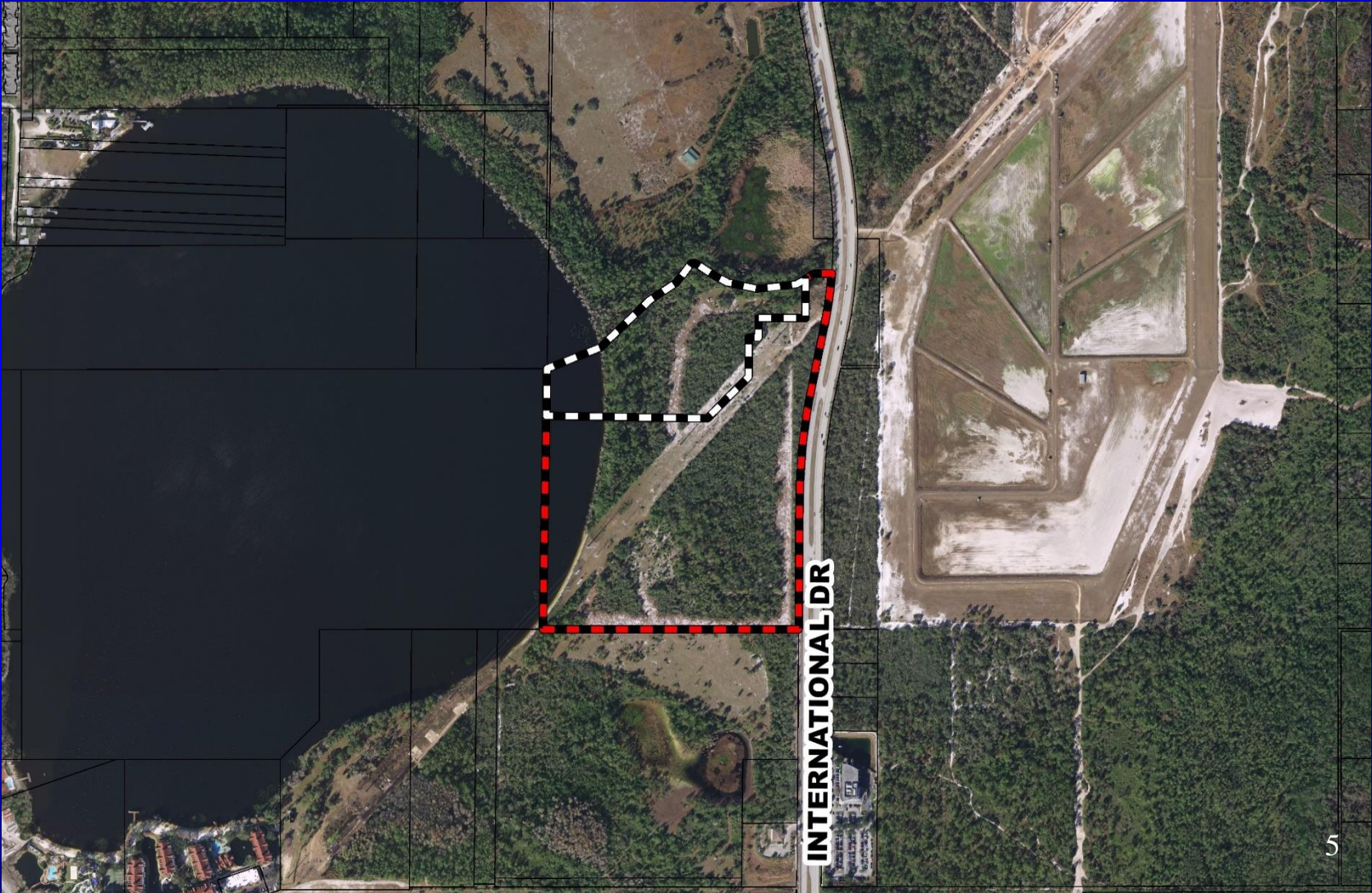


# Lake Bryan Resort Planned Development / Land Use Plan Zoning Map



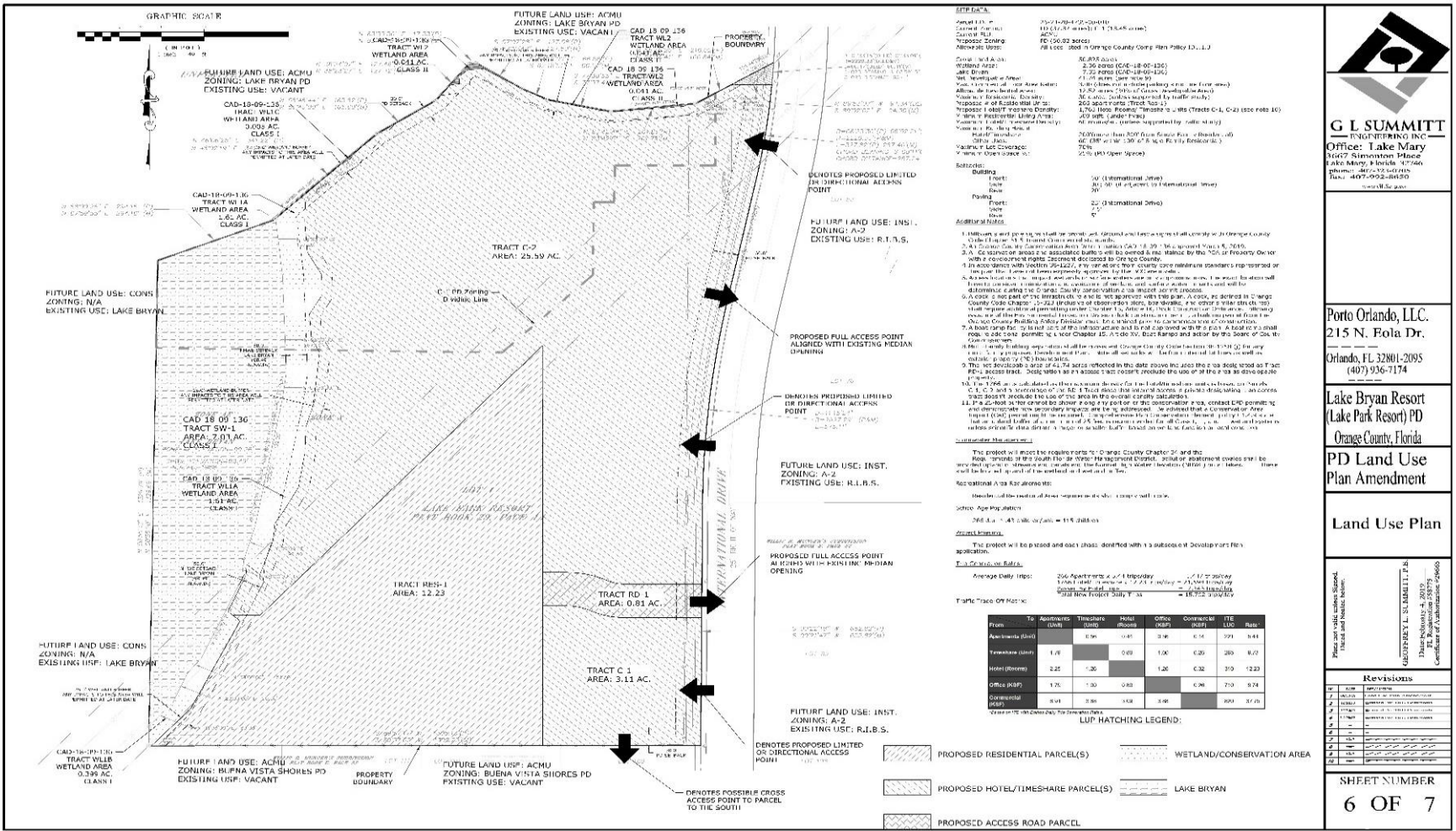


# Lake Bryan Resort Planned Development / Land Use Plan Aerial Map





# 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: 407-952-6418  
Fax: 407-952-8450  
www.gisumitt.com

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	Description
1	11/14/13	Initial Issue
2	11/14/13	Final Issue



# 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**



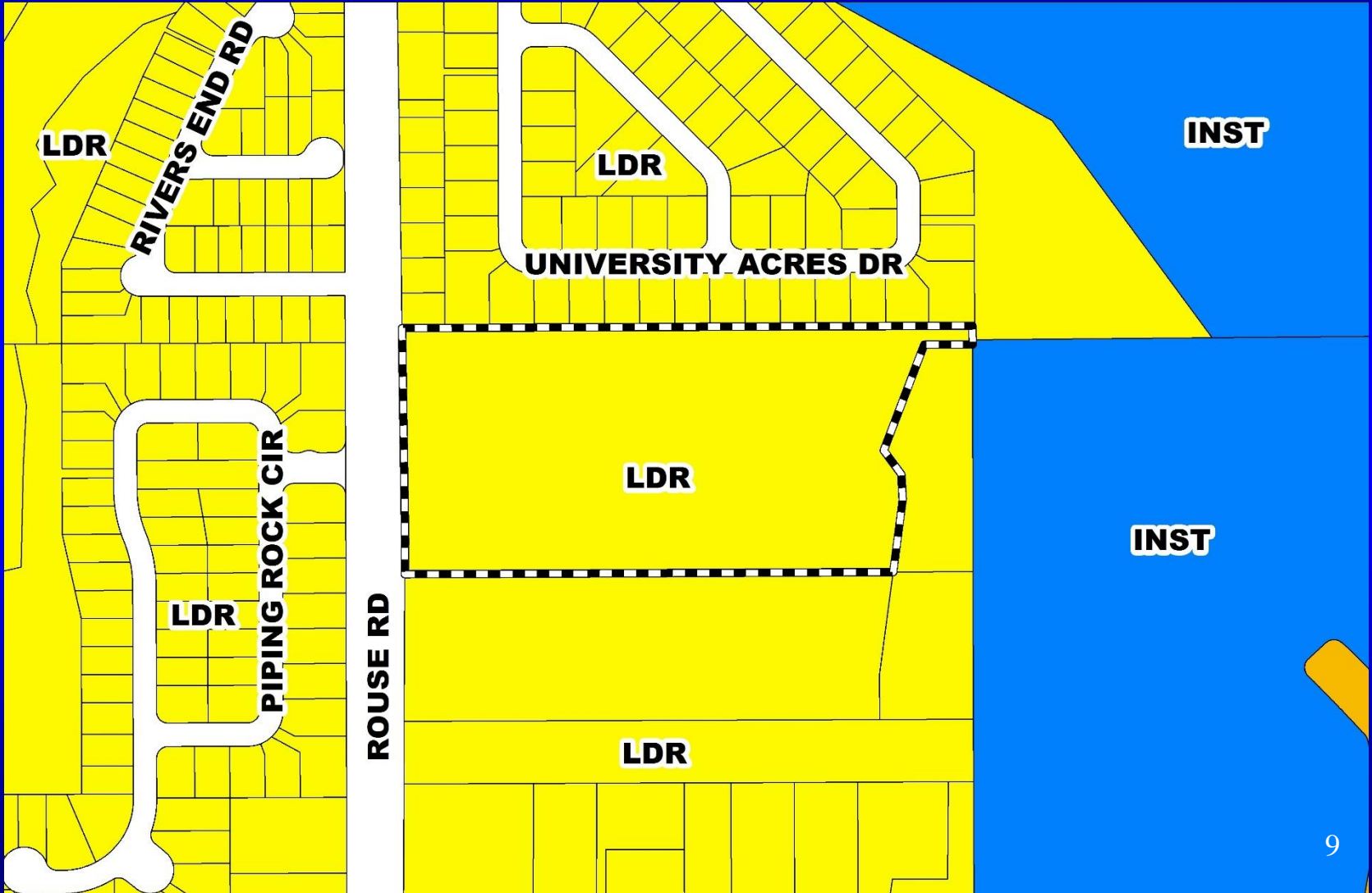
# **Rouse Road Subdivision Planned Development / Land Use Plan**

- 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.



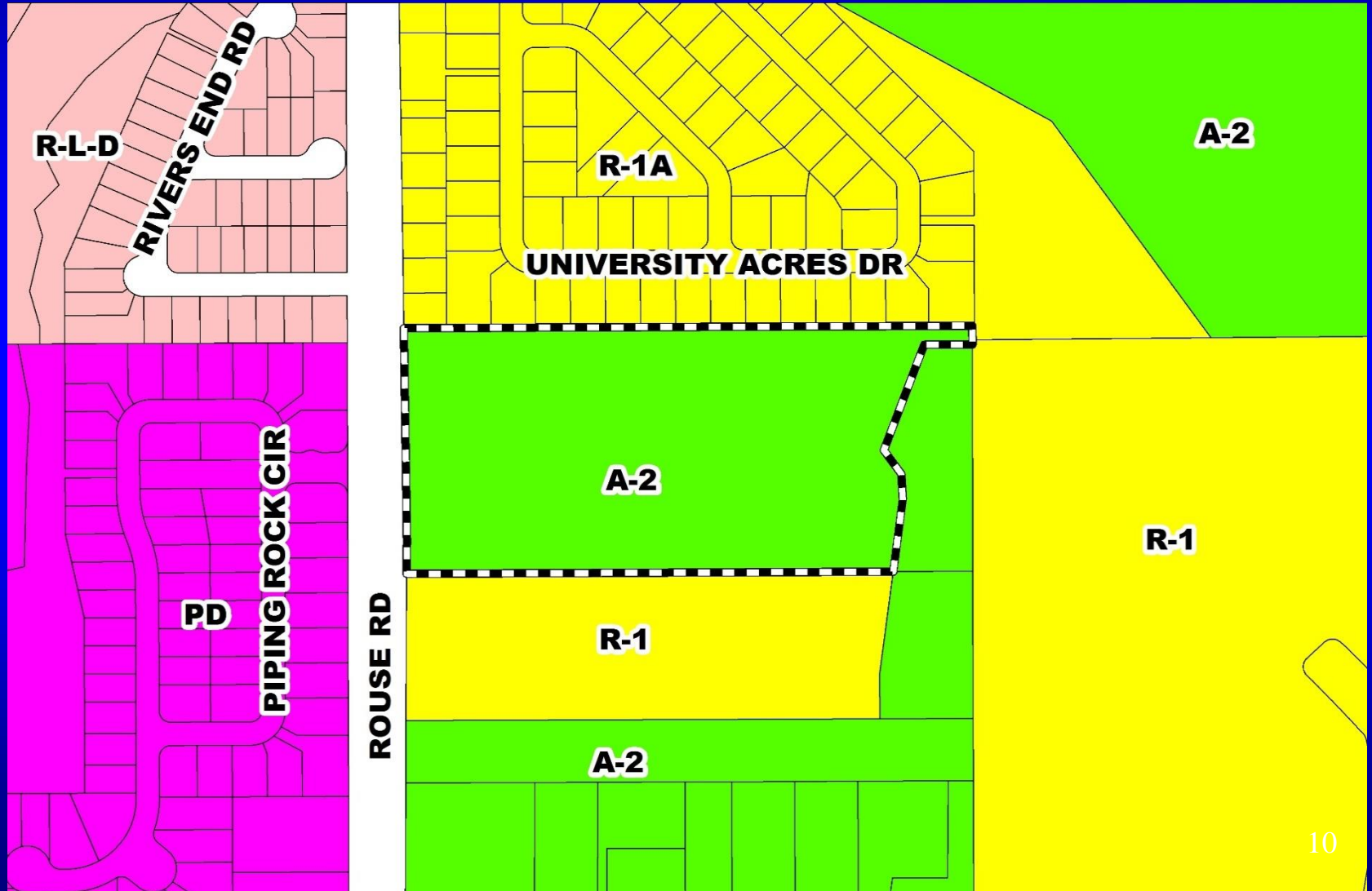


# Rouse Road Subdivision Planned Development / Land Use Plan Future Land Use Map



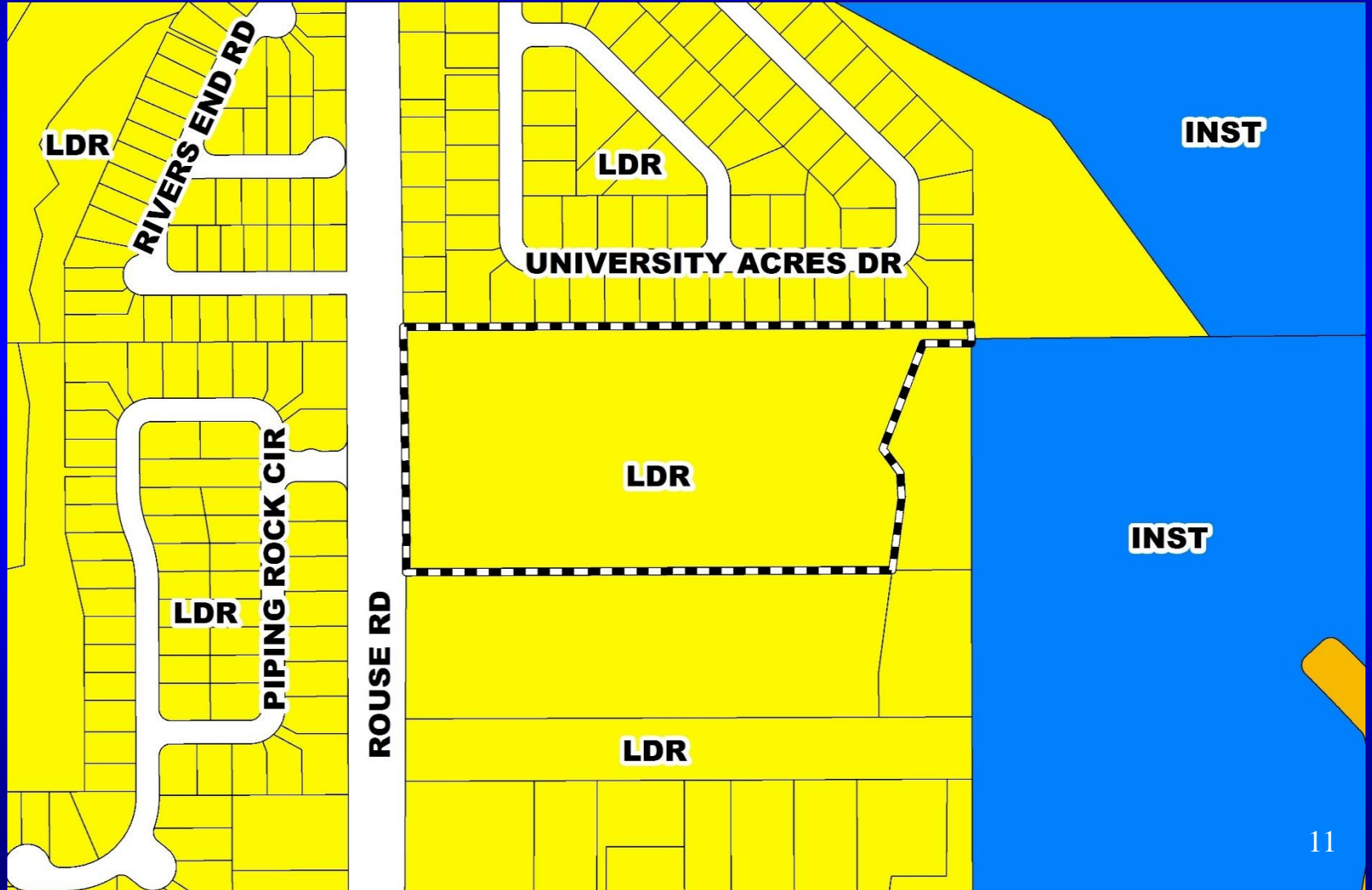


# Rouse Road Subdivision Planned Development / Land Use Plan Zoning Map



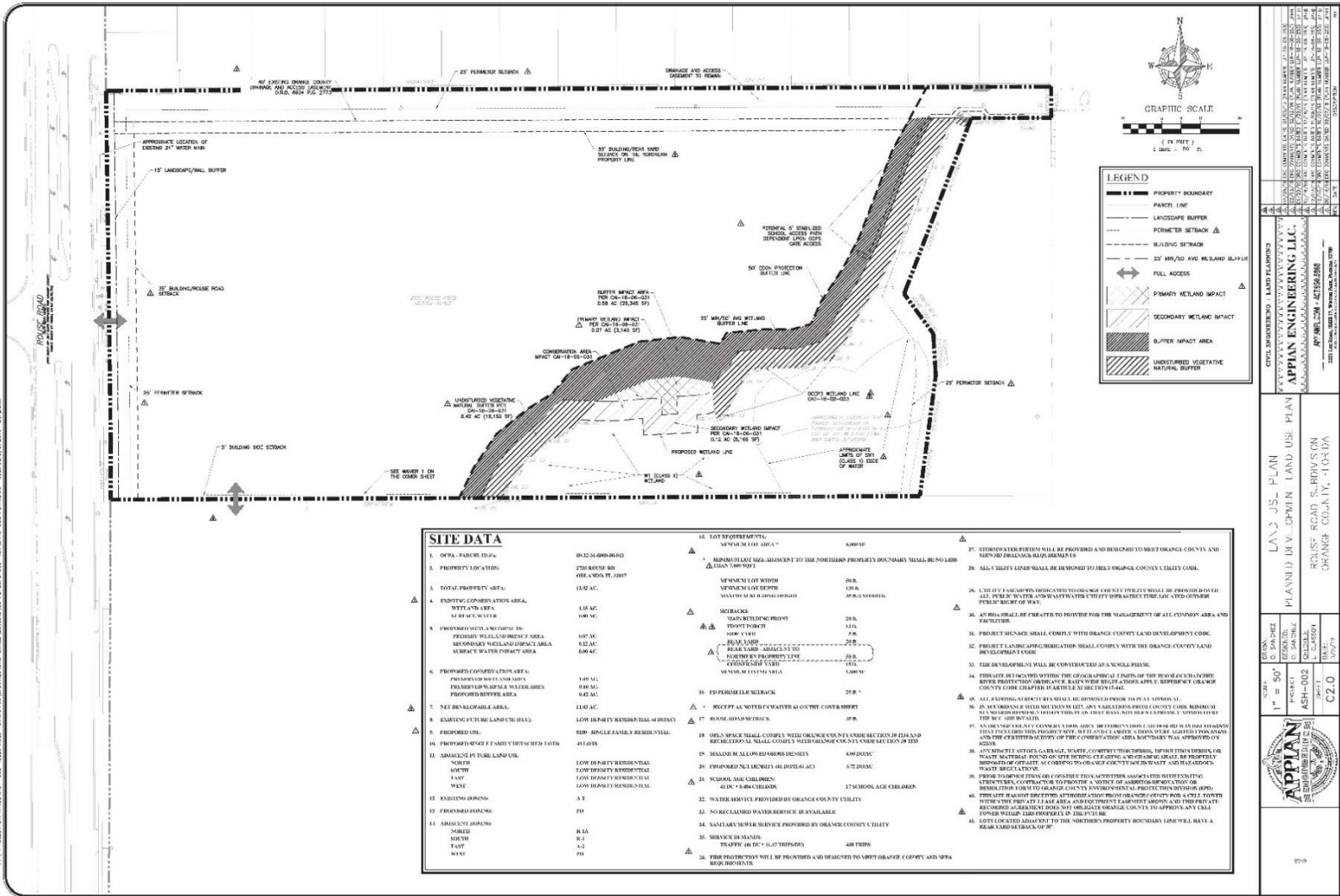


# Rouse Road Subdivision Planned Development / Land Use Plan Aerial Map





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



SITE DATA	
1. OFFICE, PARCEL ID NO.	09-02-00000000
2. PROPERTY LOCATION	2700 ROUSE RD ORANGE COUNTY, FL 32817
3. TOTAL PROPERTY AREA	13.02 AC.
4. EXISTING CONSERVATION AREA	WETLANDS AREA 3.00 AC. 3.00 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 0.24 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 ZONING	RS-10
11. PROPOSED FUTURE LAND USE	LOW DENSITY RESIDENTIAL NORTH 0.00 AC. SOUTH 0.00 AC. EAST 0.00 AC. WEST 0.00 AC.
12. EXISTING ZONING	R-1
13. PROPOSED ZONING	R-1 SOUTH R-1 EAST R-1 WEST
14. LOT DIMENSIONS	80.00 FT 120.00 FT 120.00 FT 120.00 FT
15. LOT DEPTHS	120.00 FT 120.00 FT 120.00 FT 120.00 FT
16. LOT AREA	9,600 SF 14,400 SF 14,400 SF 14,400 SF
17. FRONT SETBACK	20.00 FT
18. SIDE SETBACK	10.00 FT
19. REAR SETBACK	10.00 FT
20. DRIVEWAY SETBACK	10.00 FT
21. DRIVEWAY WIDTH	10.00 FT
22. DRIVEWAY CURB CUT	10.00 FT
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92. DRIVEWAY CURB CUT	10.00 FT
93. DRIVEWAY CURB CUT	10.00 FT
94. DRIVEWAY CURB CUT	10.00 FT
95. DRIVEWAY CURB CUT	10.00 FT
96. DRIVEWAY CURB CUT	10.00 FT
97. DRIVEWAY CURB CUT	10.00 FT
98. DRIVEWAY CURB CUT	10.00 FT
99. DRIVEWAY CURB CUT	10.00 FT
100. DRIVEWAY CURB CUT	10.00 FT

APPLICANT: APPLIAN ENGINEERING LLC  
 PROJECT: ROUSE ROAD SUBDIVISION  
 SHEET: 1 OF 1  
 DATE: 08/14/2018  
 SCALE: 1" = 50'  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]



# 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.

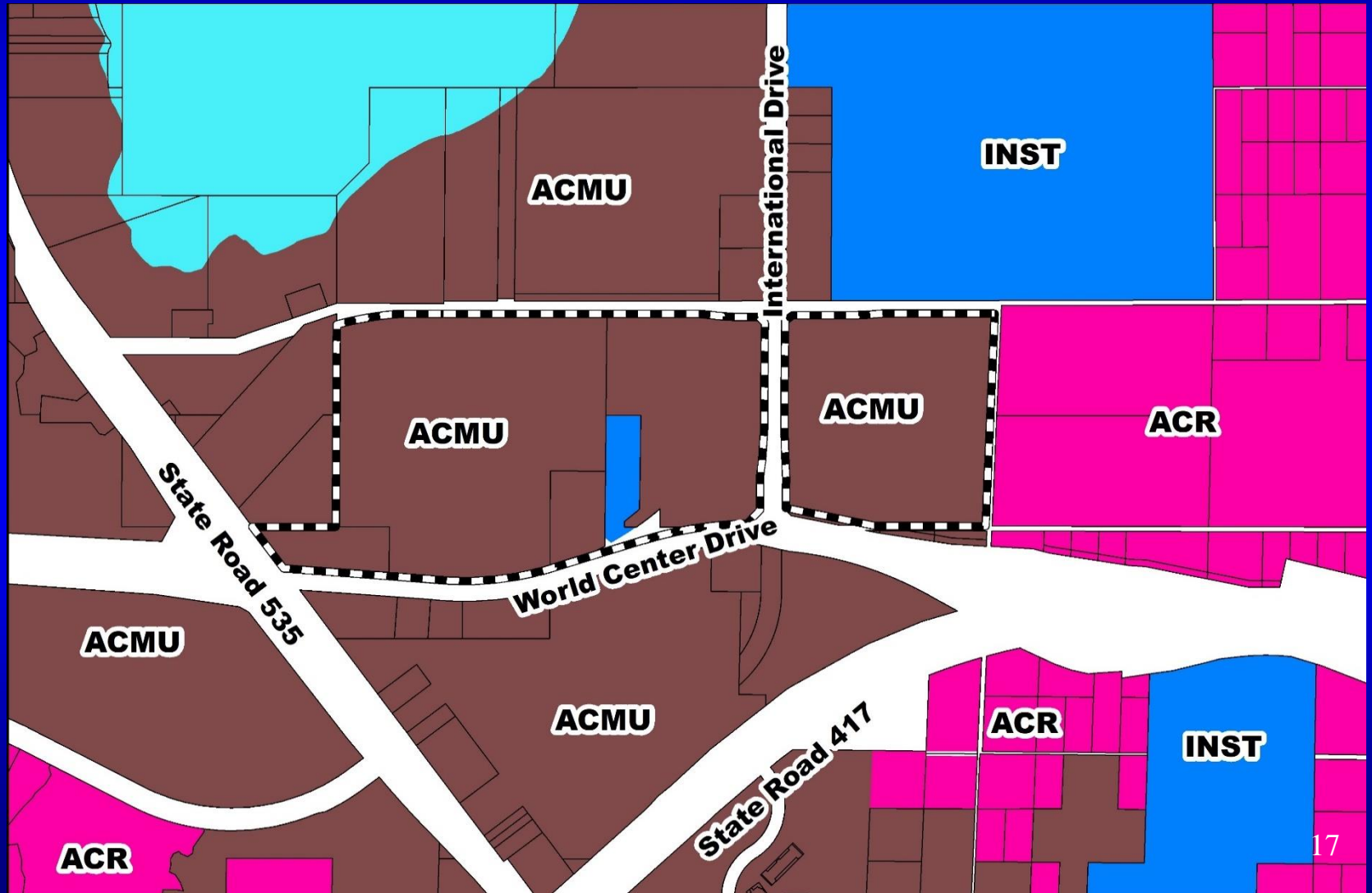




# Nadeen Tanmore II

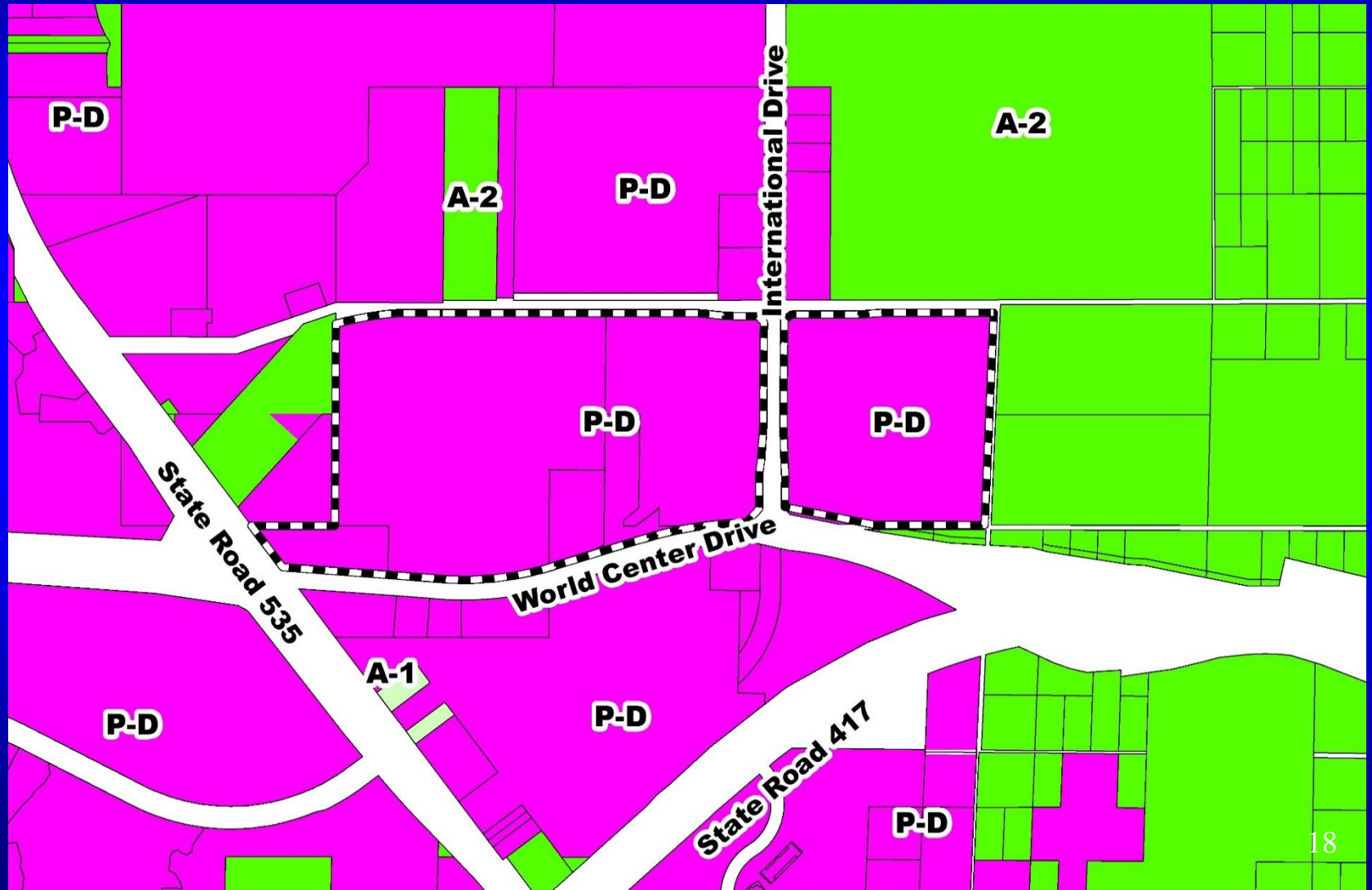
## Planned Development / Land Use Plan

### 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.



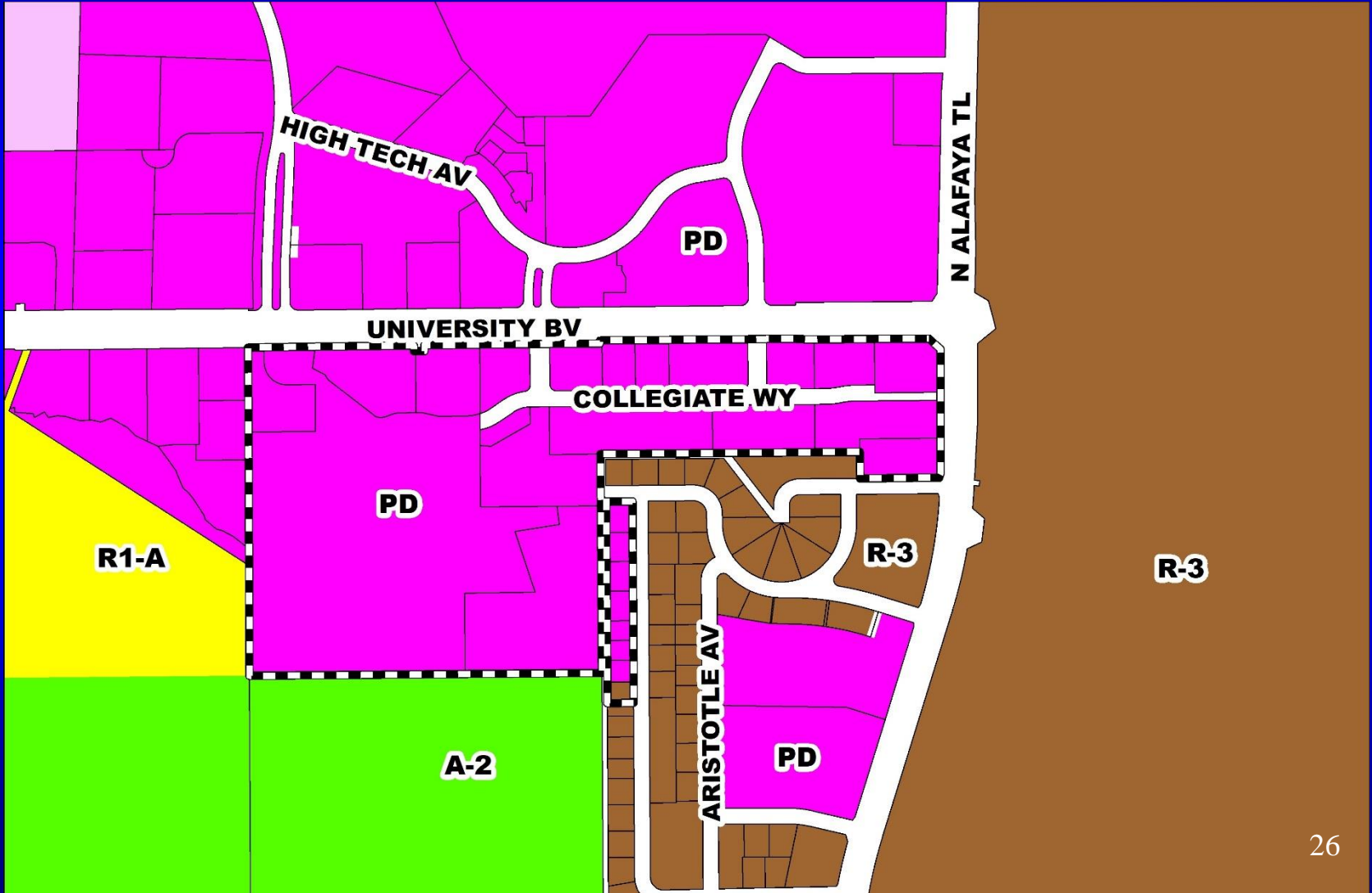


# Collegiate Village Planned Development / Land Use Plan Future Land Use Map





# Collegiate Village Planned Development / Land Use Plan Zoning Map

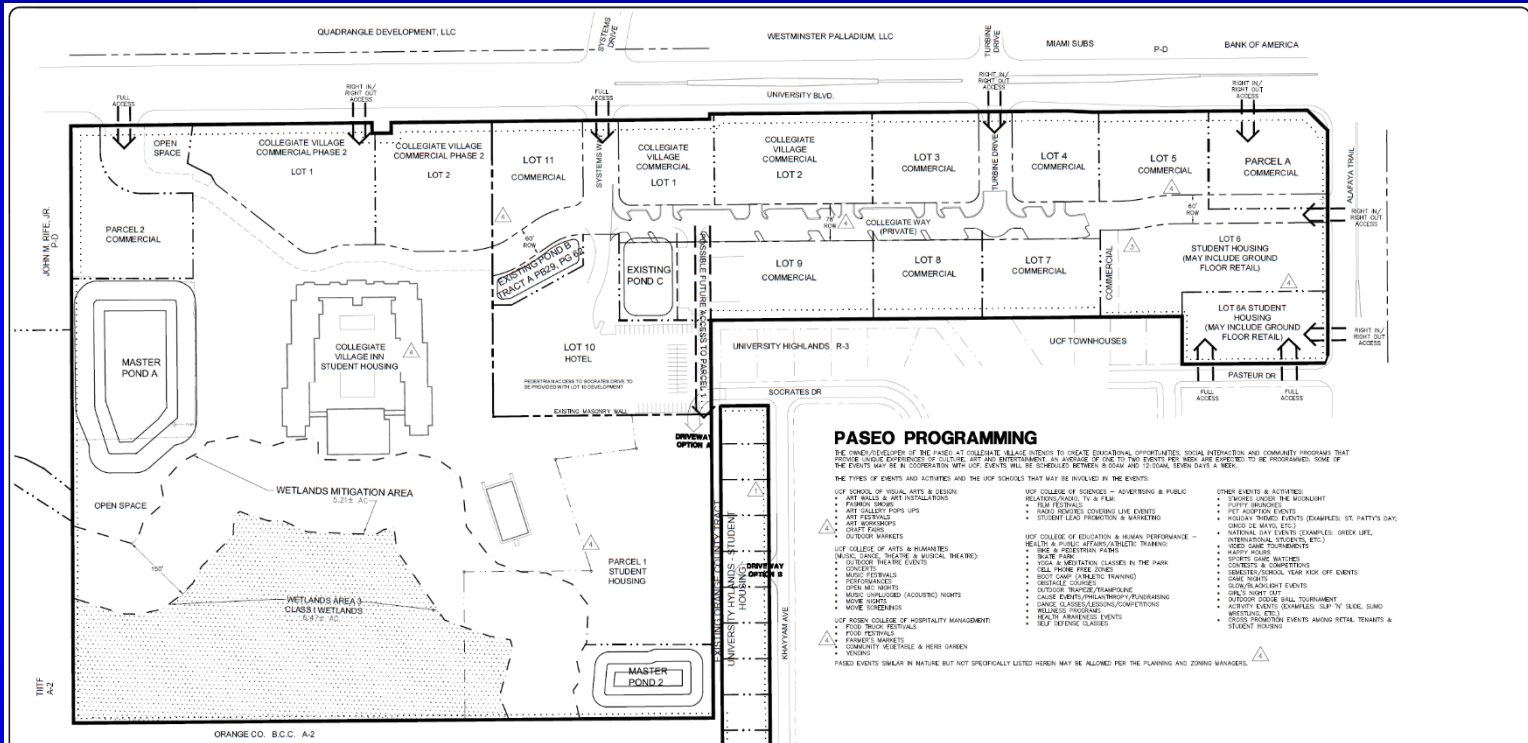
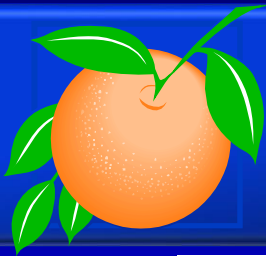




# Collegiate Village Planned Development / Land Use Plan Aerial Map



# Collegiate Village Planned Development / Land Use Plan Overall Land Use Plan



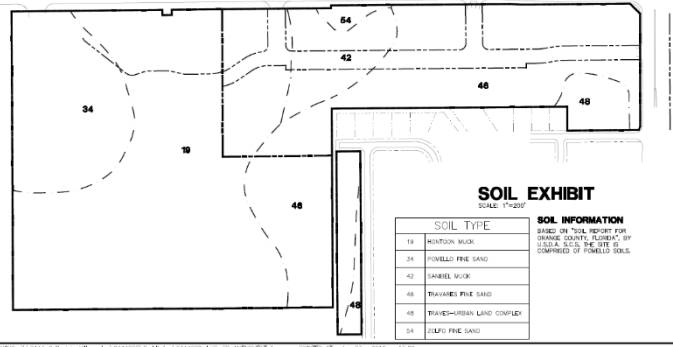
### PASEO PROGRAMMING

THE OWNER/DEVELOPER OF THE PASEO AT COLLEGE HILLS HUBS BY CREATE EDUCATIONAL OPPORTUNITIES, SOCIAL INTERACTION AND COMMUNITY PROGRAMS THAT PROVIDE QUALITY EXPERIENCES TO COLLEGE LIFE AND ENLIGHTENMENT. AN AVERAGE OF ONE TO TWO EVENTS PER WEEK ARE EXPECTED TO BE PROGRAMMED. SOME OF THE EVENTS MAY BE IN COORDINATION WITH LOCAL EVENTS THAT ARE SCHEDULED BETWEEN 9:00AM AND 10:00AM SEVEN DAYS A WEEK.

THE TYPES OF EVENTS AND ACTIVITIES AND THE USER SCHOOLS THAT MAY BE INVOLVED IN THE EVENTS:

- LOT SCHOOLS OF VISUAL ARTS & DESIGN**
  - ART WALLS & ART INSTALLATIONS
  - PAINTAL SHOWS
  - ART COLLECTOR POP-UPS
  - ART PERFORMANCES
  - ART STREETS
  - ART MUSEUMS
  - OUTDOOR MARKETS
- LOT COLLEGE OF ARTS & HUMANITIES**
  - MUSIC, DANCE, THEATRE & MUSICAL THEATRE
  - OUTDOOR THEATRE EVENTS
  - CONCERTS
  - PODCASTS
  - PODCAST FESTIVALS
  - OPEN MIC NIGHTS
  - MUSIC WORKSHOPS (ACOUSTIC NIGHTS)
  - MOVIE NIGHTS
  - MOVIE SCREENINGS
- LOT ROSEN COLLEGE OF HOSPITALITY MANAGEMENT**
  - PODCAST FESTIVALS
  - PODCASTS
  - PANTRY MARKETS
  - COMMUNITY VEGETABLE & HERB GARDEN
  - WINING
- LOT COLLEGE OF BUSINESS & PUBLIC RELATIONS**
  - PAW FESTIVALS
  - PAW PARADES
  - STUDENT LEAD PROMOTION & MARKETING
- LOT COLLEGE OF EDUCATION & HUMAN PERFORMANCE**
  - READING & PUBLIC STORY/DRAMA/POETRY READINGS
  - SCENE PLAY
  - SCENE PLAY PERFORMANCES
  - SCENE PLAY REHEARSALS
  - CALL PHONE FREE ZONES
  - PODCAST FESTIVALS
  - OUTDOOR MARKETS
  - OUTDOOR MARKETING TRAINING
  - CELEBRATE CULTURE
  - CELEBRATE CULTURE
  - DANCE LABS/WORKSHOPS/PERFORMANCES
  - DANCE LABS/WORKSHOPS/PERFORMANCES
  - MUSIC LABS/WORKSHOPS
  - HEALTH WELLNESS EVENTS
  - SELF DEFENSE CLASSES
- OTHER EVENTS & ACTIVITIES**
  - WORKSHOPS UNDER THE MOONLIGHT
  - PUPPY BRIDES
  - PAW PARADES
  - PAW FESTIVALS
  - HOLIDAY THEMED EVENTS (EXAMPLES: ST. PATRICK'S DAY, CHRISTMAS, HANUKKAH, ETC.)
  - WEEK-END DINNER/DANCE
  - INTERNATIONAL STUDENTS, ETC.
  - WEEK-END DINNER/DANCE
  - HAPPY HOUR
  - SCENE PLAY REHEARSALS
  - SCENE PLAY PERFORMANCES
  - SCENE PLAY REHEARSALS
  - SCENE PLAY PERFORMANCES
  - SCENE PLAY REHEARSALS
  - SCENE PLAY PERFORMANCES
  - SCENE PLAY REHEARSALS
  - SCENE PLAY PERFORMANCES
  - SCENE PLAY REHEARSALS
  - SCENE PLAY PERFORMANCES

PAVED EVENTS SIMILAR IN NATURE BUT NOT SPECIFICALLY LISTED HEREIN MAY BE ALLOWED FOR THE PLANNING AND ZONING MANAGER.



### SOIL EXHIBIT

SCALE: 1"=200'

SOIL TYPE	SOIL INFORMATION
19	WATKINSON MUDR.
34	FOUNDED FINE SAND
42	SANBELL MUDR.
46	TRAVELER FINE SAND
48	TRAVELER-SUBSAND LAND COMPLEX
54	LEDO FINE SAND

BASED ON "SOIL REPORT FOR ORANGE COUNTY, FLORIDA" BY U.S.D.A. SCS. THE SITE IS COMPOSED OF FOLLOING SOILS:

- ### NOTES
- THE PASEO IS TO INCLUDE THE DEVELOPMENT/DEVELOPMENT OF LOTS 6, 8A, 9, 10, 11 AND A PORTION OF COLLEGE HILLS.
  - THE PASEO WILL INCLUDE OUTDOOR DINING, WALKING AND BIKE PATHS, FOOD TRUCKS, OUTDOOR MARKETS AND SHOP'S (A "COMMUNITY MARKET").
  - A PORTION OF THE 153,000 COMMERICAL AREA MAY BE FOR-PAID AND/OR CONTAINER STORAGE THAT WILL BE A PART OF THE PASEO DEVELOPMENT.
  - OUTDOOR STAGES MAY BE TEMPORARY OR PERMANENTLY PLACED IN PASEO.
- ### SIGNAGE NOTES-
- SIGNAGE SHALL COMPLY WITH TOURIST COMMERCIAL, PERFORMANCE AND NIGHT REQUIREMENTS.
  - POLE AND GROUND SIGNS ARE NOT PERMITTED. ON LOTS 6 THROUGH 10, SIGNS AS NOTED ON THE MASTER SIGN PLAN.
  - THE MULTITENANT SIGN ON LOT 10 SIDEWAY MAY BE LIMITED TO A MAXIMUM OF 400 SF OF GROSS AREA.
  - THE MULTITENANT SIGN ON COLLEGE WAY AT ALAFATA TRAIL IS LIMITED TO 200 SF OF GROSS AREA.
  - INDIVIDUAL TENANT SIGN ON THE MULTITENANT SIGN MAY RANGE FROM 10 SQUARE FEET TO 100 SQUARE FEET. IN USE OF THE SIGNAGE AND SIGNAGE FEET ALLOWED UNDER SIGNAGE.
  - LOT 2 IS ALLOWED TO HAVE 2 POLE SIGNS WITH LESS THAN THE 200 FOOT SEPARATION AS REQUIRED BY THE TOURIST COMMERCIAL STANDARDS.
  - GROUND SIGNS FOR LOTS 11, 1, 2, 4, AND 5 SHALL NOT BE LOCATED ON UNIVERSITY BOULEVARD.
  - LOT 3 SHALL NOT BE PERMITTED ANY GROUND SIGNS.
  - ALL PROPOSED SIGNS WILL COMPLY WITH ORANGE COUNTY DETACH AND NIGHT REQUIREMENTS.
  - BILLBOARD AND NEW POLE SIGNS SHALL BE PERMITTED. GROUND AND PASTE SIGNS SHALL COMPLY WITH CHAPTER 312.0 OF ORANGE COUNTY CODE.
- \* THESE NOTES ARE FROM SIGN PLAN APPROVED BY BSA 02/08/10, 1992 SIGN PLAN APPROVED BY THE BSA 02/08/10, 1992 PER SIGN RECOMMENDATION.

### SIGN DATA

LOCATION	TYPE	AREA
LOT 1	POLE	97 SF
LOT 1	GROUND	40 SF
LOT 2	POLE	132 SF
LOT 2	POLE	100 SF
LOT 2	GROUND	40 SF
LOT 3	POLE	160 SF
LOT 4	POLE	100 SF
LOT 4	GROUND	40 SF
LOT 5	POLE	100 SF
LOT 5	GROUND	40 SF
LOT 10	GROUND	512 SF
LOT 11	POLE	178 SF
LOT 11	GROUND	40 SF
OFFICE	MULTITENANT	54 SF
PARCEL 1 (STRAW H. BRIDGE)	GROUND	34 SF
COLLEGE HILLS TRAIL	GROUND	63 SF
SYSTEM WAY UNIVERSITY BLVD	MULTITENANT	400 SF
COLLEGE WAY ALAFATA TRAIL	MULTITENANT	300 SF
LOT 6	MULTITENANT	310 SF
PARCEL 2	GROUND	76X CODE
ON COMMERCIAL (EAST)	GROUND	76X CODE
ON COMMERCIAL (WEST)	GROUND	76X CODE





# 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**

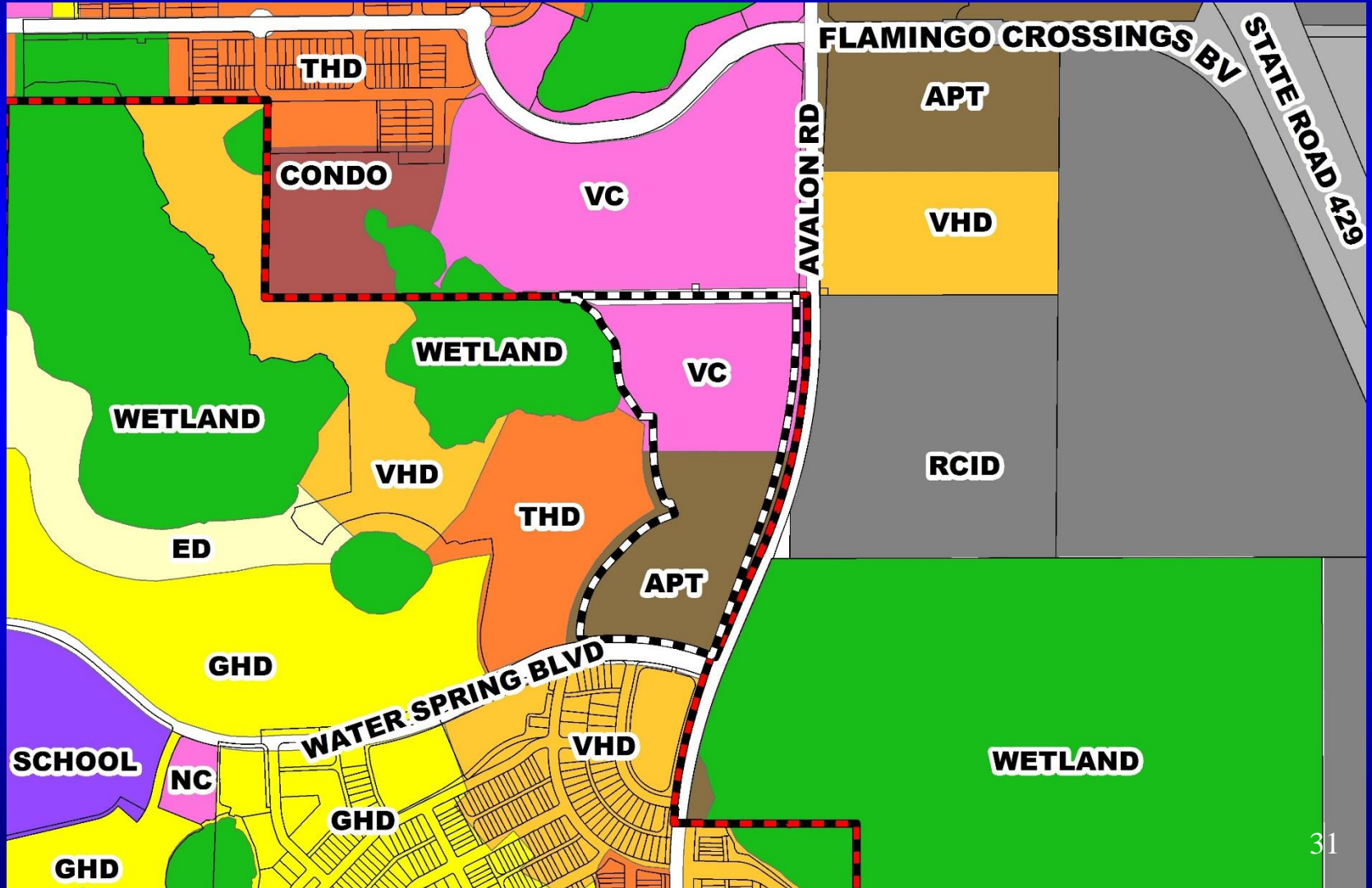


# Springhill Planned Development / Land Use Plan

- 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.

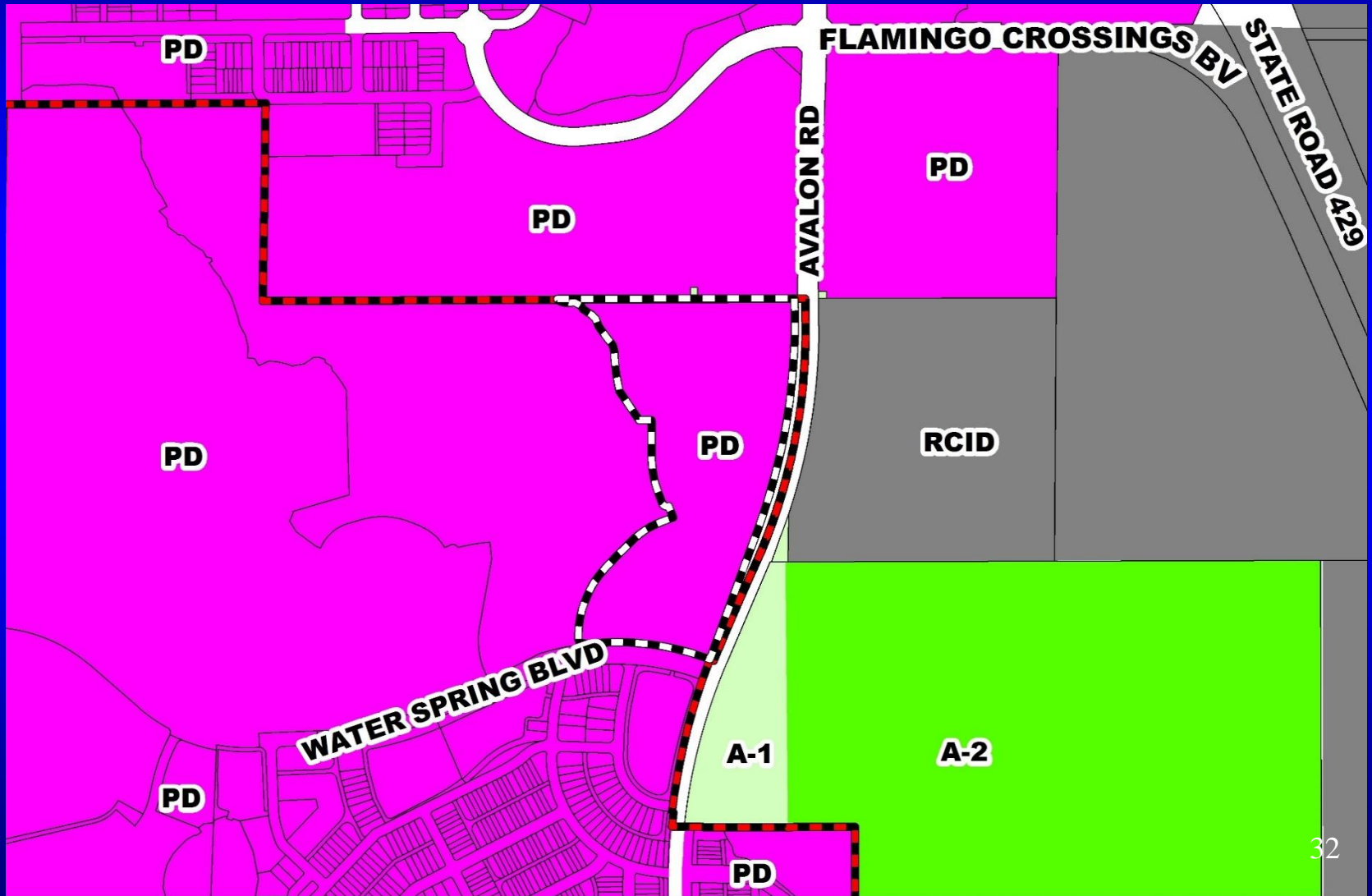


# Springhill Planned Development / Land Use Plan Future Land Use Map





# Springhill Planned Development / Land Use Plan Zoning Map







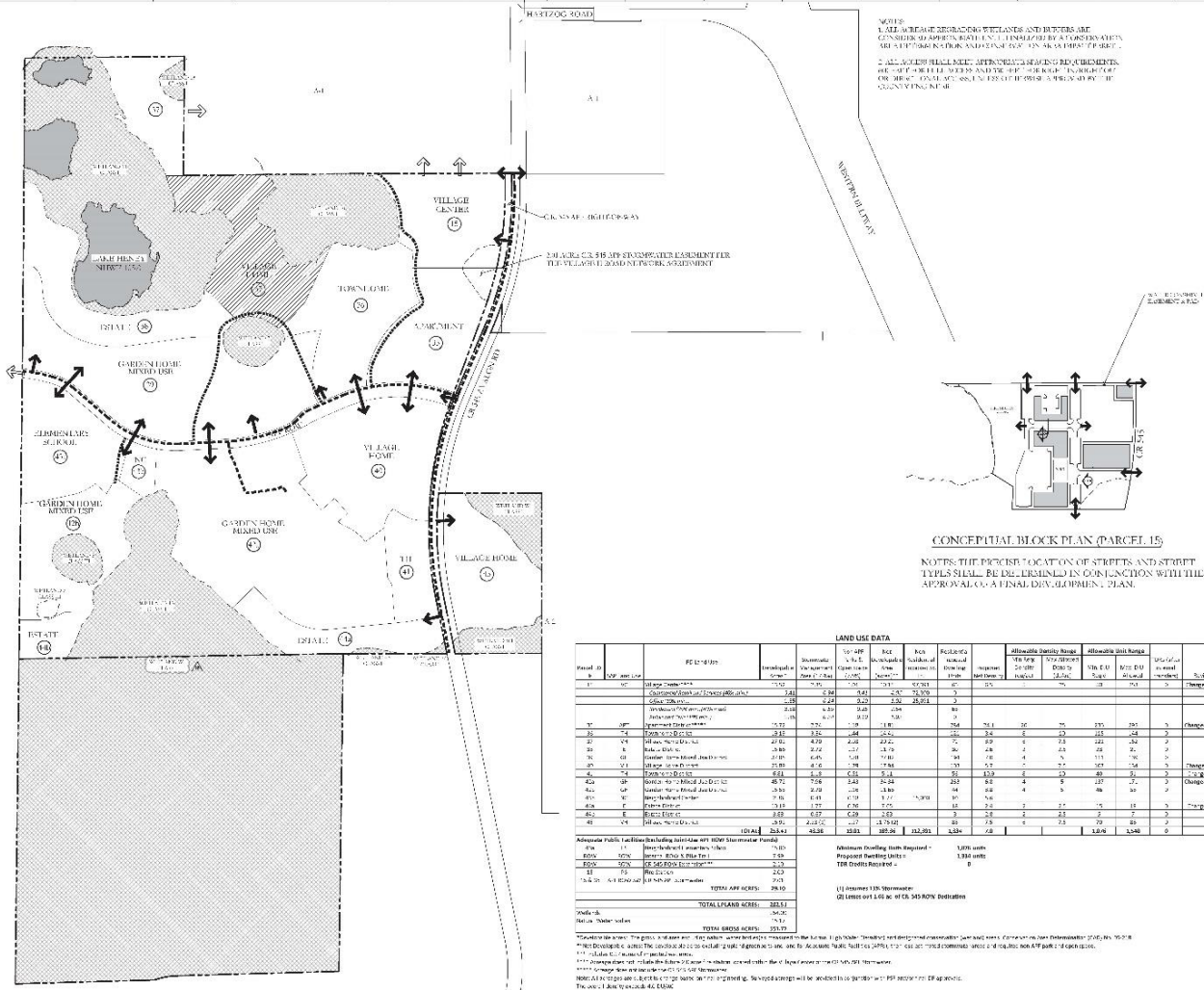
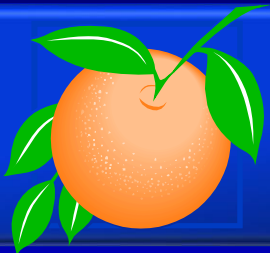
# Springhill Planned Development / Land Use Plan Aerial Map



# Springhill

## Planned Development / Land Use Plan

### Overall Land Use Plan

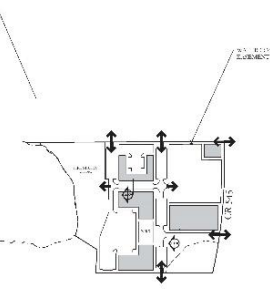


**NOTES:**

- 1. ALL AREAS OF PROPOSED PLANNED DEVELOPMENT ARE CONSIDERED SUBJECT TO THE CITY ENGINEERING DEPARTMENT'S REVIEW AND APPROVAL OF THE SUBMITTALS.
- 2. ALL AREAS SHALL BE SUBJECT TO THE CITY ENGINEERING DEPARTMENT'S REVIEW AND APPROVAL OF THE SUBMITTALS AND THE CITY ENGINEERING DEPARTMENT'S REVIEW AND APPROVAL OF THE SUBMITTALS.

**LEGEND**

[Symbol]	PROPOSED PLANNED DEVELOPMENT
[Symbol]	PROPOSED PLANNED DEVELOPMENT
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**CONCEPTUAL BLOCK PLAN (PARCEL 15)**  
 NOTES: THE PRECISE LOCATION OF STREETS AND STRIP TYPES SHALL BE DETERMINED IN CONJUNCTION WITH THE APPROVAL OF A FINAL DEVELOPMENT PLAN.

Parcel ID	Zoning District	FC 12-78-020						Density Range			Total Area (Acres)	Total Area (Sf)	Total Area (Sf)
		Area (Acres)	Area (Sf)	Area (Sf)	Area (Sf)	Area (Sf)	Area (Sf)	Units/Parcel	Units/Acre	Units/Acre			
1	Single-Family Residential	2.51	2,510,000	2,510,000	2,510,000	2,510,000	2,510,000	1	1	1	2,510,000	2,510,000	2,510,000
2	Medium Density Residential	2.00	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	1	1	1	2,000,000	2,000,000	2,000,000
3	Office	0.50	500,000	500,000	500,000	500,000	500,000	1	1	1	500,000	500,000	500,000
4	Retail	0.50	500,000	500,000	500,000	500,000	500,000	1	1	1	500,000	500,000	500,000
5	Community Center	0.25	250,000	250,000	250,000	250,000	250,000	1	1	1	250,000	250,000	250,000

ORANGE COUNTY, FLORIDA  
 LAND USE PLAN  
 SHEETING: 4  
 SCALE: AS SHOWN  
 DATE: 10/15/2024  
 PREPARED BY: POULOS & JENNETT

DATE: 10/15/2024



# 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

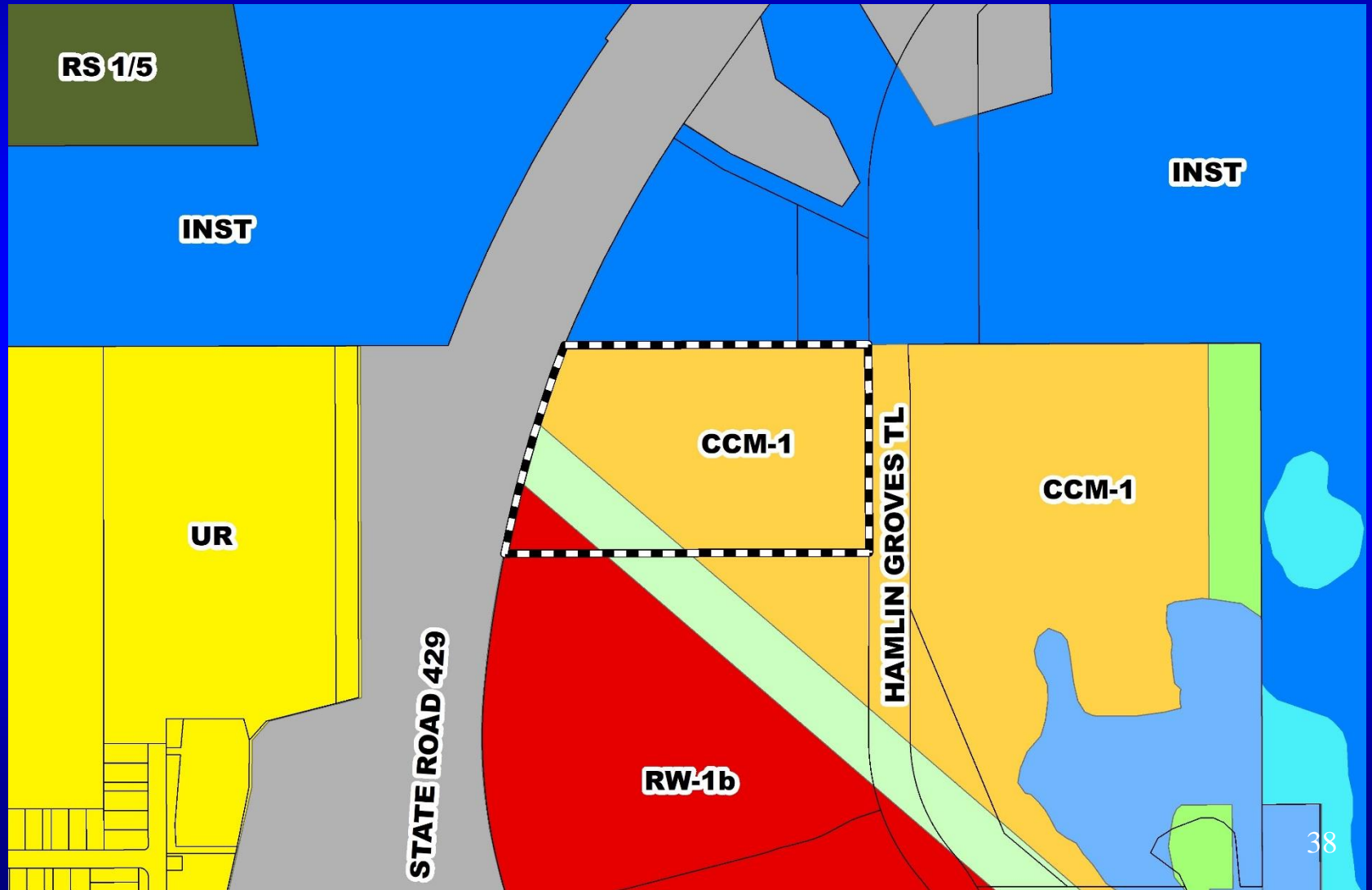


# Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan

<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.

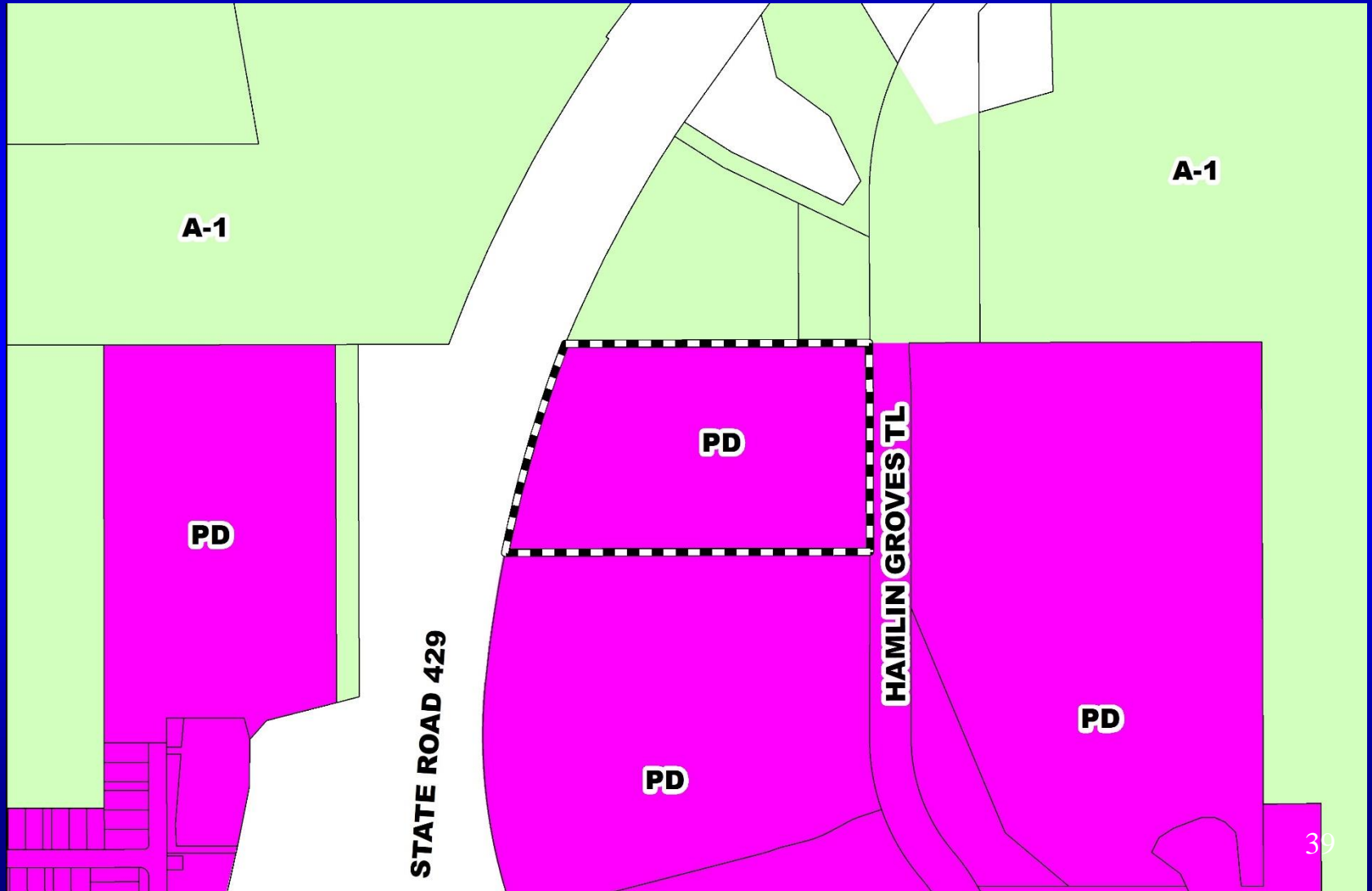


# Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Future Land Use Map





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



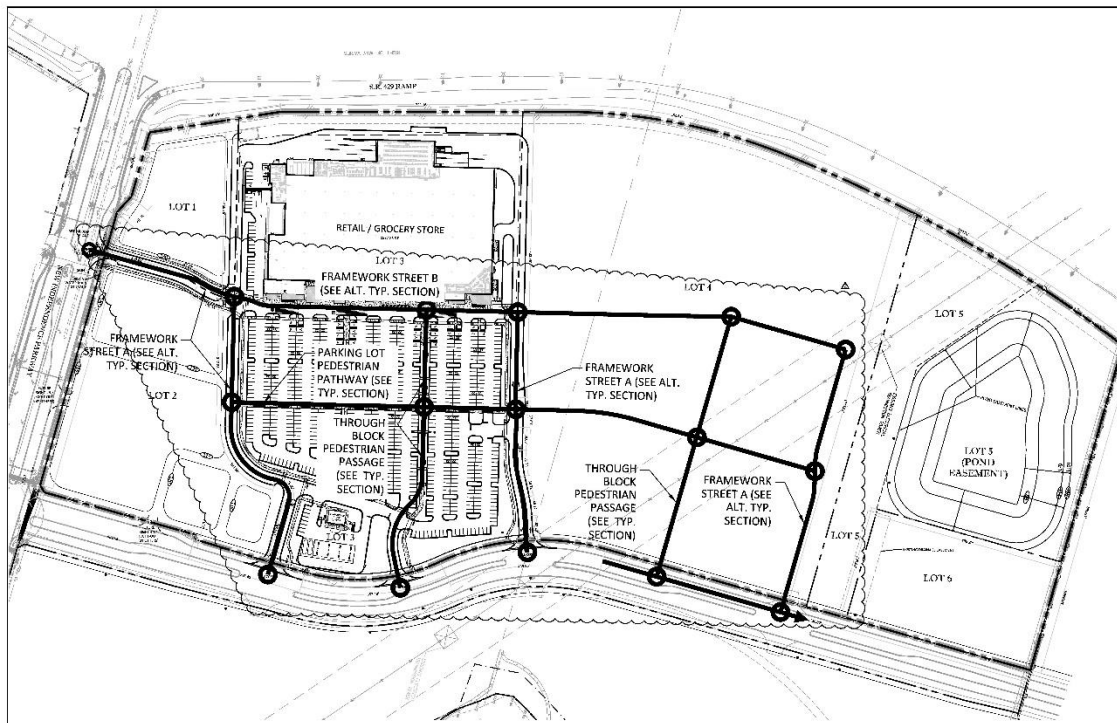
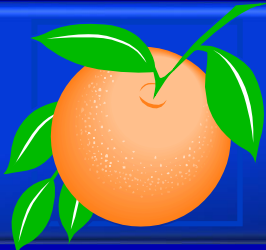


# Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Aerial Map





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



**OWNERSHIP/MAINTENANCE**  
REGARDING THIS PROJECT, PRIOR TO:

WATER, WASTEWATER, & PUBLIC UTILITY SERVICE (S, G, & W)	PRIVATE	TO BE DONATED AND MAINTAINED BY PROPERTY OWNER
WATER, WASTEWATER, & PUBLIC UTILITY SERVICE (S, G, & W)	PUBLIC	TO BE DONATED AND MAINTAINED BY PUBLIC UTILITY
WATER, WASTEWATER, & PUBLIC UTILITY SERVICE (S, G, & W)	PRIVATE	TO BE DONATED AND MAINTAINED BY PROPERTY OWNER
WATER, WASTEWATER, & PUBLIC UTILITY SERVICE (S, G, & W)	PUBLIC	TO BE DONATED AND MAINTAINED BY PUBLIC UTILITY
OPEN SPACE	PRIVATE	TO BE DONATED AND MAINTAINED BY PROPERTY OWNER
SECURITY	PRIVATE	TO BE DONATED AND MAINTAINED BY PROPERTY OWNER

**TRIP GENERATION TABLE**

LOT #	AREA (SQ FT)	TYPE	TRIPS
LOT 1	5,000	SP	70.00
LOT 2	94,000	SP	208.00
LOT 3	145,500	SP	255.75
LOT 4	127,500	SP	189.30
LOT 5	90,000	SP	126.00
LOT 6	161,000	SP	365.20
<b>TOTAL</b>	<b>664,000</b>	<b>SP</b>	<b>1,194.25</b>

**CONSERVATION AREA**  
Designation of a Conservation Area is based on the presence of a rare, unique, or otherwise valuable natural resource, such as a rare plant or animal, a rock formation, or a geological feature. The purpose of this designation is to protect the natural resource and to provide for its enjoyment by the public. No other uses are permitted within the Conservation Area.

**GENERAL/MISCELLANEOUS**

**OWNERSHIP**  
SUBDIVISION: KCC DEVELOPMENT, INC.  
OWNER: KCC DEVELOPMENT, INC.  
ADDRESS: 1075 E. 10TH AVE. STE. 100, DENVER, CO 80202

**SITE DATA**

TOTAL SITE AREA	72.55 AC
LOT 1	7.97 AC
LOT 2	6.64 AC
LOT 3	12.79 AC
LOT 4	22.88 AC
LOT 5	9.56 AC (3.84 AC WITH 17' FOUNDATION)
LOT 6	3.52 AC
FOUNDATIONS TO REMAIN	0.46 AC
UNAPPORTIONED BALANCE TO A/E	1.40 AC
WARRANTY TO BE RETURNED	3.05 AC

**IMPERVIOUS SURFACE RATIO (ISR)**

TYPE	AREA (SQ FT)	PERCENT	AREA (SQ FT)
LOT 1	2,180	1.00%	1,985
LOT 2	7,716	1.50%	6,935
LOT 3	44,604	7.80%	40,144
LOT 4	103,152	14.20%	92,837
LOT 5 (INCLUDING 17' FOUNDATION)	2,202	2.35%	2,002
LOT 6	725	0.11%	650
<b>TOTAL</b>	<b>153,574</b>	<b>21.0%</b>	<b>138,513</b>

**OPEN SPACE**  
PER 100' OF 100' MINIMUM 5% OPEN SPACE

**BUILDING SUMMARY**

TYPE	AREA (SQ FT)	FLOOR AREA	GARAGE/FULLY	MAXIMUM
LOT 1	5,000	1,225	-	-
LOT 2	94,000	1,835	-	-
LOT 3	145,500	1,817	-	-
LOT 4	127,500	772	-	-
<b>TOTAL</b>	<b>372,000</b>	<b>5,632</b>	<b>0.07</b>	<b>0.2</b>

**PHASING**  
PHASE 1: 100% OF THE PARCEL

**PHASING**  
PHASE 2: 100% OF THE PARCEL

**PHASING**  
PHASE 3: 100% OF THE PARCEL

**PHASING**  
PHASE 4: 100% OF THE PARCEL

**PREPARED FOR:**  
S/P/H/OYD  
HORIZON WEST, J.V., L.L.C.

**PREPARED BY:**  
KCC DEVELOPMENT, INC.

**PROJECT:**  
HAMLIN PD/UNP / RW-1B COMMERCIAL SUBDIVISION

**DATE:**  
12/15/2020

**SHEET:**  
1



# 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**