

Board of County Commissioners

Public Hearings

July 11, 2023





Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan

Case: PSP-23-02-067

Project Name: Wesley Place Planned Development/Wesley Place Preliminary Subdivision Plan

Applicant: Bob Paymayesh, PE, Group, LLC

District: 2

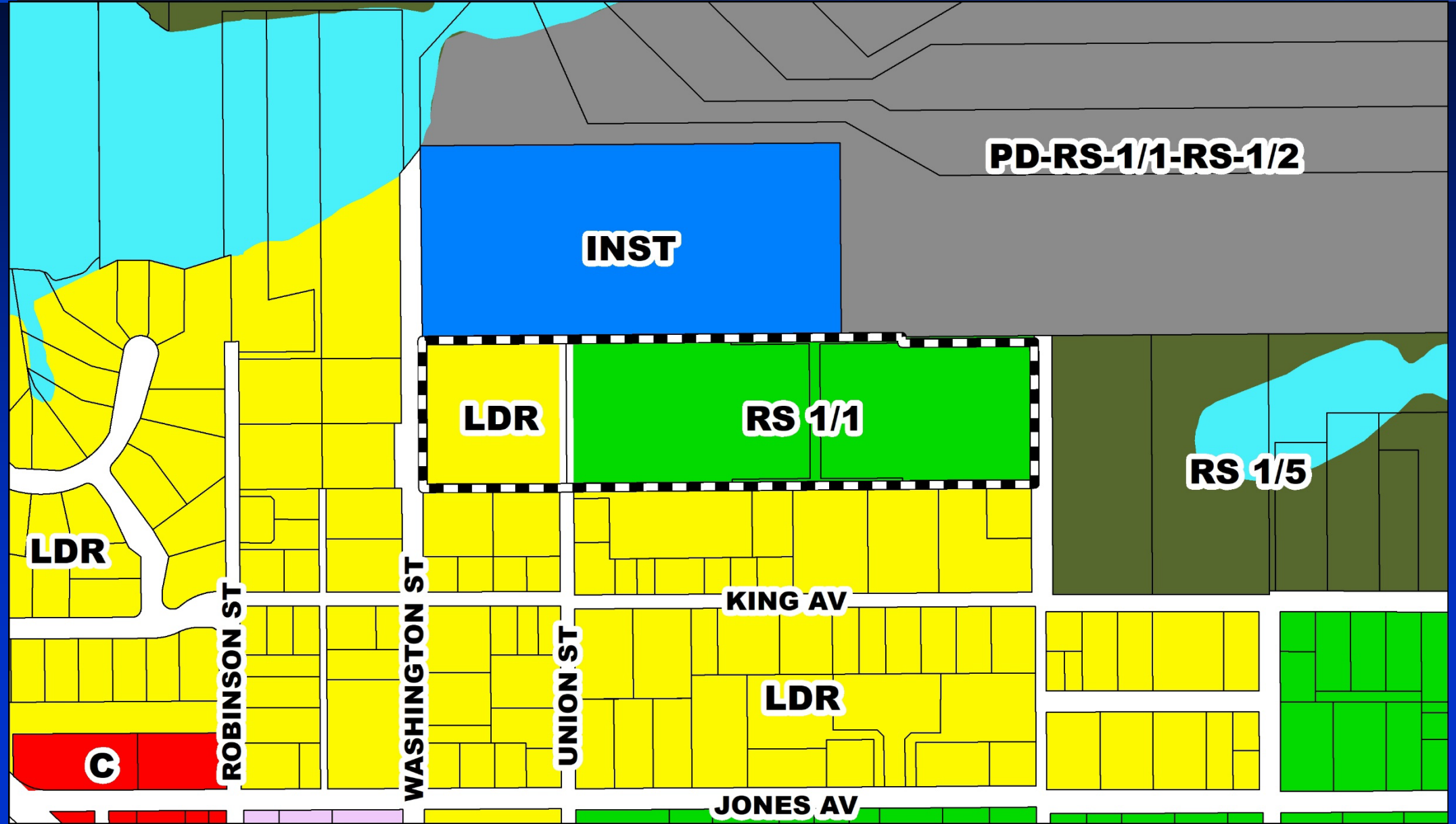
Location: Generally located north of US 441 and east of Washington Street

Acreage: 16.57 gross acres

Request: To subdivide 16.57 acres to construct 26 single-family residential dwelling units

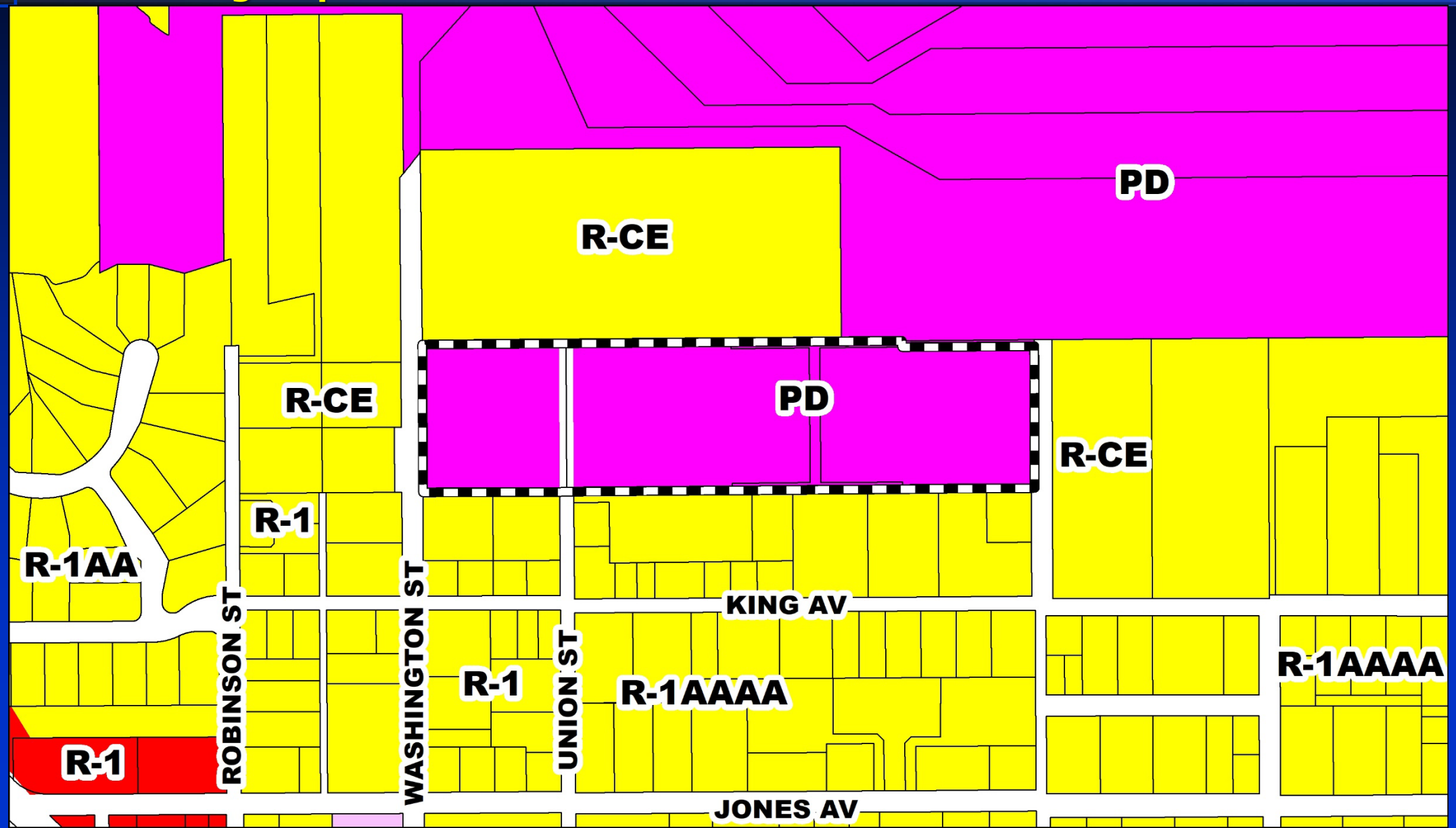


Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Future Land Use Map



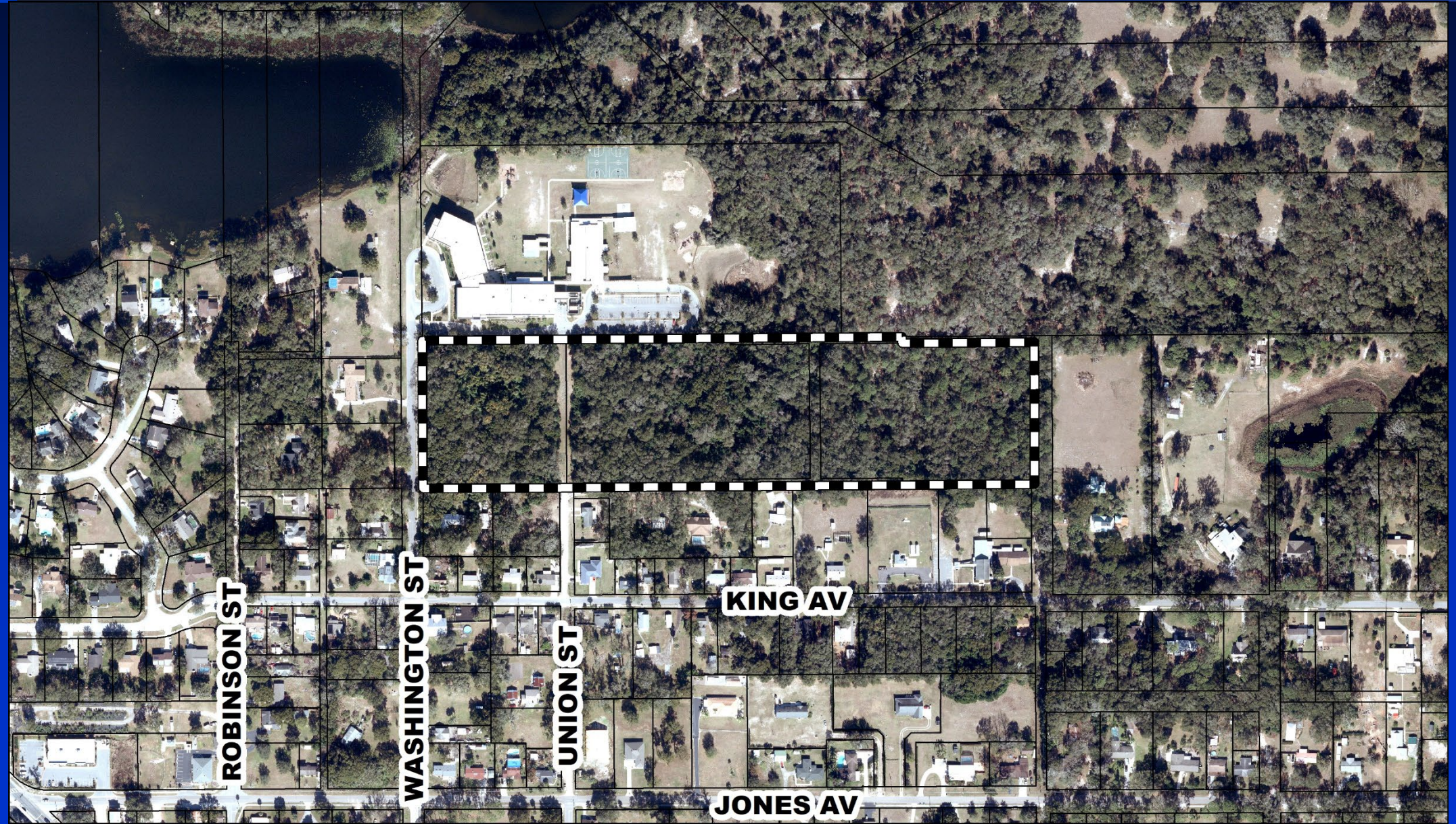


Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Zoning Map



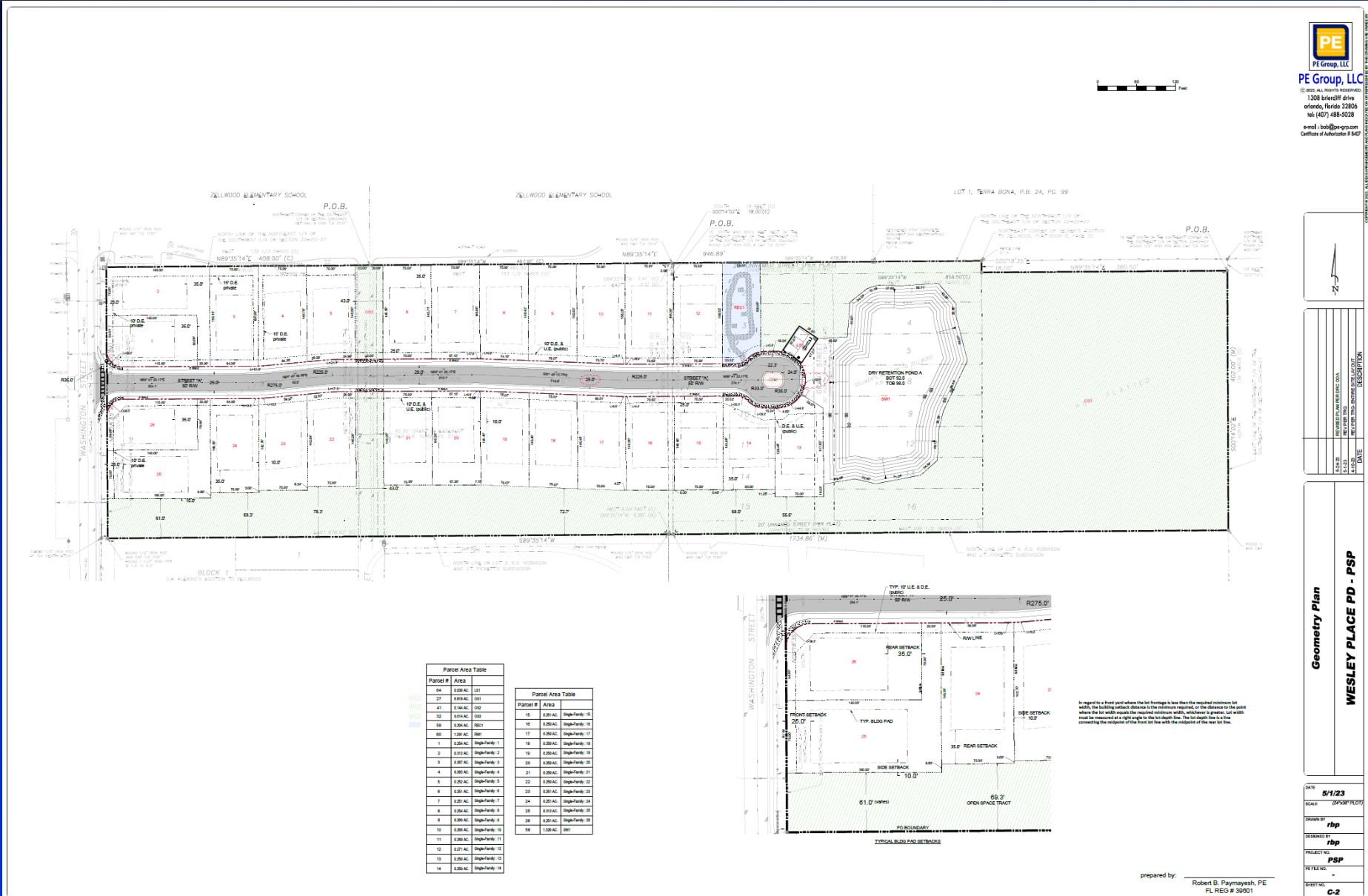


Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Aerial Map

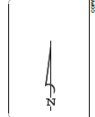




Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Overall Site Plan



PE
PE Group, LLC
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Orlando, Florida 32836
tel: (407) 488-5028
e-mail: bob@pe-grp.com
Certificate of Authorization # 6407



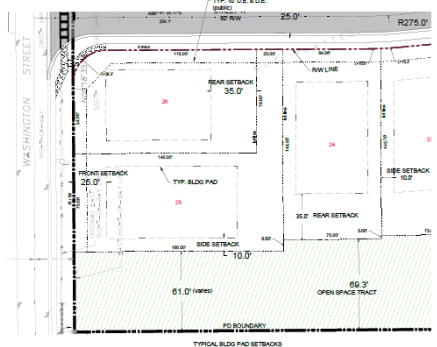
NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PUBLIC REVIEW		
2	FOR PUBLIC REVIEW		
3	FOR PUBLIC REVIEW		

Geometry Plan
WESLEY PLACE PD - PSP

DATE	5/1/23
SCALE	20' = 1" (PSP PLAN)
DRAWN BY	rbp
CHECKED BY	rbp
PROJECT NO.	PSP
PREPARED BY	
DATE	
SHEET NO.	C-2

Parcel #	Area
34	0.09 AC
37	0.09 AC
41	0.14 AC
52	0.14 AC
56	0.09 AC
60	0.09 AC
1	0.04 AC
2	0.04 AC
3	0.07 AC
4	0.09 AC
5	0.09 AC
6	0.09 AC
7	0.09 AC
8	0.04 AC
9	0.09 AC
10	0.09 AC
11	0.09 AC
12	0.07 AC
13	0.06 AC
14	0.06 AC

Parcel #	Area
15	0.09 AC
16	0.09 AC
17	0.09 AC
18	0.09 AC
19	0.09 AC
20	0.09 AC
21	0.09 AC
22	0.09 AC
23	0.09 AC
24	0.09 AC
25	0.09 AC
26	0.09 AC
27	0.09 AC



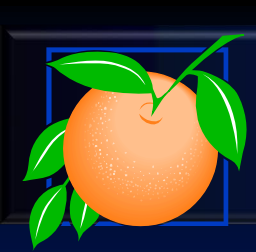
In regard to a front yard where the lot frontage is less than the required minimum lot width, the building setback distance is the minimum required, or the distance to the point where the lot width equals the required minimum width, whichever is greater. Lot width must be measured at a right angle to the lot depth line. The lot depth line is a line connecting the midpoint of the front lot line with the midpoint of the rear lot line.

prepared by: Robert B. Paymayesh, PE
FL REG # 39601



Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Revised Condition

- 16. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the Golden Gem and Mid-Florida Materials solid waste disposal facilities are located ~0.6 miles east/northeast of this property, a mushroom growing facility is located ~1.1 mile to the north, and a septic waste processing facility is ~1 mile to the west. The proposed subdivision could be adversely impacted by odors from activities at these facilities.**



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Wesley Place PD / Wesley Place PSP dated “Received May 24, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

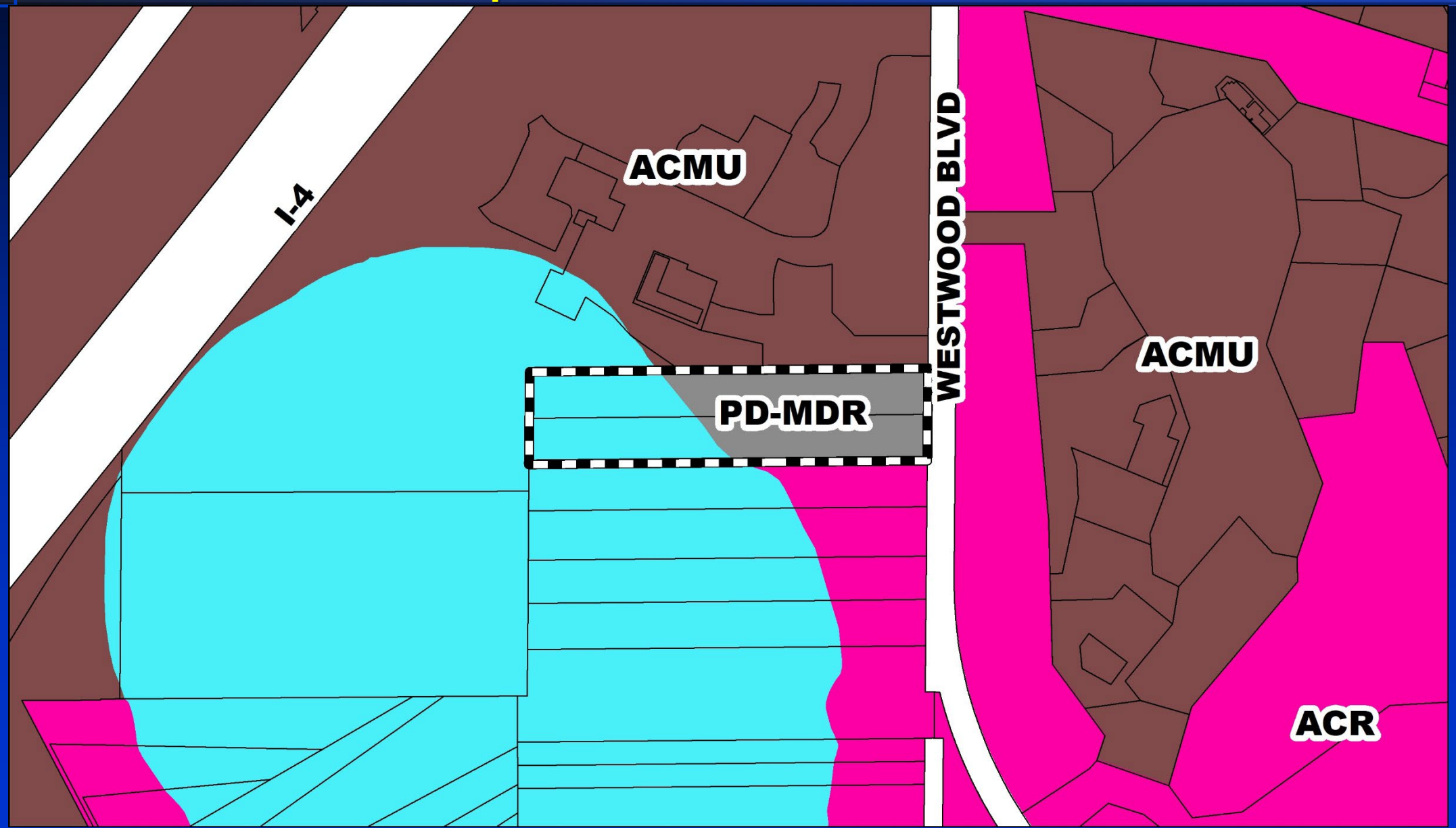


Townhomes at Westwood Planned Development / 43 West Townhomes Preliminary Subdivision Plan

Case:	PSP-21-06-178
Project Name:	Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan
Applicant:	Brooks Stickler, Kimley-Horn & Associates, Inc.
District:	1
Location:	Generally located south of Westwood Boulevard and west of International Drive
Acreage:	8.88 gross acres
Request:	To subdivide 8.88 acres to construct 31 single-family attached residential dwelling units.

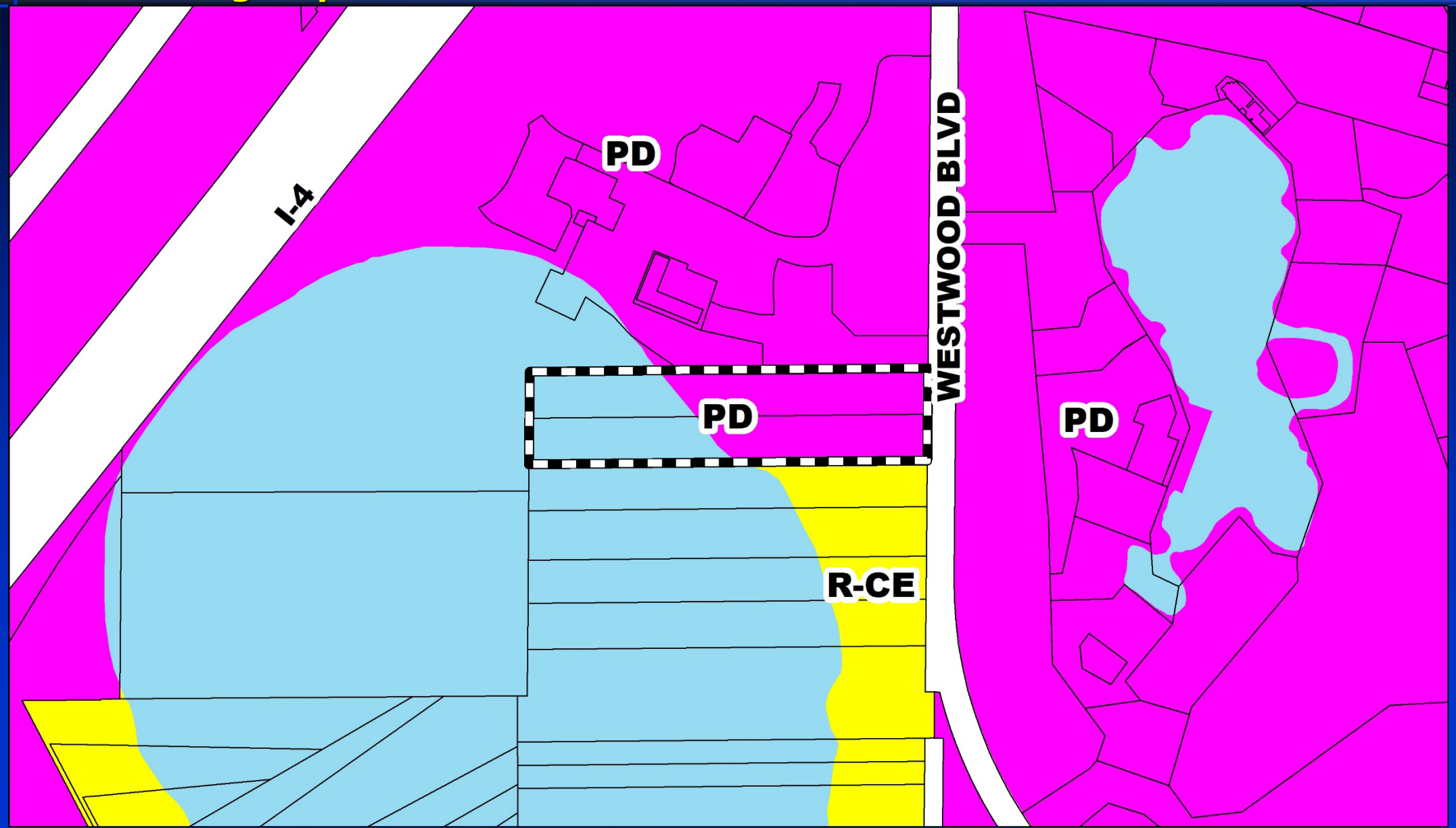


Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan Future Land Use Map





Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan Zoning Map



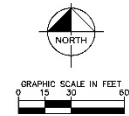
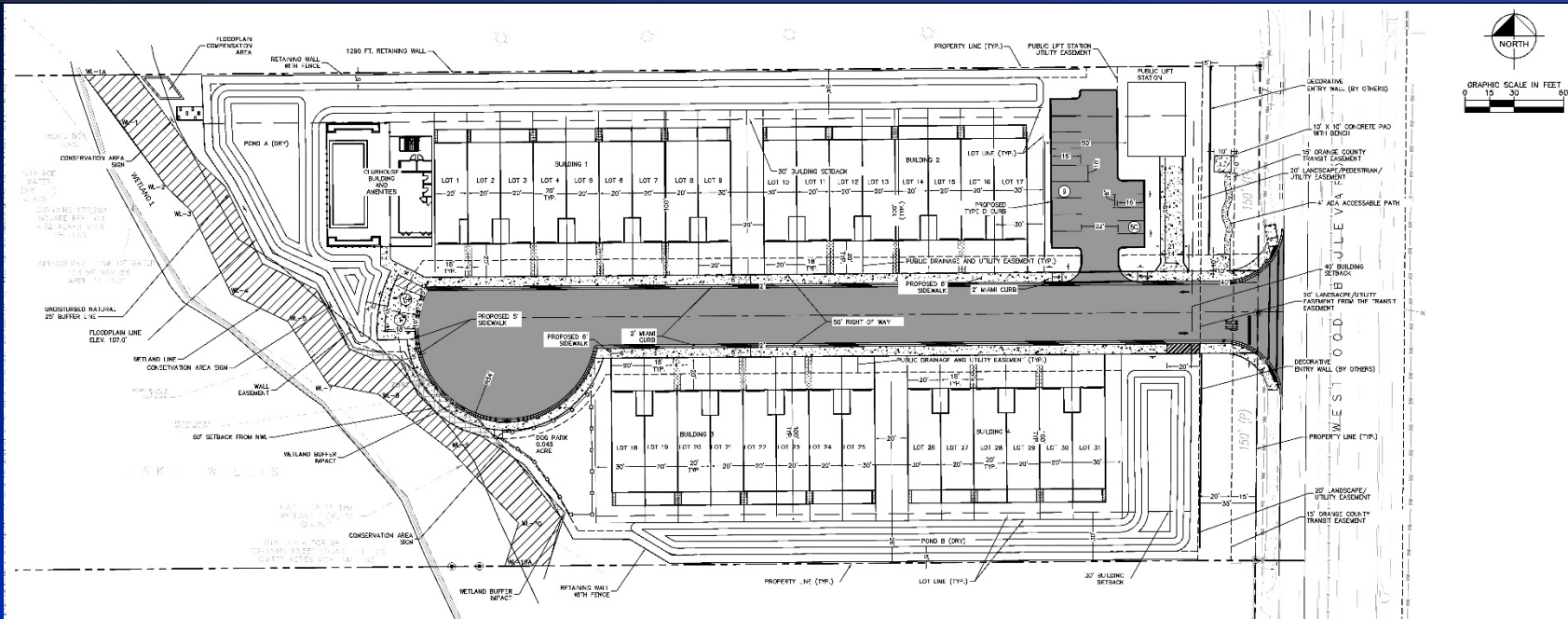


Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan Aerial Map





Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan Overall Site Plan



SITE DATA TABLE

PROPERTY AREA	8.88 AC
DEVELOPABLE AREA	4.07 AC
PARCEL ID	15-21-28-1300-00-300 & 14-26-28-1300-00-370
CURRENT ZONING	P3
PROPOSED ZONING	P3
FUTURE LAND USE	1) MEDIUM-DENSITY RESIDENTIAL
PROPOSED USE	1) MEDIUM-DENSITY RESIDENTIAL
EXISTING USE	VACANT

PD SETBACKS

REQUIRE	PROPOSED
FRONT	20 FT.
REAR (WEST)	40 FT.
REAR (EAST)	50 FT. FROM HWY
SIDE (SOUTH)	50 FT.

LOT SETBACKS

REQUIRE	PROPOSED
FRONT	8 FT.
REAR	20 FT.
SIDE (WEST)	20 FT.
SIDE (EAST)	15 FT.
REAR (EAST)	30 FT.

PARKING

RESIDENTIAL SINGLE FAMILY - 2 PER UNIT	31 UNITS	62 SPACES
SUBSIDIARY PARKING - 1 PER UNIT		31 SPACES
TOTAL PARKING REQUIRED		93 SPACES

PROVIDED

ON-STREET PARKING - 1 PER UNIT	31	SPACES
ON-STREET PARKING - 2 PER UNIT	62	SPACES
REAR COURT PARKING	10	SPACES
CONCOURSE PARKING	5	SPACES
HANDICAPPED GUEST PARKING	1	SPACE
TOTAL SPACES PROVIDED	109	SPACES

WETLAND
DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING ENVIRONMENTAL PROTECTION, OR SUCCESS OF SPECIAL OCCURRENCE.

FIRE PROTECTION
THE PROPOSER SHALL BE RESPONSIBLE FOR THE DESIGN AND CALCULATION TO MEET THE REQUIREMENTS OF FPFC 7111.01 (FLORIDA LOC. 2018 EDITION).

PLUMBING
SUBJECT TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 FLORIDA PLUMBING CODE.

STORMWATER MANAGEMENT
THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND SO. 471 (FLORIDA WATER MANAGEMENT DISTRICT) REQUIREMENTS.

SITE LIGHTING
ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH LIGHTING ORDINANCE 2008-08 AND ALL CURRENTLY APPLICABLE ORANGE COUNTY ORDINANCES.

ON-SITE VEGETATION
THE SITE IS DENSELY VEGETATED.

FLOOD ZONE
BASED ON FEMA FLOOD MAP 13060VA02E, DATED SEPTEMBER 25, 2009 SHOWS THE SITE IS LOCATED WITHIN FLOOD ZONE X AND ZONE AE BASE FLOOD ELEVATION IS 107

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED WETLAND BOUNDARY LINE
- FEMA FLOODPLAIN LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE (F)
- PROPOSED SIGN

IMPERVIOUS AREAS

DRIVEWAY AREAS AND CURBS (SEE IMPERVIOUS)	1.00 AC	46,571 SF	76.66% (80.00% MAX)
PAVEMENT/SEWERAGE AREA (IMPERVIOUS)	0.84 AC	36,710 SF	
ON-ROAD PAVEMENT (IMPERVIOUS)	1.39 AC	59,225 SF	
SURFACE WATER	4.00 AC	173,280 SF	
WETLAND BUFFER	0.29 AC	12,590 SF	
WATER SURFACE	0.24 AC	9,524 SF	
TOTAL	8.88 AC	385,890 SF	

GENERAL NOTES

- LANDSCAPE AREAS (ARBITRARY) VEG. AREAS SHALL BE CLARIFIED OR PROTECTED BY USFS STOPS.
- ALL BUILDINGS, PARKING AND ACCESS AREAS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ALL EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 34 OF THE FLORIDA ANNOTATED STATUTES.
- ALL LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONDITIONS WITHIN THE PROPOSED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITIES.
- ALL WASTE AND DEBRIS SHALL BE REMOVED FROM THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 34 OF THE FLORIDA ANNOTATED STATUTES.
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Kimley Horn
 CIVIL ENGINEERING
 1925 S. COLLEGE AVENUE, SUITE 200
 ORLANDO, FLORIDA 32812
 TEL: 407-253-1000
 FAX: 407-253-1001
 WWW.KIMLEY-HORN.COM

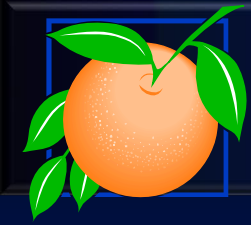
WESTWOOD TOWNHOMES

SITE PLAN

DATE: 11/15/24

ORANGE COUNTY

SHEET NUMBER: PSP4.0



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Townhomes at Westwood PD / 43 West Townhomes PSP dated “Received May 5, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Signature Lakes Planned Development / Land Use Plan

- Case:** CDR-23-01-022
- Applicant:** Chad Wise, Kimley-Horn & Associates, Inc.
- District:** 1
- Location:** Generally located east of Tiny Road, north of Lake Hancock, and west of Ficquette Hancock Road, near the intersection of New Independence Parkway and Old Thicket Trace.
- Acreage:** 1,396 gross acres (overall PD)
4.73 gross acres (affected parcels only)
- Request:** A Change Determination Request (CDR) to add 26 residential dwelling units and reduce the non-residential square footage to 8,000 square feet on Parcel SL-15. No waiver from Orange County Code are associated with the request.

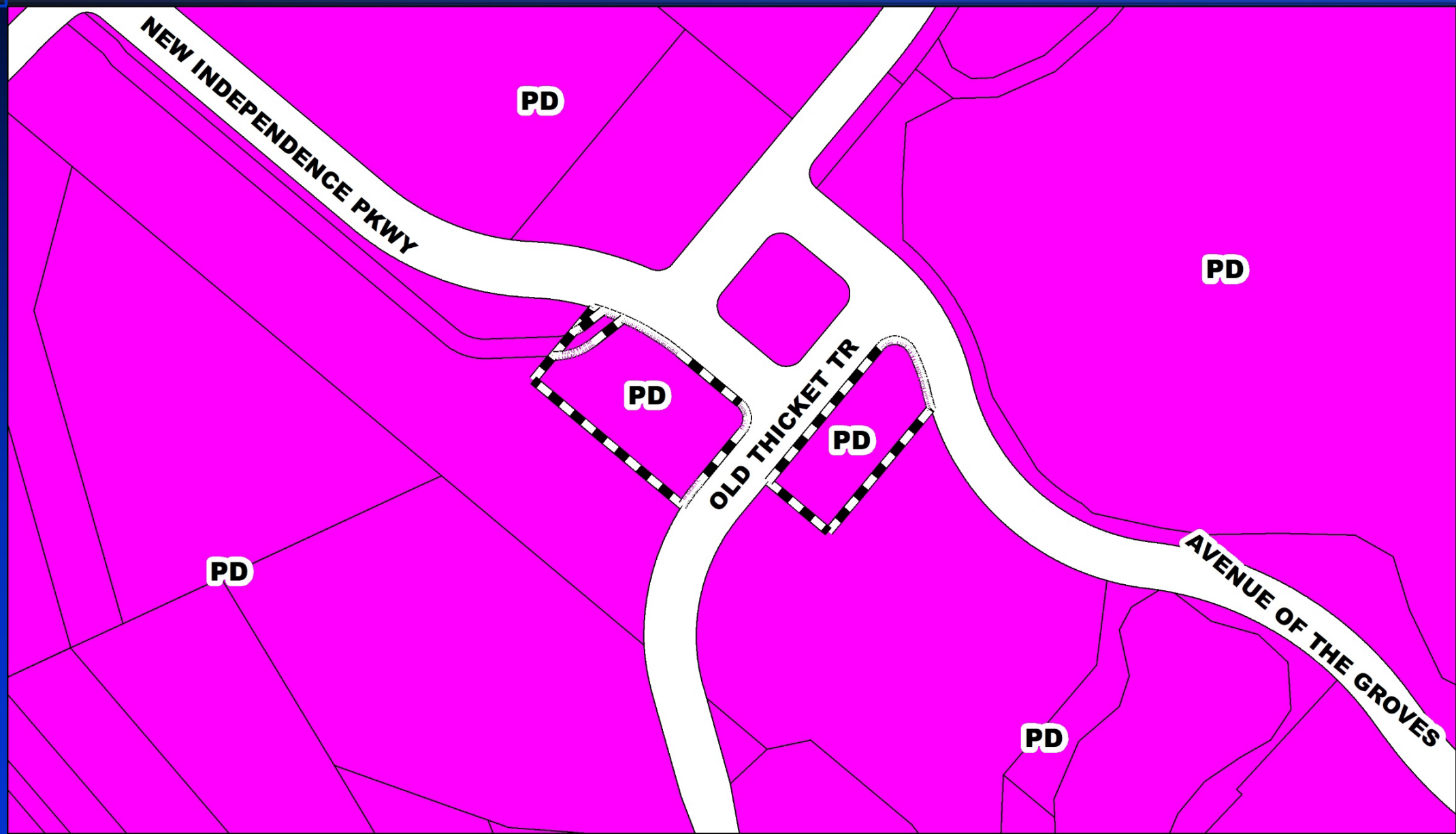


Signature Lakes Planned Development / Land Use Plan Future Land Use Map





Signature Lakes Planned Development / Land Use Plan Zoning Map





Signature Lakes Planned Development / Land Use Plan Aerial Map



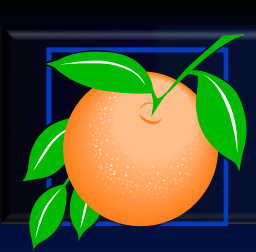


Signature Lakes Planned Development / Land Use Plan Overall Land Use Plan

LUP Parcel ID	SAP Land Use	Land Use District	Developable Acres	Stormwater Area (Pcr Parcels)	Park & Open Space (Pcr Parcels)	Net Developable Acres*	Min. Average Residential Density per SAP	Targeted SAP Dwelling Units	Proposed Average Net Density	Proposed of Dwelling Units	Net Difference in Units (PD - SAP)	Proposed Non-Residential Sq. Ft.
Signature Lakes Neighborhood												
SL-2	Gen	Golden Home District	25.36	11.39	8.80	37.34	4.0	205	8.1	265	60	
SL-3	Gen	Golden Home District	14.80	6.81	5.17	13.61	4.0	49	3.6	30	-19	
SL-4A	TH	Townhome Apartment District	22.59	9.75	1.88	17.06	11.5	254	11.3	198	-56	
SL-4B	TH	Townhome Apartment District	45.89	18.99	3.57	37.41	8.5	387	10.2	465	78	
SL-4	VH	Village Home District	65.09	4.93	7.48	37.68	8.0	225	8.7	176	-49	
SL-4	VH	Village Home District	49.81	1.99	7.74	28.07	7.5	201	8.9	149	-52	
SL-4	VH	Village Home District	87.37	8.71	7.08	38.42	12.0	401	12.1	485	84	
SL-5	TH	Townhome Apartment District	60.46	23.37	3.33	33.76	4.0	247	8.3	392	145	
SL-5	TH	Townhome Apartment District	30.49	12.68	1.69	17.12	4.0	102	7.3	102	0	
SL-6	TH	Townhome Apartment District	69.81	27.92	4.25	37.64	4.0	271	5.7	357	86	
SL-7	TH	Townhome Apartment District	47.00	18.87	3.57	24.56	11.5	197	9.9	176	-21	
SL-8	TH	Townhome Apartment District	17.20	7.50	1.52	7.18	12.0	41	11.7	35	-6	
SL-9	TH	Townhome Apartment District	24.33	1.80	1.44	20.19	7.0	47	7.7	35	-12	
SL-10	TH	Townhome Apartment District	9.88	1.70	1.43	7.44	12.0	49	14.2	130	81	
SL-20	VH	Village Home District	1.23	0.30	0.23	0.80	8.0	7	8.3	8	1	
Subtotal			468.87	18.71	40.44	387.72	8.0	2,171	8.2	2,108	-63	0.00
Stillwater Crossings Neighborhood												
SC-11	VH	Village Home District	18.86	2.82	4.23	10.81	8.0	111	7.5	132	21	
SC-12	VH	Village Home District	27.82	4.10	4.17	19.55	4.0	121	7.1	61	-60	
SC-13	VH	Village Home District	47.36	4.13	4.13	32.02	8.0	250	7.8	114	-136	
SC-14	VH	Village Home District	21.30	4.40	3.80	13.04	8.0	75	8.2	111	36	
SC-15	VH	Village Home District	2.71	0.30	0.36	2.05	8.0	24	7.4	13	-11	
SC-16	VH	Village Home District	113.87	14.88	13.89	85.19	8.0	438	8.4	429	-9	
Subtotal			333.84	18.83	20.44	264.80	8.0	1,277	8.4	1,230	-47	0.00
Adequate Public Facilities												
SL-1	APP ES	Neighborhood Elementary School	10.30									
SL-16	APP PK	Neighborhood Park	1.39									
SL-17	APP PK	Neighborhood Park	1.73									
SL-20	APP BICY	Right of Way	31.45									
SL-16	APP BICY	Right of Way	31.45									
Total APF Average			62.12									
Greenbelt												
SL-7	Gen	Greenbelt	40.95									
Other Undevelopable Land												
Water			34.18									
Roads			438.48									
Total			716.84									
TOTALS			1,398.83	69.87	62.84	448.80	8.0	2,171	8.2	2,108	-63	0.00

Land Use District	Developable Acreage	Stormwater Acreage	Park & Open Space Acreage	Net Developable Acreage*	Proposed Density	Non-Residential Density	Proposed Density / F.A.R.
Signature Lakes Neighborhood							
Neighborhood Center District	47.15	6.08	1.40	39.67	8.2	8.0	8.2/8.0
Townhome Apartment District	64.27	18.98	12.41	32.88	11.3	11.5	11.3/11.5
Village Home District	186.76	24.64	18.02	144.10	8.0	8.0	8.0/8.0
Townhome Apartment District	224.84	88.89	18.32	117.63	11.5	11.5	11.5/11.5
State District	83.34	18.21	3.49	61.64	8.0	8.0	8.0/8.0
Total Developable Land Area							
	605.34	90.30	53.64	448.80	8.2	8.00	8.2/8.0
Stillwater Crossings Neighborhood							
Village Home District	18.86	2.82	4.23	10.81	8.0	8.0	8.0/8.0
Village Home District	27.82	4.10	4.17	19.55	4.0	4.0	4.0/4.0
Village Home District	47.36	4.13	4.13	32.02	8.0	8.0	8.0/8.0
Village Home District	21.30	4.40	3.80	13.04	8.0	8.0	8.0/8.0
Village Home District	2.71	0.30	0.36	2.05	8.0	8.0	8.0/8.0
Subtotal							
	113.87	14.88	13.89	85.19	8.0	8.0	8.0/8.0
Adequate Public Facilities							
Neighborhood Elementary School	10.30						
Neighborhood Park	1.39						
Neighborhood Park	1.73						
Right of Way	31.45						
Right of Way	31.45						
Total APF Average							
	62.12						
Greenbelt							
Greenbelt	40.95						
Other Undevelopable Land							
Water	34.18						
Roads	438.48						
TOTALS							
	1,398.83	69.87	62.84	448.80	8.2	8.00	8.2/8.0

SL-5, SL-16, SL-17, SL-18, SL-19, SL-20, SL-21, SL-22, SL-23, SL-24, SL-25, SL-26, SL-27, SL-28, SL-29, SL-30, SL-31, SL-32, SL-33, SL-34, SL-35, SL-36, SL-37, SL-38, SL-39, SL-40, SL-41, SL-42, SL-43, SL-44, SL-45, SL-46, SL-47, SL-48, SL-49, SL-50, SL-51, SL-52, SL-53, SL-54, SL-55, SL-56, SL-57, SL-58, SL-59, SL-60, SL-61, SL-62, SL-63, SL-64, SL-65, SL-66, SL-67, SL-68, SL-69, SL-70, SL-71, SL-72, SL-73, SL-74, SL-75, SL-76, SL-77, SL-78, SL-79, SL-80, SL-81, SL-82, SL-83, SL-84, SL-85, SL-86, SL-87, SL-88, SL-89, SL-90, SL-91, SL-92, SL-93, SL-94, SL-95, SL-96, SL-97, SL-98, SL-99, SL-100, SL-101, SL-102, SL-103, SL-104, SL-105, SL-106, SL-107, SL-108, SL-109, SL-110, SL-111, SL-112, SL-113, SL-114, SL-115, SL-116, SL-117, SL-118, SL-119, SL-120, SL-121, SL-122, SL-123, SL-124, SL-125, SL-126, SL-127, SL-128, SL-129, SL-130, SL-131, SL-132, SL-133, SL-134, SL-135, SL-136, SL-137, SL-138, SL-139, SL-140, SL-141, SL-142, SL-143, SL-144, SL-145, SL-146, SL-147, SL-148, SL-149, 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Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE of the Signature Lakes Planned Development / Land Use Plan dated “Received April 13, 2023”, subject to the 16 conditions listed under the DRC Recommendation in the staff report.

District 1



World Gateway Planned Development / Land Use Plan (PD/LUP)

Case: CDR-22-11-352

Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

District: 1

Location: Generally located north of SR 417 and east of South International Drive.

Acreage: 819.86 gross acres (overall PD)
33.48 gross acres (affected parcel only)

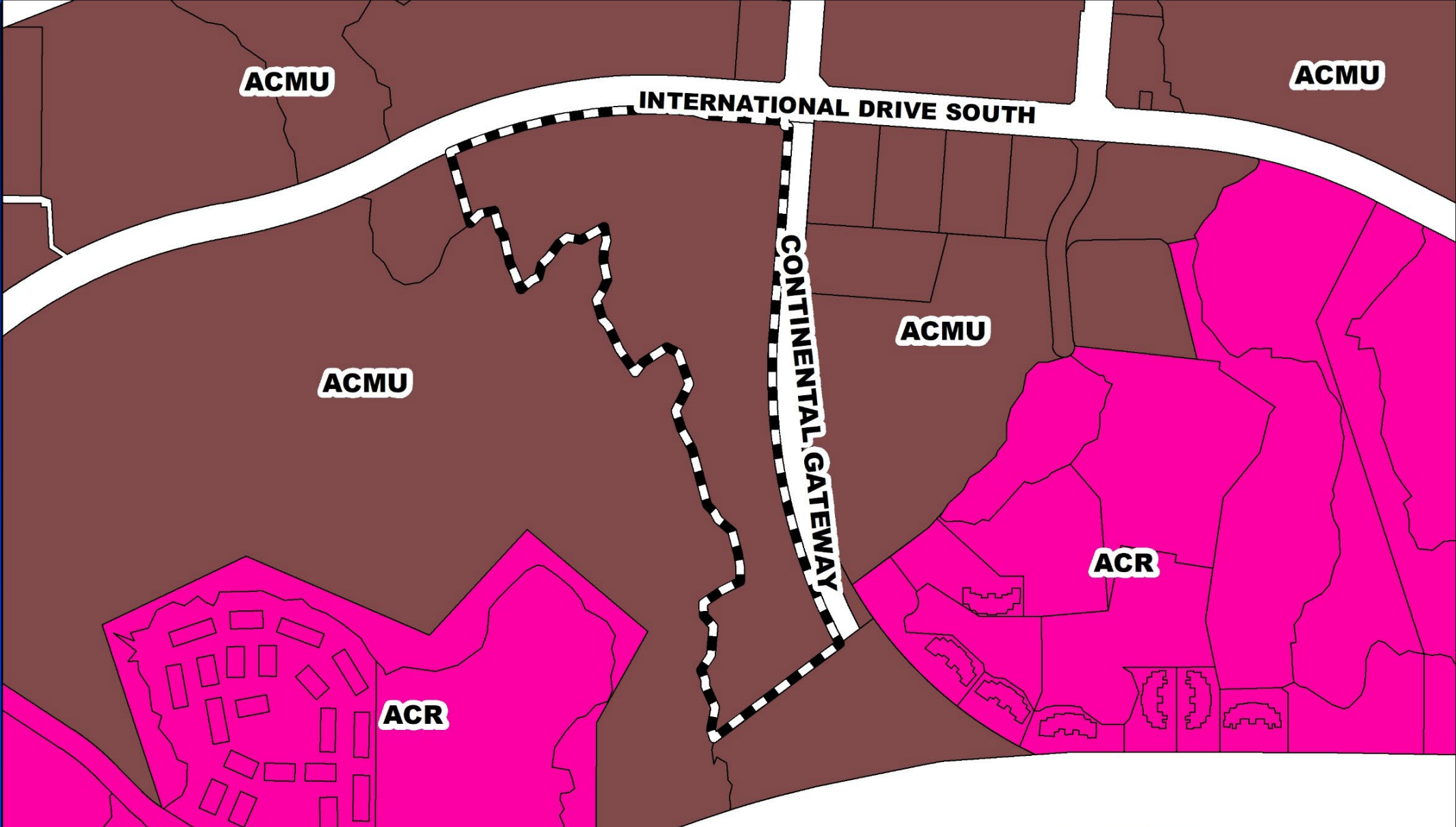
Request: A Change Determination Request (CDR) to merge Parcels K2, and K4 with adjacent Parcel K1, and to convert 798 hotel units to 900 multi-family units on Parcel K1.

In addition, the applicant has requested the following waiver from Orange County Code:

A waiver from Section 38-1476 to allow a reduction in parking at a rate of 1.45 parking spaces in lieu of 1.5 for one-bedroom units, and to allow two-bedroom and three-bedroom dwelling units at a parking rate of 1.80 in lieu of 2.0.

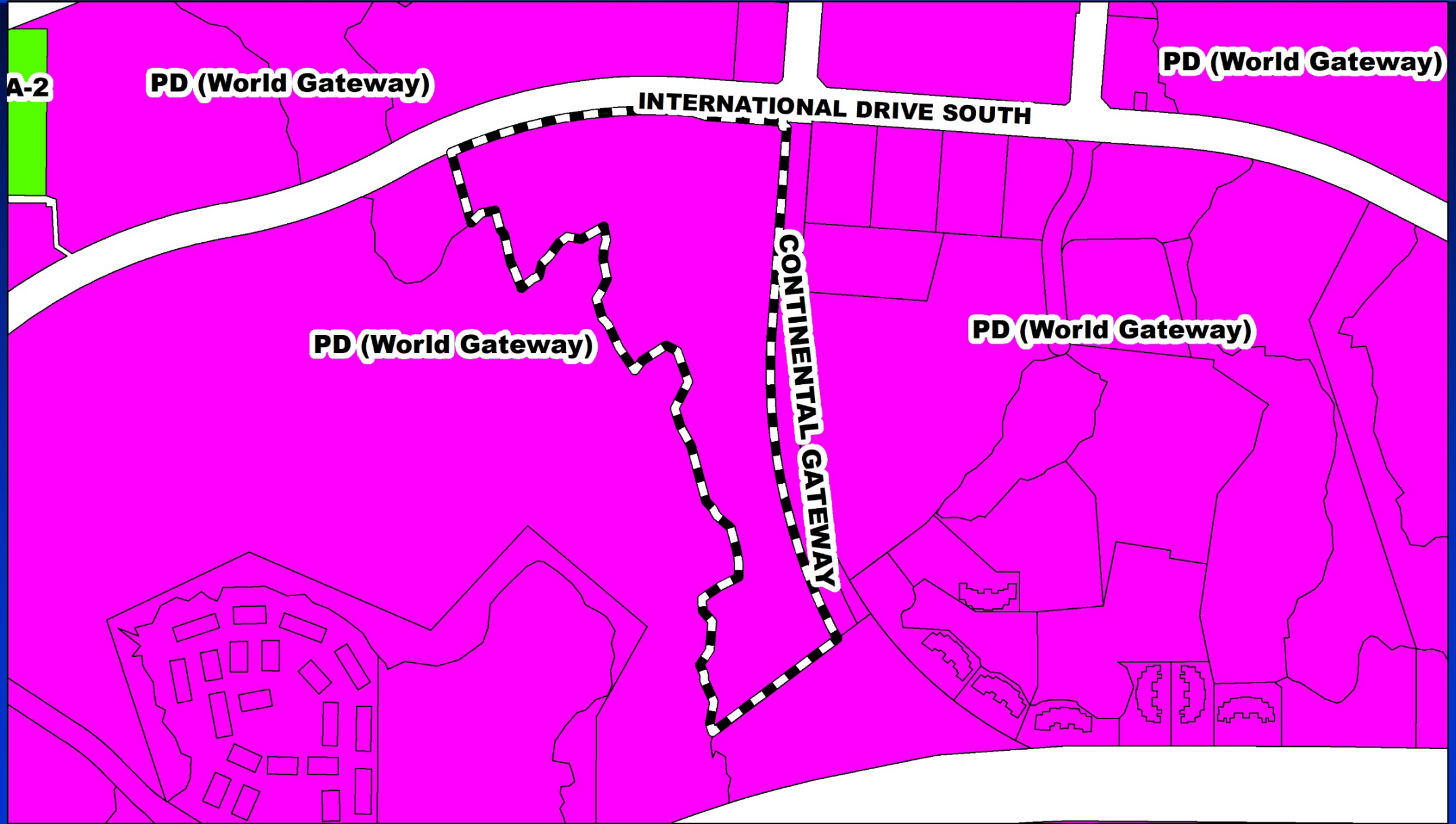


World Gateway Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



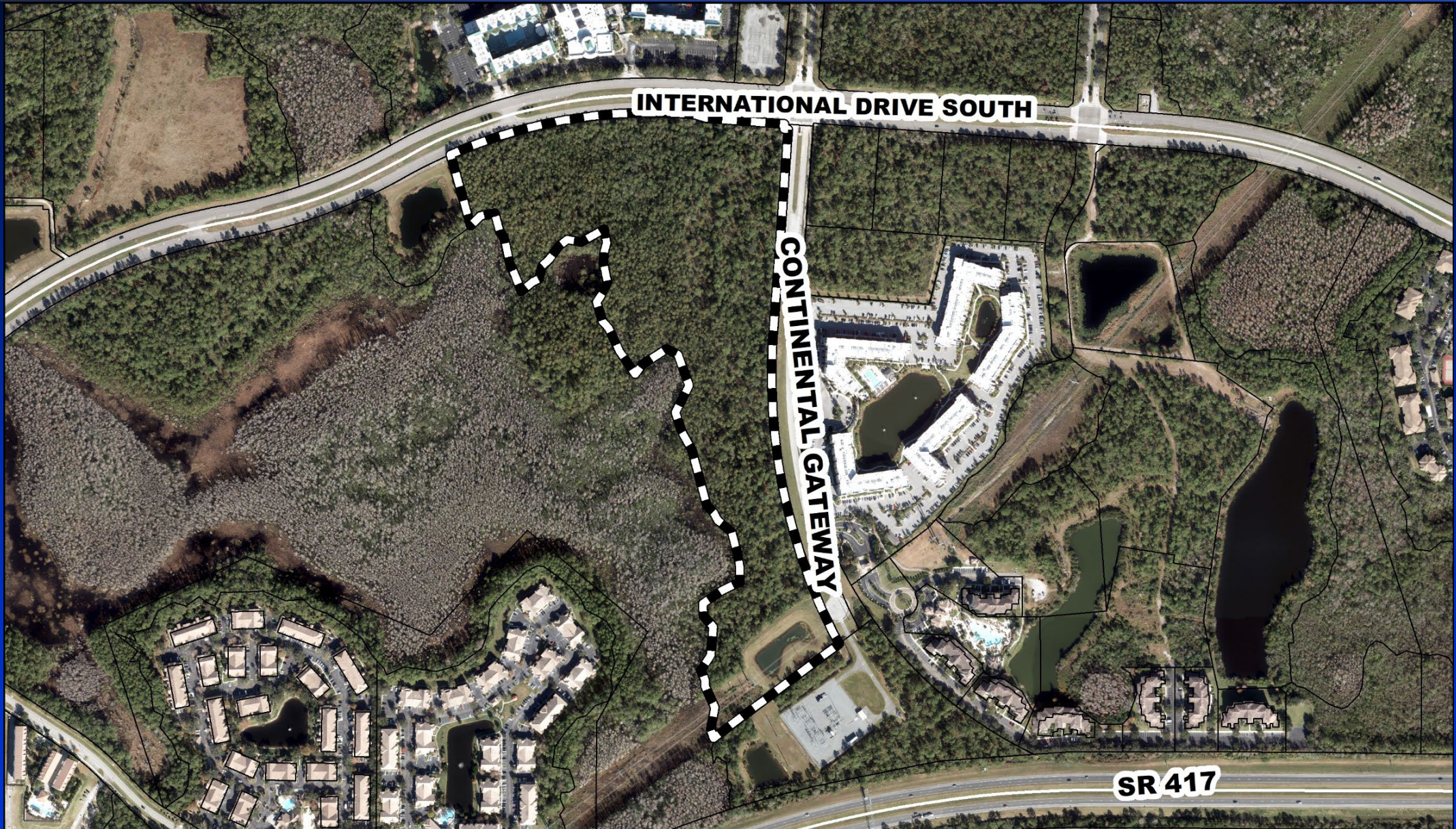


World Gateway Planned Development / Land Use Plan (PD/LUP) Zoning Map





World Gateway Planned Development / Land Use Plan (PD/LUP) Aerial Map





World Gateway Planned Development / Land Use Plan (PD/LUP) Overall Land Use Plan



PE
PE Group, LLC
1300 South Loop West, Suite 2100
Houston, Texas 77058
Tel: 281.486.8800
www.pegroup.com
Certificate of Registration #00000000

DATE	DESCRIPTION
01/15/2024	ISSUED FOR PUBLIC COMMENT
02/15/2024	REVISIONS TO PLAN
03/15/2024	REVISIONS TO PLAN
04/15/2024	REVISIONS TO PLAN
05/15/2024	REVISIONS TO PLAN
06/15/2024	REVISIONS TO PLAN
07/15/2024	REVISIONS TO PLAN
08/15/2024	REVISIONS TO PLAN
09/15/2024	REVISIONS TO PLAN
10/15/2024	REVISIONS TO PLAN
11/15/2024	REVISIONS TO PLAN
12/15/2024	REVISIONS TO PLAN

The Land Use Plan has been developed based on boundary and other supplemental surveys provided by OSMAP, Inc. and OSMAP, Inc. All other surveys shown are subject to change at the time of final platting.

LAND USE EQUIVALENCY MATRIX

Use	Area	Permitted	Conditional	Prohibited	Other	Notes
Hotel	100,000	100,000	0	0	0	
Resort Hotel	100,000	100,000	0	0	0	
Condo-Hotel	100,000	100,000	0	0	0	
Multi-Family	100,000	100,000	0	0	0	
Retail	100,000	100,000	0	0	0	
Office	100,000	100,000	0	0	0	
Fast Food Restaurant	100,000	100,000	0	0	0	
Fast Food Restaurant	100,000	100,000	0	0	0	
Golf	100,000	100,000	0	0	0	
Special Utility	100,000	100,000	0	0	0	

TRIP ACCOUNTING SUMMARY for PD

Total trips approved for PD per Development Order	71,713 ADP
(Total removed due to THIS AMENDMENT (trips converted internally per Matrix)	0 ADP
Total trips for PD after this amendment	71,713 ADP

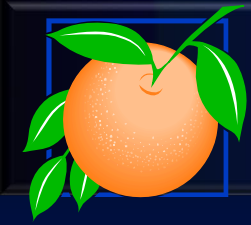
DEVELOPMENT PROGRAM

Land Use	Parcel #	Area	Units	Type	Status	PROPOSED	APPROVED	REMAINING	REMAINING	REMAINING
HOTEL	1	1,100	100	Hotel	A					
	2	1,100	100	Hotel	A					
	3	1,100	100	Hotel	A					
	4	1,100	100	Hotel	A					
	5	1,100	100	Hotel	A					
	6	1,100	100	Hotel	A					
SUMMARY						4,800	1,800	3,000		
TIME SHARE CONDO-HOTEL	7	80,000	800	Condo	A					
	8	80,000	800	Condo	A					
SUMMARY						804	386	418		
MULTI FAMILY	9	20,000	200	Multi-Family	A					
	10	20,000	200	Multi-Family	A					
	11	20,000	200	Multi-Family	A					
	12	20,000	200	Multi-Family	A					
SUMMARY						2,385	2,385	0		
RETAIL	13	1,000	100	Retail	A					
	14	1,000	100	Retail	A					
	15	1,000	100	Retail	A					
	16	1,000	100	Retail	A					
	17	1,000	100	Retail	A					
	18	1,000	100	Retail	A					
SUMMARY						245,000	19,700	225,300		
OFFICE	19	1,000	100	Office	A					
	20	1,000	100	Office	A					
SUMMARY						171,500	0	171,500		
SIT DOWN RESTAURANT	21	1,000	100	Restaurant	A					
	22	1,000	100	Restaurant	A					
SUMMARY						20,000	0	20,000		
FAST FOOD RESTAURANT	23	1,000	100	Restaurant	A					
	24	1,000	100	Restaurant	A					
SUMMARY						5,000	0	5,000		
GOLF	25	1,000	100	Golf	A					
	26	1,000	100	Golf	A					
SUMMARY						18	0	18		
SPECIAL UTILITY	27	1,000	100	Special Utility	A					
	28	1,000	100	Special Utility	A					
SUMMARY						08	08	08		

- DEVELOPMENT PROGRAM notes:**
- Proposed uses and the mix of uses on parcels may be altered by using the "EQUIVALENCY MATRIX" as reflected on Exhibit 2A of the approved "Development Order".
 - All Retail uses may include Restaurant and Fast Food Establishments.
 - Hotel, Resort Hotel, Retail, Office, Timeshare and Condo-hotel uses shall be allowable uses on all Parcels other than those designated as Multi-Family.
 - Resort Hotel and Resort Villas shall also be an allowable / designated use on those parcels designated as "Hotel".
 - Commercial uses shall be consistent with uses permitted in C-1 zoning & International Drive Activity Center Element Comprehensive Plan Policy 1.1.3, 1.1.6 or other uses deemed consistent by the County Zoning Dept.
 - Townhomes/condominium shall be allowed on parcels designated as Multi-Family.
 - Golf course and golf use, if developed, will be part of the development program.
 - Access points and other improvements shown are conceptual and subject to change with final design.

Land Use Plan
World Gateway Land Use Plan Amendment

DATE: 2/27/2023
DRAWN BY: rbp
CHECKED BY: rbp
PROJECT: WGW LUPA
SCALE: WGW LUPA
SHEET: C-1

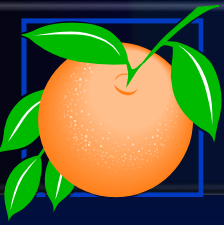


Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and APPROVE the substantial change to the World Gateway Planned Development / Land Use Plan (PD/LUP) dated “Received February 8, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

Approve and Execute the Non-Substantial Deviation First Amendment to Eighth Amended and Restated Development Order for World Gateway (formerly called the Greene Property) PD Development of Regional Impact

District 1

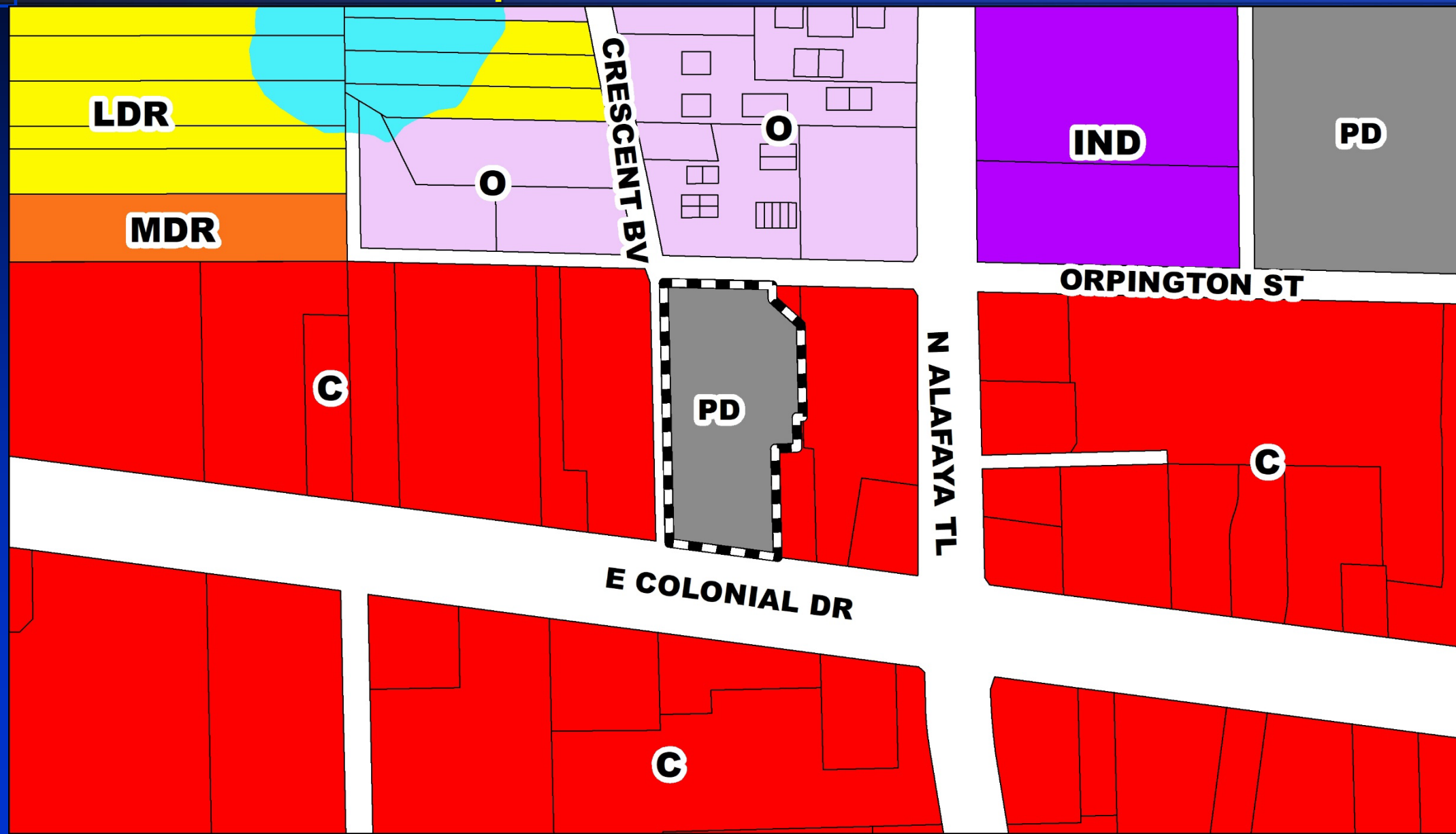


Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan

- Case:** DP-23-01-003
- Project Name:** Fifty South Student Housing Planned Development/Fifty South Student Housing Development Plan
- Applicant:** Jonathan Martin, Kimley-Horn & Associates, Inc.
- District:** 5
- Location:** Generally located north of East Colonial Drive and east of Crescent Boulevard
- Acreage:** 3.63 gross acres
- Request:** To construct a 139 unit / 556 bed student housing complex on a total of 3.63 acres.
- The request also includes offsite improvements to install a cul-de-sac at the corner of Crescent Boulevard and Cochin Street.

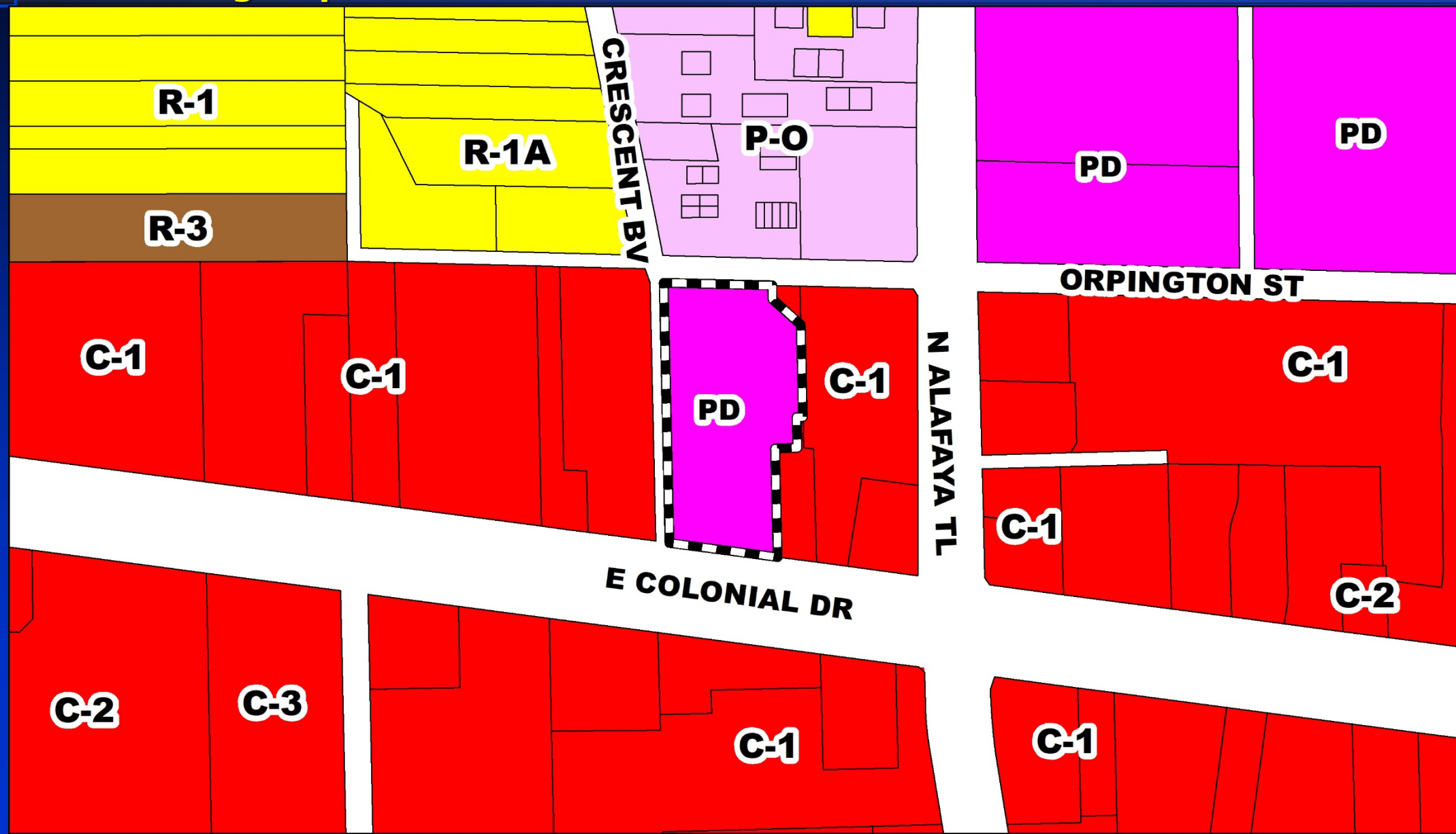


Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan Future Land Use Map





Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan Zoning Map



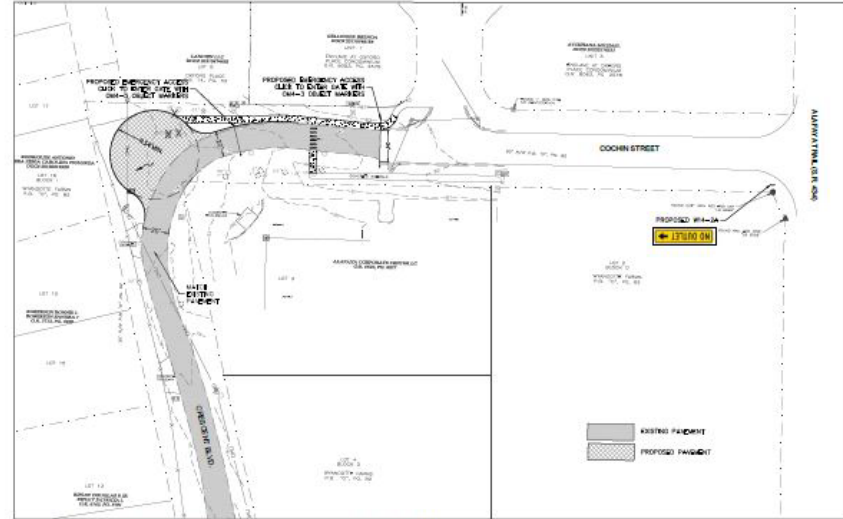


Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan Aerial Map



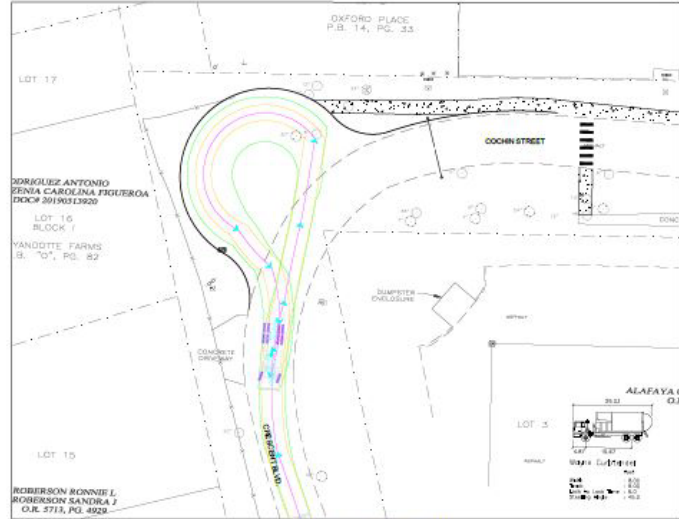


Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan Off Site Plan



TO COLONIAL DRIVE (S.R. 50) ↓

INSET "A"



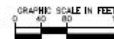
REFUSE TRUCK TURN



SEE INSET "A" ABOVE

↑ TO ALAFAYA TRAIL (S.R. 434)

↑ TO ALAFAYA TRAIL (S.R. 434)

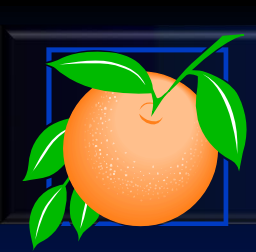


© 2021 KIMLEY-HORN AND ASSOCIATES, P.C. 100 S. UNIVERSITY AVENUE, SUITE 200 ORLANDO, FL 32801 TEL: 407.241.1111 FAX: 407.241.1112 WWW.KIMLEY-HORN.COM	
U.S. PROJECT NO. 07/2017/2023	PROJECT NAME FIFTY SOUTH STUDENT HOUSING
DATE 07/20/2023	DRAWN BY J. H. H.
SCALE AS SHOWN	CHECKED BY J. H. H.
SHEET NO. 13	TOTAL SHEETS 13
DATE PLOTTED 07/20/2023	PLOT SCALE 1" = 100'
OFF-SITE PLAN	
FIFTY SOUTH STUDENT HOUSING	
FLORIDA COUNTY	
SHEET NUMBER DP1.3	



Revised Condition #23

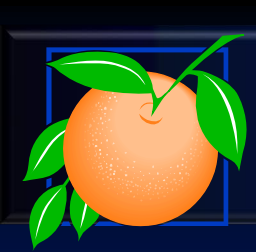
- 23. The associated infrastructure including milling and resurfacing of Orpington Street from Crescent Blvd. to a point at or past the east boundary of the property (at a reasonable location necessary to “blend” the pavement), and Crescent Boulevard from Colonial Drive to Orpington Street including, but not limited to, any rehabilitation of any associated drainage systems and or sidewalks located in the Rights Of Way directly affected by this development must be submitted as an E-plan and issues a Certificate of Completion prior to Platting.**



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Fifty South Student Housing PD / Fifty South Student Housing DP dated “Received May 31, 2023”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the revised Condition #23.

District 5



Board of County Commissioners

Public Hearings

July 11, 2023

