

Board of County Commissioners



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

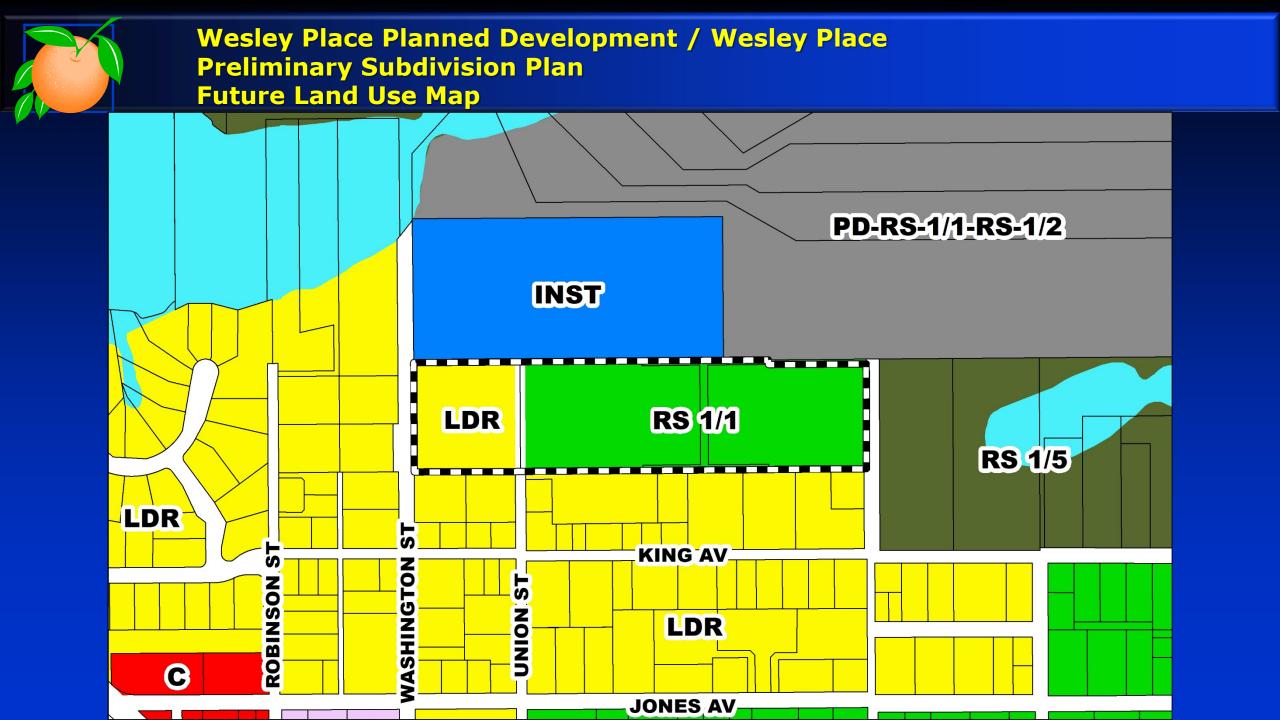
District: 2

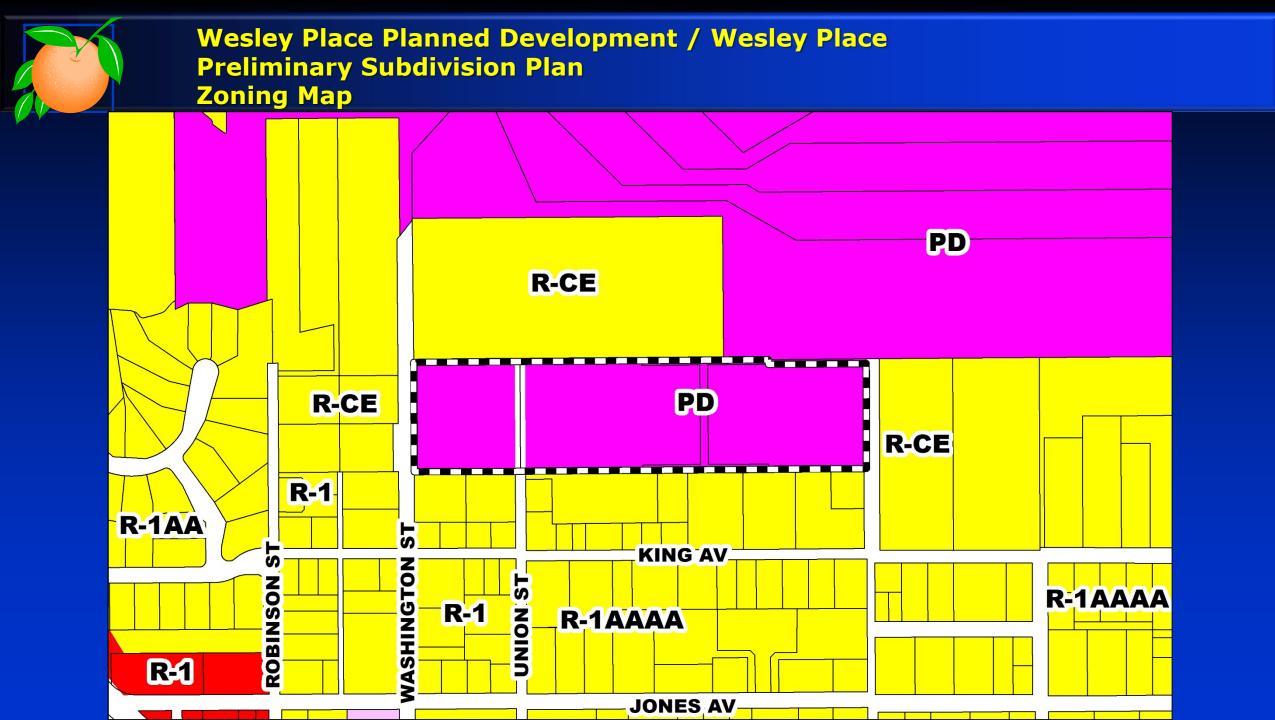
Location: Generally located north of US 441 and east of Washington Street

Acreage: 16.57 gross acres

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

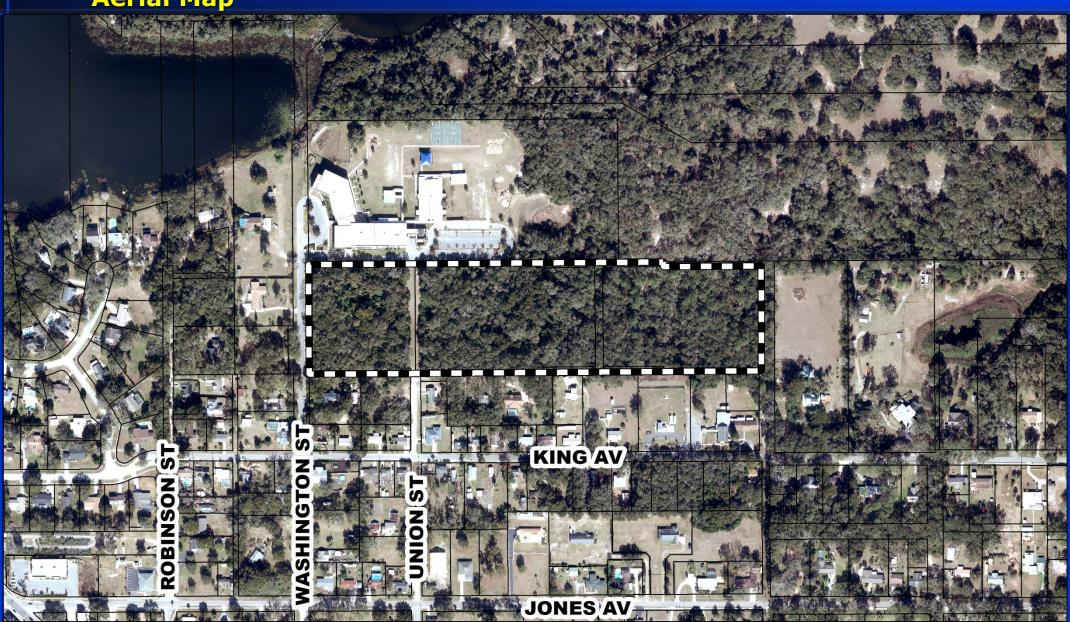
residential dwelling units





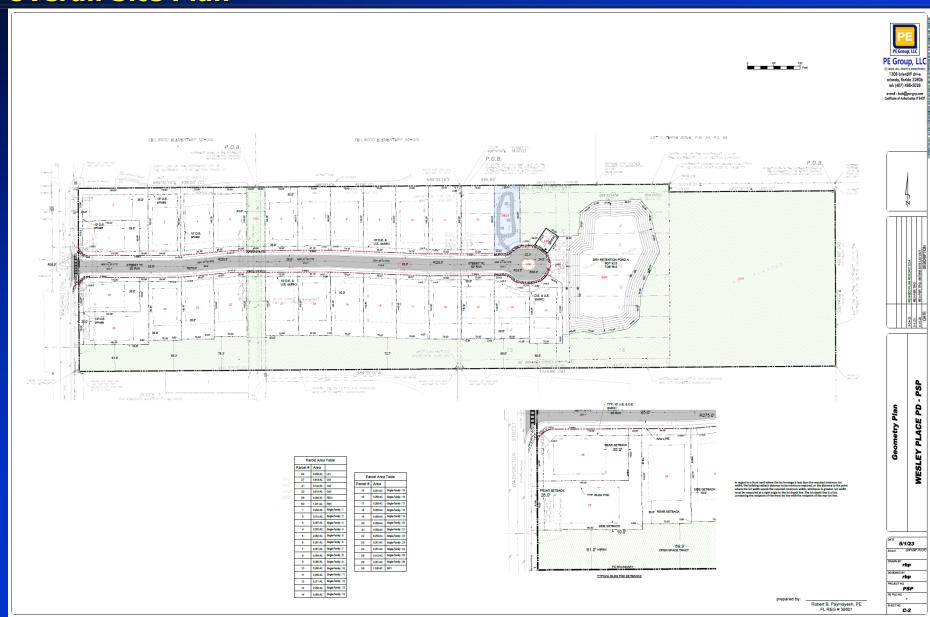


Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Aerial Map





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





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

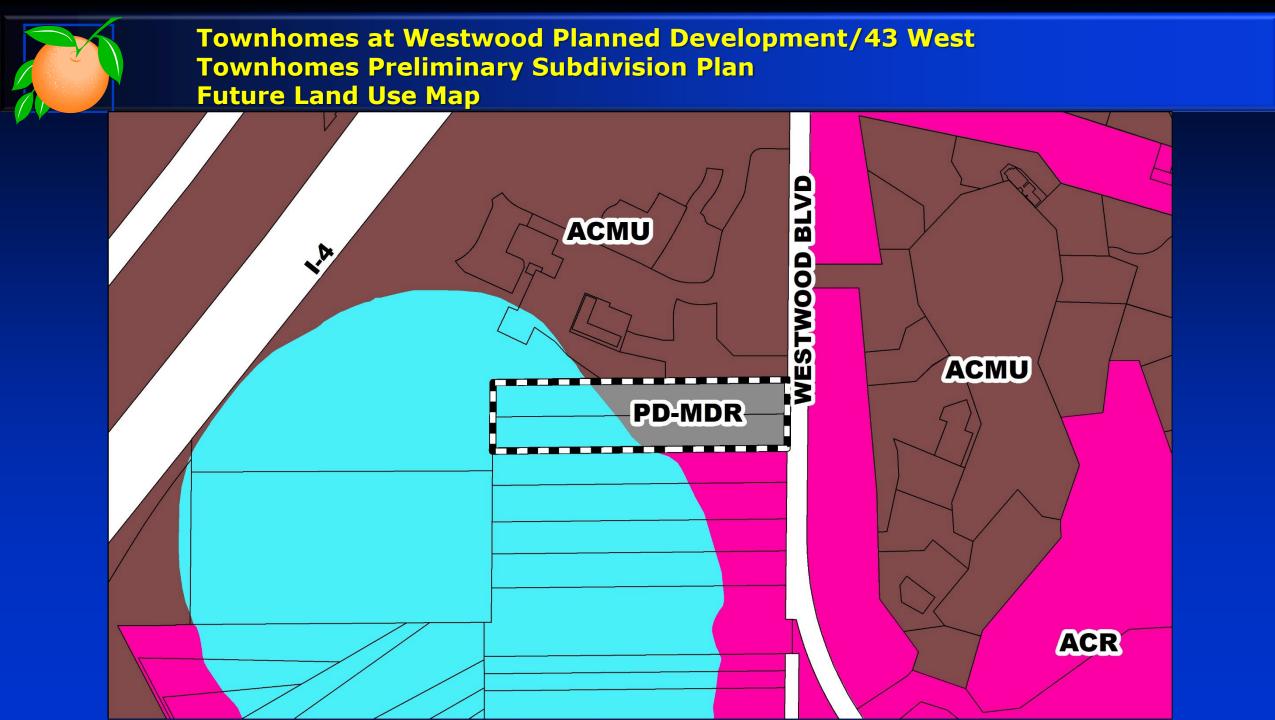
Location: Generally located south of Westwood Boulevard and west of

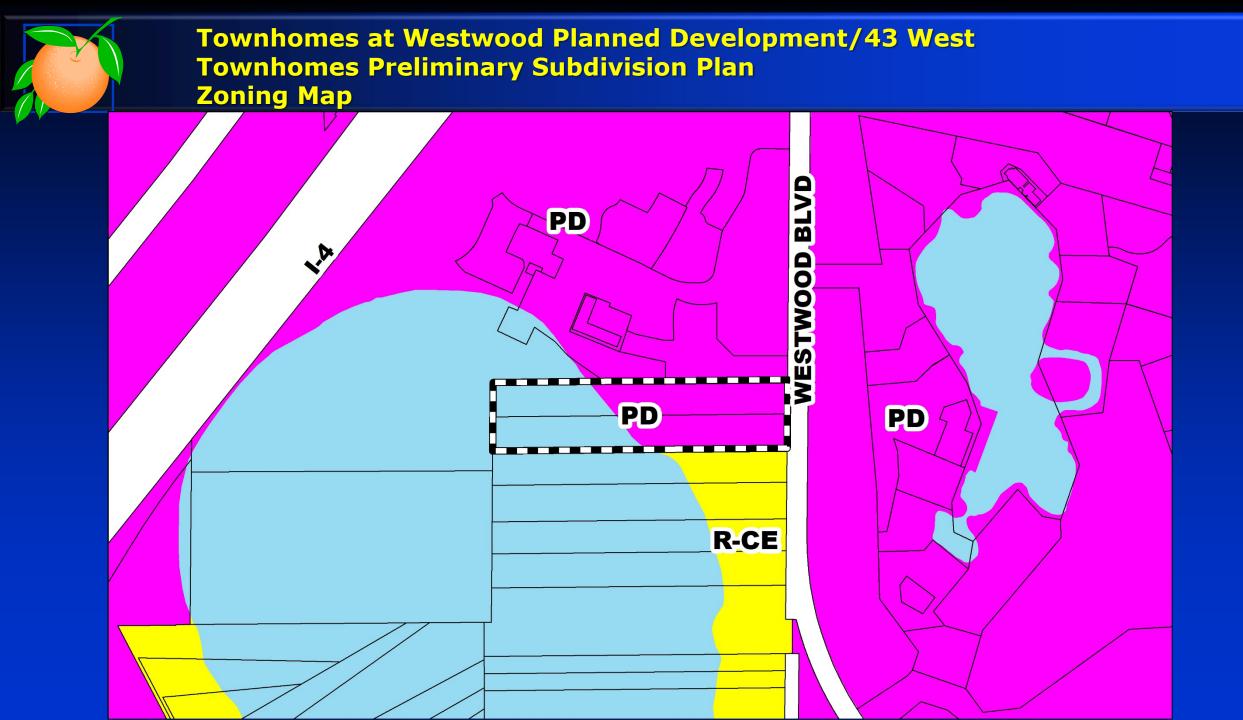
International Drive

Acreage: 8.88 gross acres

Request: To subdivide 8.88 acres to construct 31 single-family attached

residential dwelling units.



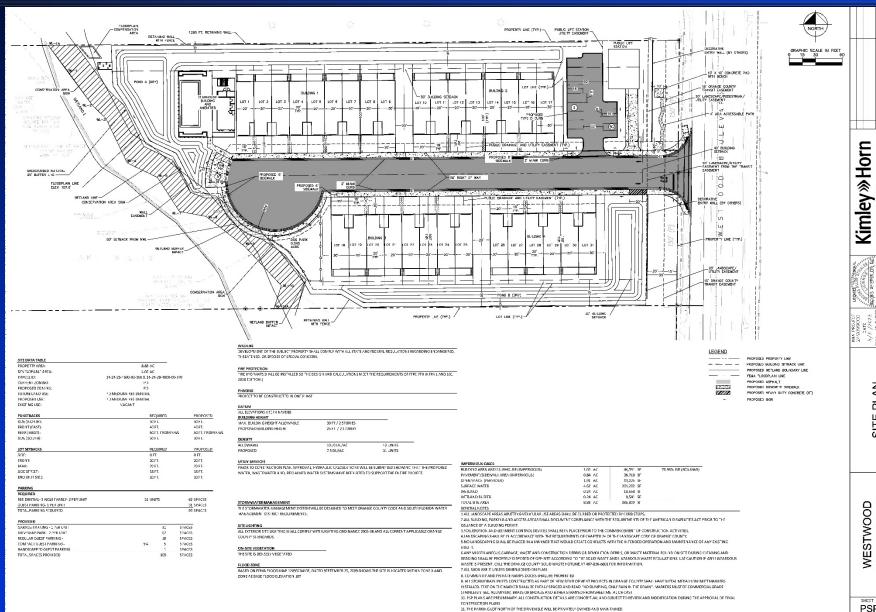








Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan Overall Site Plan



PLAN

ш

WESTWOOD TOWNHOMES

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

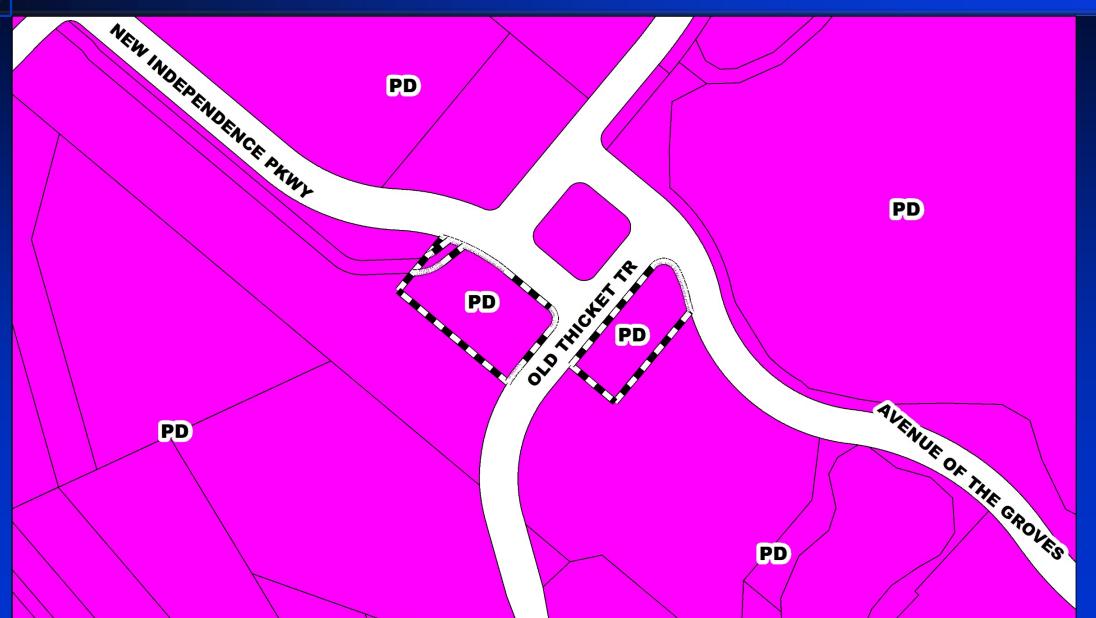
8,000 square feet on Parcel SL-15. No waiver from Orange

County Code are associated with the request.

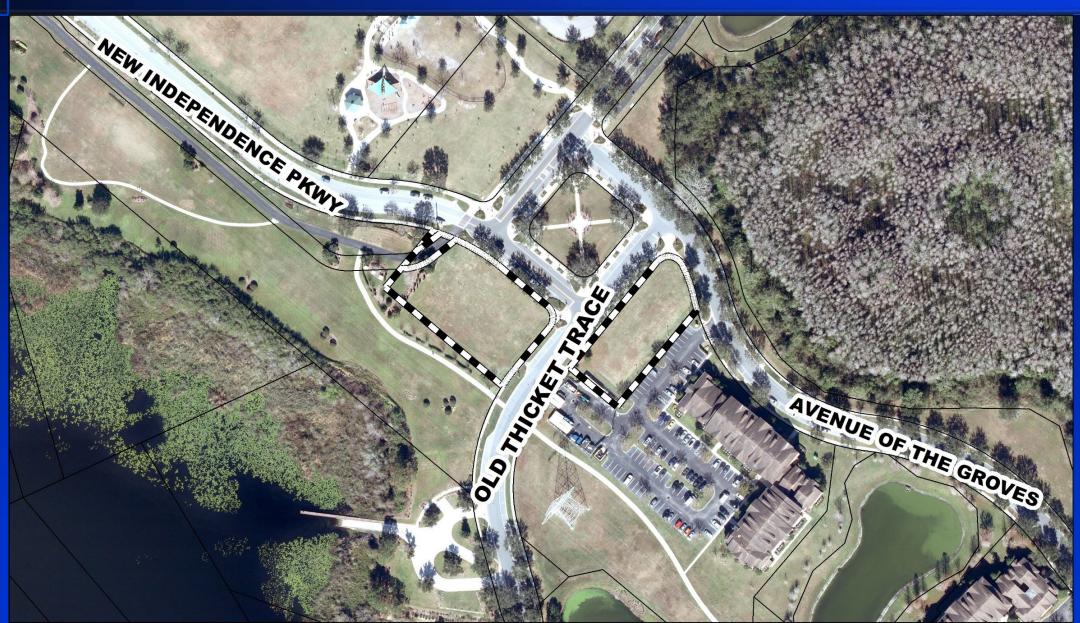
Signature Lakes Planned Development / Land Use Plan Future Land Use Map



Signature Lakes Planned Development / Land Use Plan Zoning Map

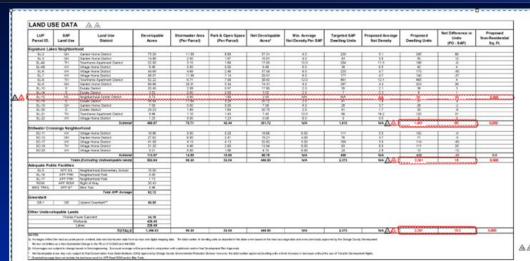


Signature Lakes Planned Development / Land Use Plan Aerial Map





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



Land Use District	Developable Acreage	Storrewster Acreage	Park & Open Space Acreage	Net Developable Acreage*	Net Developable Residential Density by District	Base SAP Dwelling Units	Proposed PD Due ling Units	Required TDRs: Net Difference in PO / SAP Units
Neighborhood Center District	475	0.00	1.60	2.93	NA.	d d	26	36
Tourtame/Spartnert District	84.27	10.96	10.41	62.10	12.0	754	mungham	40
Wage Home District	186.76	24.64	19.02	143.10	60	822	666	-136
Sarden Home District	224.64	30.00	18.52	160.83	4.0	673	770	97
ESTEN URSONET	83.24	18.61	3.00	42.74	24	134	118	***************************************
Total Developable Land Area	983.84	10.30	53.64	849.50	NA	2,979	7.391	
Designated TDR Sending Area within PD	Acreage	TDR Ratio / Acre.	Available TOR Credits					
Joland Girentelt	48.95	57.1	864	13				
/lietlands								
	1	food Available TDRs in PD	1,006	19				
TDR Credit	s Allocated within PC							
Wetand (1)			# A					
		-44						
		-17 A						
Greenbelt (1.3		-23 - 25						
Overtet (6.2	7 acres) (Hafer to Note 1							
		Subtinat	267 /25					
		ing TORs Available in PO"	740 All.	(5)				

ADEQUATE PUBLIC FACILITIES SUMMARY AA

Land Use District	Developable Acreage	Stormeter Acresge	Park & Open Space Acreage	Net Developable Acreage*	Proposed Danling Units	Non. Residential Bo Pt	P.AR.
neghtorhood Certer (Notict	4.79	0.00	1.90	2.63	20	6,000	89104
Trustona/Ipartners District	84.27	10.00	10.41	62.00	· ·	**********	
Vitage Harse Cratist	180.79	24.64	19.22	163.50	690		49
Serden Herrie Diebrid.	224.64	30.66	10.10	159.53	. 770		45
Celate Deliver	63.34	15.01	3.40	62.74	110		10:
Field Developable Land Area	583.64	90.30	53.54	443.50	2,591	6,000	54/04
Adequate Public Facilities				A	A		8
Advance Published acidy Clem. School	19.00						
Adequate Public Facilities Park "	673						
Adequate Public Facilities/Road R.O.W.	16.43						
Adoquete Public Foot box Street/Pedestry	4.90						
Face Adequate Public Facilities Undervisiopable Land Area Ustarial Counted/* FPL Essamore	60.12 40.95 34.10]					
Undervelopable Cand Area Uptered Constitute* FPL Easternets Waterins Lohen	40.00	A				AA	
Chalmonispathir Canol Area (Sharel Chambles)* FFL Cas areast (Shall areas) (Shall areas) (Shall areas) (Shall areas)	44 95 34 10 426 07 23 33	A		441.50	16	ΔΔ	14/04
Underwingshire Land Area (Area of Cheerdeet* FPL Caserword third with Lidden Total Underworkspecial Land Area Patal Chronic Land Area Area Cones	45 95 34 10 424 (07 226 35 1028 56 1 464 65	A A ***	55.54	440.50		AA Lase	5410.4
Challeningshire Land Area Ultrard Oresetsol* FFL Essenses White us Ushin Total Undershipplife Land Area Feder Green Land Area	45 95 34 10 45 07 20 35 1 454 55 1 454 55 1 entered late and varietising Registerhand and varietising PO Tree	e searchaid ane (a mes turnaturif an a bas gerraft abbas t satus virges (gaze)	from ourselps and do read to the Okinge I med from this PO to I) acre has been in	glast magging data. County Development stacts adjacently if perposated into the	The State St. Albert of Finance Committee the elementary soft AFE S. Hervely State S	r of the blong write as been on a Norn-Publish and used Wallah Prove to describe for the inco	- depoted whel Orange has pure washed

KNATURE	LAKES NEIGHBORHOOD			7
LUP Parcel ID.	PD LAND USE	Proposed D.U.	Student Population per Subdivision Regulations	1
51.2	Garden Home District	265	97	4
50.3	Gerten Horse District	25	24	-
81.44	Towesterne Appetment	196	54	\dashv
51.48	Village Horse Clubsct	- 60		⊣
9.4	Millione Horne Clintrici	175	75	\dashv
5.7	Village Horse Childrel	140	60	-1
51.4	Toweforte Agedment (TH)	206	89	⊣
52.4	Towerterne Apartment (Apt.)	210	e	-1
51.0	Cuetan Home District	323	129	⊣
BL-00	Estate District	38	16	╛
SL-14	Estate Detect		1	_
91-15	Neighborhood Certier (Apl.)	36		7
31.18	E-900e CROBIT	*****	····	~
8L-19	Gueden Hisme District	26	11	7
SL-30	Extele District	25	15	
81-21	Towntone Apetment (Apt.)	126	31	7
St-22	Village Home District	0		
	fote	2.391	779	_
TILLWATER	R CROSSINGS NEIGHBORHOO			٦
LUP Parcel ID.	PD LAND USE	Proposed D.U.	Student Population per Subdivision Regulations	
SC-11	Village Home District	100	44	┪
80-12	Gerden Horrer District	21	31	
50.17	Village Home District	114	40	
50-19	Townscree Apartment District (TH.)	111	46	
5030	Village Home Obstrict	12	5	
	Fose	410	177	\Box
	Combined Total Demonst for ED	2.304	953	

VIII MillerSellen

225 E. Robinson Street, Suite 300 Orlando, Florida 32801 407.839.4006 • FAX 407.839.4008

SIGNATURE LAKES P.D.

SLV Independence Phase 3, LLC 6310 Capital Drive, Suite 130 Lakewood Ranch, Florida 34202 P: (941) 388-0707 F: (941) 907-3212

Scale in feet.

Joo manneer	61533.00 (02032, 02033.40)
File name:	09-61533-PD-DATA-0-E
Date:	MARCH 16, 2002
Down by:	rooAh
Checked by	
Revisions:	MARCH 29, 2002 MAY 10, 2002
	02 R/LY 3, 2002 R/LY 17, 2002
MAY 14, 20	03 AUG 18, 2003 FEB 15, 2012
	12 AMAR 8, 2013 (A APR 30, 201)

OPEN SPACE REQUIREMENTS A.A.

Land Use District	Required Open Space Percentage by Land Use District (Sec.38-1234)*
Neighborhood Continues will	20%
Fourtherrei Apartment District	29%
Village Home District	10%
Garden Home District	10%
Extens District	10%

	PARK &	OPEN	SPACE	REQUIREMENTS	A
--	--------	-------------	-------	--------------	---

Land Use District	Developable Acreage	Park & Open Space Acreage	Provided Park & Open Space Acreage
Neighborhood Commercial	4.73	0.25	1.80
TouthormApartment	84.27	6.32	10.41
Village Horse District	186.76	14.01	19.02
Garden Home District	224.84	16.90	16:32
Estate District	65.24	6.24	5.49
Total	563.84	43.79	53.64

arbonning facilities that are designed as an available feature.

SHEET NUMBER



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)

CDR-22-11-352 Case:

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

District:

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

819.86 gross acres (overall PD) **Acreage:**

33.48 gross acres (affected parcel only)

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

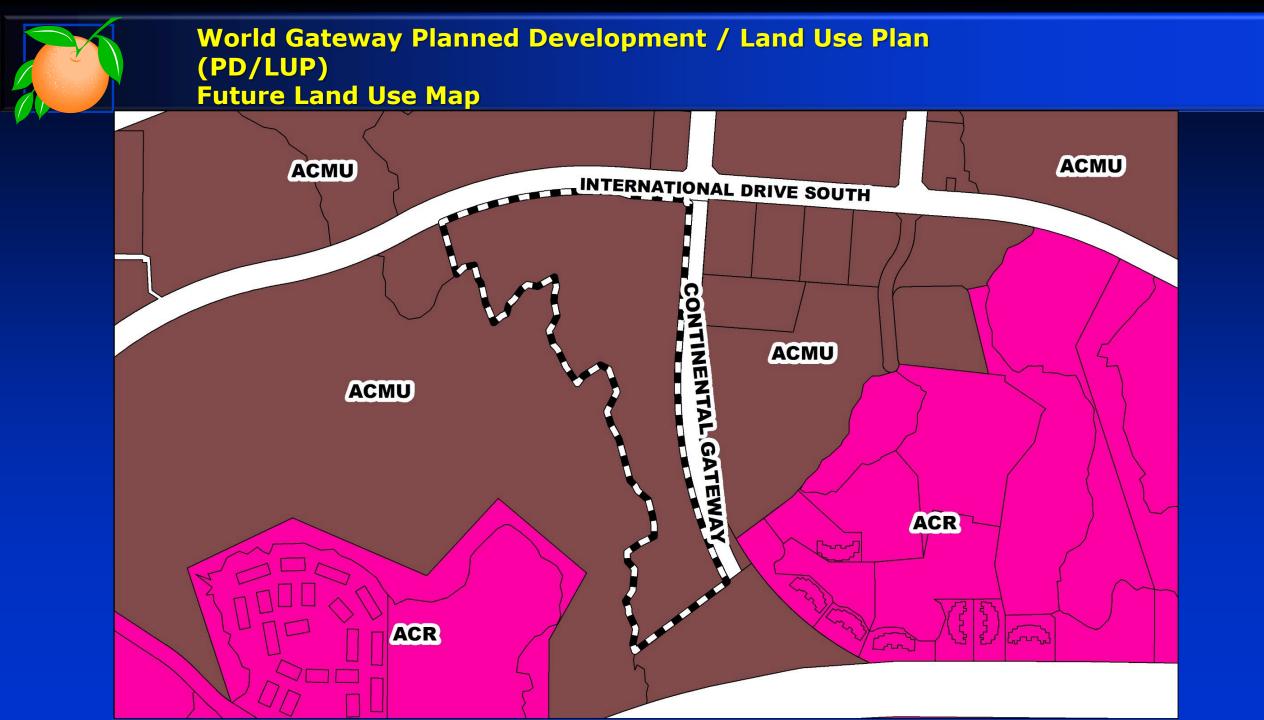
family units on Parcel K1.

In addition, the applicant has requested the following waiver from

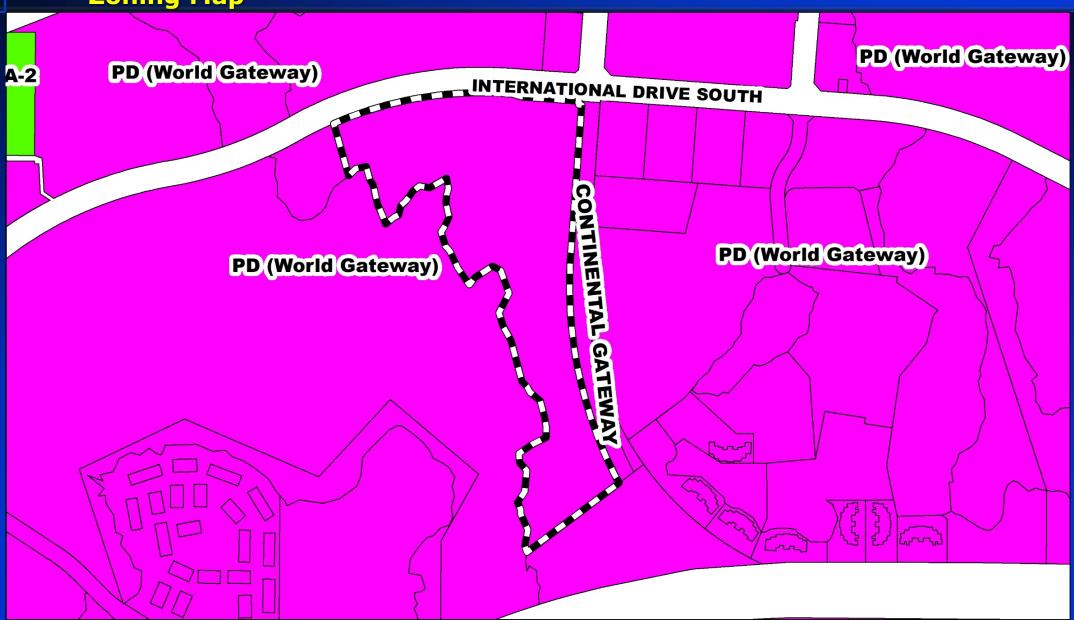
Orange County Code:

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.

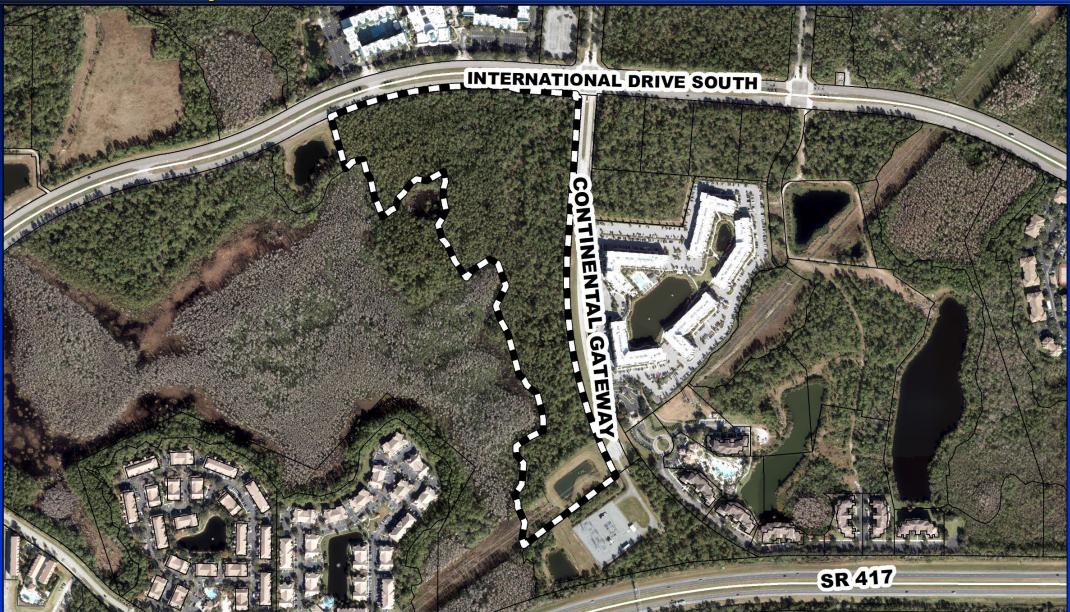








World Gateway Planned Development / Land Use Plan (PD/LUP) Aerial Map

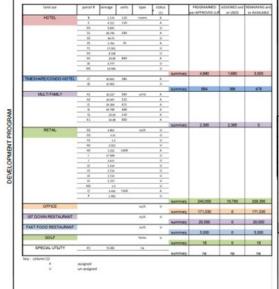




World Gateway Planned Development / Land Use Plan (PD/LUP) **Overall Land Use Plan**



- 5		-	No.	-	marina	1000	-	190700	24	1000	(%)	(%)	(%)	-		Parties in
-	-	20000		100	1.00	100	140	191	1.01	1.00	139	100	1.00	629	22.5	12.00
man min	_	100		-	4.00	100	100	686	-	1.00	440	100	400	100	-	Let Pain
THE TOTAL	91	1100		22230	15%	129	141	100	179	438	100	ten	139	100	ma	12.00
net Certic	a.	100	cian.	100	(2002)	100	- 689	124	600	4.00	461	449.	440	140	ma.	100 de
net recent res	701	130	1981	100	100		100	100	100	1.00	100	101	130	1.00	DIA.	100.00
Semant.	add	160	A38	819	-cm	inst.		1.00	400	Lebs	4300	170	136	100	ma	1500
fact fact features	-	400	war	500	HE	mov	180	1025	per	Approx	14,700	nin	11.00	2.00		200.00
nox/sex	how	140	616	5,84	0.00	Air	186	5.60		100	1.68	100	145	440	Min.	145.00
munion.	-	158	100	100	140	1.00	1.04	100	410	9000		100	1000	10000	25	10000
MALESTO.	nic	MP	489	4,000	1.00	1.80	4.85	1.01	1.00						NA.	100.000
marin men	192	185	100	100	180	2110	110	1,99	100						70	10.00
ON PERSONAL PROPERTY.	MC	Jan.	100	180	440	439	non.	100	4.00						NA.	Lincon
DURINO.	-	166	100	1.00	arri	100	0.00	100	1.00						Las	10.00
	_	500	1 .	-	200	Total Contract		er I	No.	tor	1 5	- 1	No.	No.		(for Frage Free
-	105	C 8.00		HE.	-	J. British	-	tion of			-	100	and the	-	335	24/240
100	-	Life.	-	-	100	118	-		100	1.00	- 10	-	626	.626	ran.	123.7mm
had him:	-	100	-	-	100	1.96	-	7	410	110			170	4100	mm	-
ter inex		100	-	4	414	4,98	-	-	ALMS.	N/A	-		449	Aith	Mch.	Alkar.
MON.	-	336	-	-	400	1.75	-	*	316	100	-	-	100	122	ma	44.50
MICHAELER	200	100		n.	201	4.91		24	278	.tm.	-	-	1.70	400	mn.	AM RO
Mariet	No.	- 100	-	-	165	485	-	10	180	100	-	-	166	160	SEC.	SAME.
at Cet. Subsect.	-	- 181	-	-	-100	-100	-		434	- 100	-	-	-	H. Pari	18.00	ARM.
na har	James	190	-	-			-	-	AME.	139.	-	-	100	476	etn.	AM BOW
Belok Br.	52	101	-	10	136	481	-		126	140	-		100	481	79%	14.65
this pole risk	-	100		mt .	5415	140	-		s bit	nex	- 10	-	6.74	176	ren.	Link Hotel
March Mark	av.	106	-	n.,		480	-		heit.	MW.	- 10		asia.	465	tads.	186,865
the pictories	sir.	ACR.		-	534	136	-	м.	120	100	- 1		100	1395	1961	SHOW
Mar Nik Mileton	100	8/34		44	4369	1.00		44	100	8470			146	1.00	tinds.	DOM:
- 10	-	-	-	22	manors.	100	Name of	Figuresia Thirdscore	**	(Mar.	A STATE OF	(Mag.	m _e	-0-		Fig. San San
	-	n.te		100	win	0.00	100	1.00	1,00	476	100		107	100	ma.	10.00
	100		100	100	1.00	240	100	100	4391	100	100	126	185	1.00	ma	taxee
March Telephone	-	190	100	198	100	0.00	1.00	6.94	1.00	100	1.00	1.00	140	479	max.	140
New John Street	100	679	100	186	100	130	140	100	186	100	186	106	100	141	m.e	ATLEST
ne men	No.	new	100	130	1.00	-	1.79	6.00	1.01	100	100	100	con	479	ma	Art min
New Park Co.	-	14M	198	180	100	Aire	130	810	1.04	Late	1000	196	166	181	m.h.	Let see
ALCO MAN	100	100	100	100	100	100	100	100	100	110	100	178	112	100	ma	100.000
benda (m.sc)	NO.	438	100	-00	140	146	4.88	488	628	1284	160	106	148	16	m.n.	Lik ser
nacion incom	-	180	138	100	100	180	100	100	100	100	100	180	110	1.0	ma.	100.00
March Str. Cate Str.	-	479	107	-	196	1.00	1.00	100	4.61	Lam	1.700	1.70	-	178		10.00
		Translated bury	6 to 000			riting darlies	-	orne .								
	-		_													



DEVELOPMENT PROGRAM notes:

Proposed uses and the mix of uses on parcels may be altered by

- Proposed uses and the nits of uses on parcial may be altered by using the "DOUTALENDY ANTER" an enfected on Shink! AA of the approved "Development Order."

 All Resid user may prouble Pressured and Peat Food

 Nation. Report Holle, Press, Office, Timeshave and Condu-holle

 Nation. Report Holle, Press, Office, Timeshave

 Commercial uses shall be considered with uses permitted in C-1

 Commercial uses shall be considered with uses permitted in C-1

 Commercial uses shall be considered with uses permitted in C-1

 Commercial uses shall be considered with uses permitted in C-1

 Commercial uses shall be considered with uses permitted in C-1

 Commercial uses shall be considered with uses permitted in C-1

 Commercial uses shall be considered and use of the Press, or an experiment of the Conduction of
- development parcets.

 Access points and other improvements shown are conceptual at

Land Use Plan

2/27/2023 rbp rbp



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



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

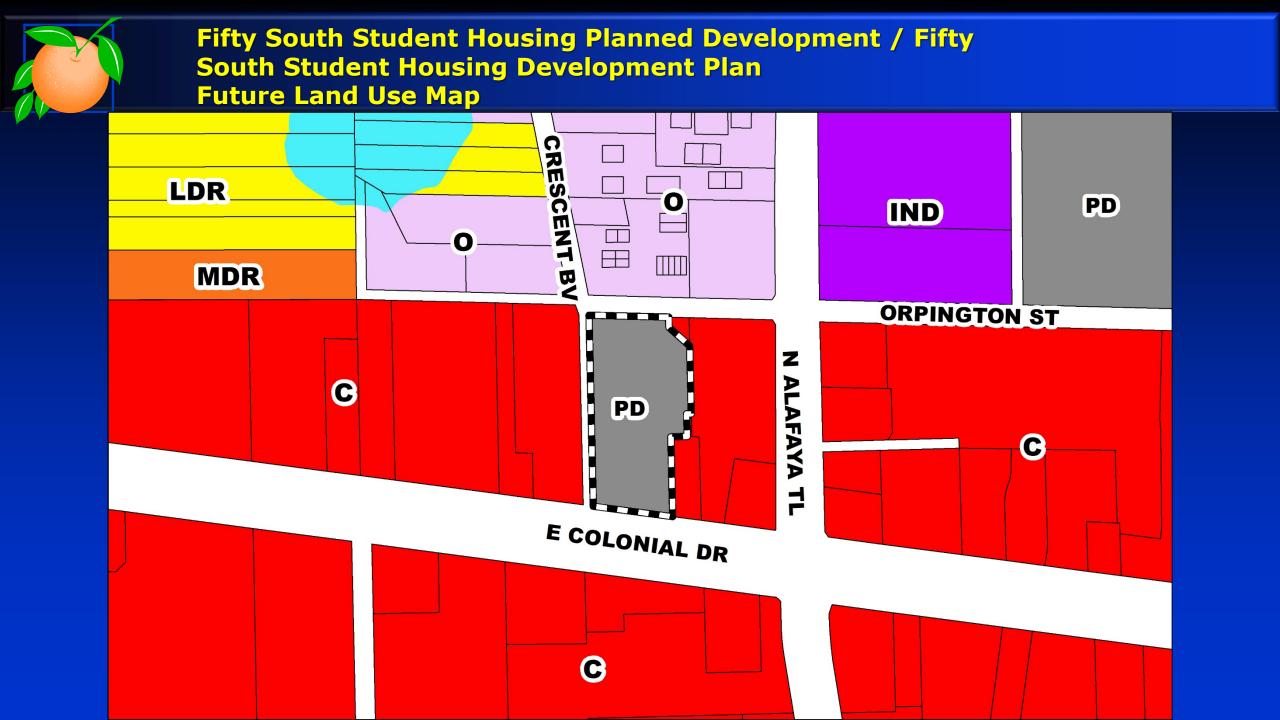
Crescent Boulevard

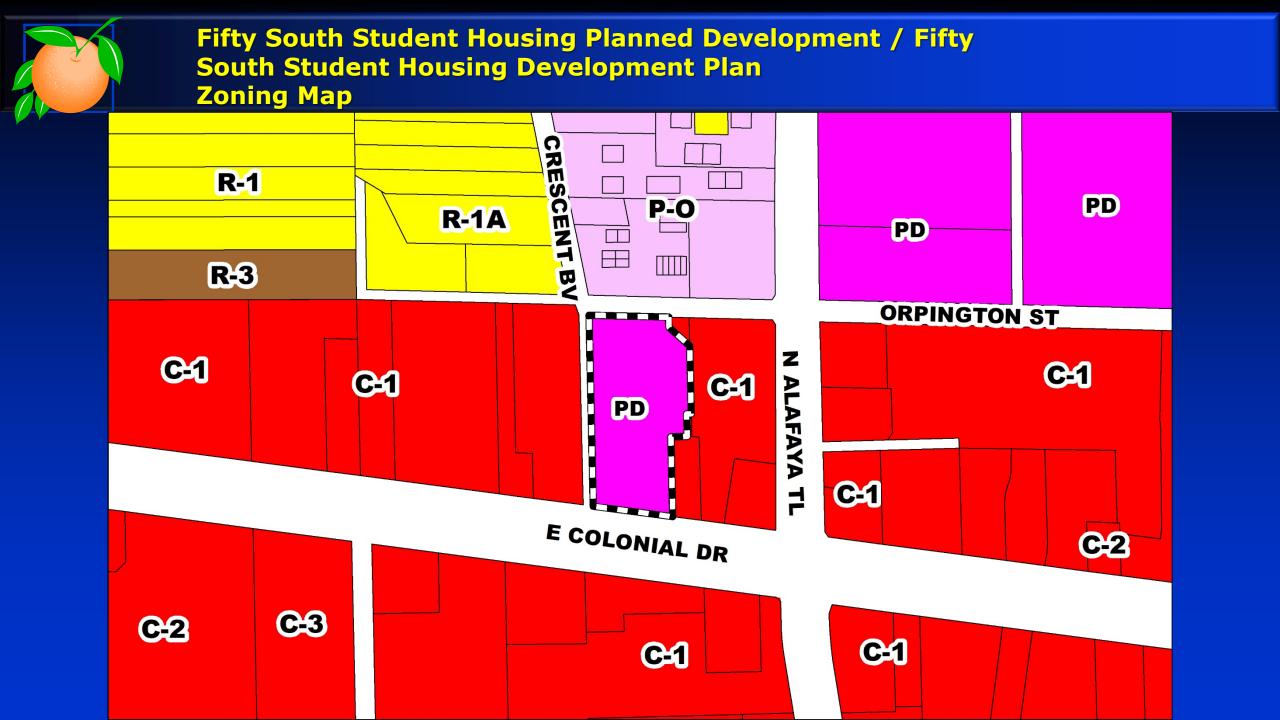
Acreage: 3.63 gross acres

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 culde-sac at the corner of Crescent Boulevard and Cochin Street.





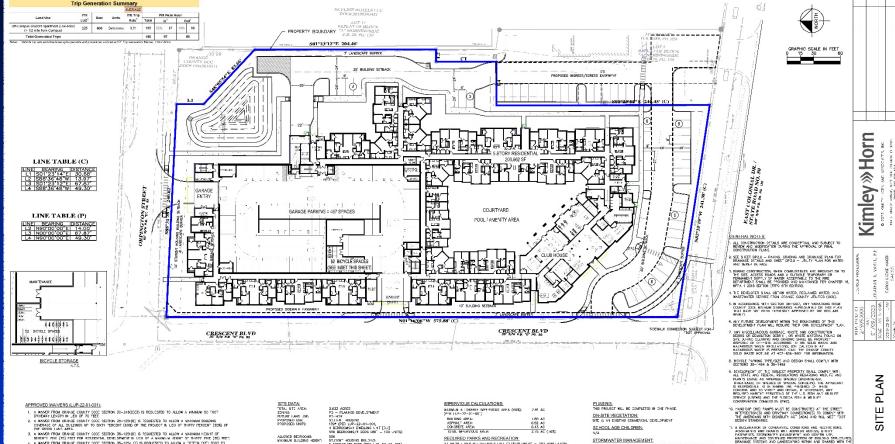


Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan Aerial Map





Fifty South Student Housing Planned Development / Fifty **South Student Housing Development Plan Overall Site Plan**



- AND MICHOESES DE 13 STRUCTURE AUGUST.

 A MARKER HOMEN GAUGE COUNTY 2005: SECTION 32-1254 (2)(c) IS REQUESTED TO ALLOS A FITHEN FOST (15)
 BLUDNG SETRACK ALONG THE NORTH SOUDWARY (ORPHISTON STREET). AND TEN FEET (10) ALONG THE WEST
 BLUDNGARY (OREPOSENT BOULEWARD) IN LIEU OF THEMPTY FEET (20) FROM ALL OTHER RIGHTS—CHE
- STANDARY (MASSART HALLEWARD) IN LIFE OF THE PROPERTY FEET (RC) FROM ALL OFFER SOUTH-OF-ANY DELIBERS OF THAT (A) STANDARY ROOM (A) STANDARY CONTROL OF SOUTH-OF-ANY DELIBERS OF THAT (A) STANDARY CONTROL OF OPEN DELIBERS WAS MADERIAL A T-LEVE, PARKING STRUCTURE (SEVENT-PRE 7/9). HELD A HOLLOCATE OF ANOMAND OF SOUTH-OF-ANY DELIBERS OF SOUTH-OF-ANY
- RESTRICTOR DISABLE STORM IN LIGIBIT.

 A MARKER RISHO MANCE COURT FOUR SHIP-LIGH (9) 9 RESIDENCE TO A LIDER WALL-FAWEY BRAININGS OF FAX (6) 9 FEDERAL BROWNER (1977) (7) TELTO OF DISABLE WINDS WEREFARE A FALLOR, PHINOSE STRUCTURE (1977) (7) TELTO OF DISABLE WALL-FAWEY BROWNERS OF SHIP-LIGHT (1977) (7) TELTO OF THE COURT OF THE COU
- (2) STORES IN HIGHT.
 A. A MAKER TIME OF HIGHER COUNTY COST 38—1258 (C) .5 REQUESTED TO A., 300 WALT—FAMILY BUILDINGS OF FAX (6) STORES (SENDINTY FOR FEET) OF DIPULING UNITS WARNING A 7—LDC. FAMILY STRUCTURE (SENDIN-THE 7.78) HIGH) IS REGISTED AND YEAR OF DEPENDENCE AND HIGH TO THE TOT THE C(3) STORES (TOTAL FOR THE REGISTED AND HIGH TO THE CONTROL (3) STORES (TOTAL FOR THE TOTAL FO
- 10. A WAMER FROM GRANGE COUNTY COOK 38-1255 (D) 9 REQUISTED TO ALLOW FOR A MOBILIATIVE BUFFER IN LIEU OF A SIX-FOOT HIGH HASOMRY, SPOK OR BLOCK WALL CONSTRUCTED MERCENER A STUDDIT HOUSING DEMILIONATED AND ANALYST TO ANY RIGHT OF WALL

- 556 STJDENT HOUSING BUILDING: 5 STORES/70 FEET (PER LUP-22-01-001) PARGING GARAGE: 7 LEVELS/75 TEET (PER LUP-22-01-001) GROSS DENSITY CALCULATION: DEVELOPABLE AREA: UNIT MIX MAY VARY, WITH THE NUMBER OF BEDROOMS NOT TO EXCEED 656 LOCK-OUTS ARE PROHIBITED.
 OPEN SPACE SUMMARY:
 MANIMARY

 MANIMA OPEN SPACE CALCULATION:
 3.633 AC X 0.25 = 0.91 AC (39.364 5 °)

 OR TROBERY A LANGUAGE (10078 OF TOTAL OPEN SPACE REQUIRED)
 0.91 AC (39.364 5 °)

 OR TOTAL OPEN SPACE REQUIRED
 0.91 AC (20078 5 °)

 CATLORNER CONSTRUCT (2008 OF TOTAL OPEN SPACE REQUIRED)
 0.84 AC (20078 6 °)

 CATLORNER CONSTRUCT (2008 TOTAL OPEN SPACE SOURISED)
 0.84 AC (20078 6 °)

 CATLORNER CALCULARIES (2008 TOTAL OPEN SPACE SOURISED)
 0.84 AC (20078 6 °)

ASPHALT AREA:	0.52 AC
CONCRETE AREA:	0.43 AC
TOTAL IMPLRYOUS AREA:	2.75 AC (76%)
REQUIRED PARKS AND RECREATIO	N:
2.1 PEOP.: PER MULTI-FAMILY UN 1 (2.1* 2.5 ACRES/1000 PROJECTED POPULATION	1.59 UNITS) = 292 POPULA
$\frac{292}{1.000}$ x 2.5 = 0.73 AC	
PROVIDED ON-SITE (SEE SHEET OP1.3): ACTIVE	
FOOL/CLUBHOUSE	0.47 AC
TOTAL ACTIVE RECREATION	0.47 AC (84.4%)
PASSIVE	
PICNIC ANNA. SHADED SLATING	0.26 AD (35.6%)
TOTAL RECREATION PROVIDED	D.73 AD (100.0%)
REQUIRED PARKING**	
556 GCRMS AT 0.9 SPACES PER BORN 556 x 0.9 = 500.4	50' SPACES
TOTAL PARKING SPACES REQUIRED:	
**PER AFFROYED FIFTY SOUTH STUDENT H	OUSING PC (LUP 22 CI
PROVIDED PARKING:	
RECULAR SURFACE SPACES (S'420'):	33 SPACES
ADA SURFACE SPACES (12'x20'):	1 SPACES
REGULAR GARAGE SPACES (8'x 8'):	467 SPACES
ADA GARAGI SPACES (12'x15'):	10 SPACES
GTAL SPACES PROMOBE:	501 SPACES
REQUIRED BICYCLE PARKING	
2 SPACES + * SPACE PER 10 PARKING	
SPACES OVIR 'U.	
501 PARKING SPACES ARE PROVIDED:	
2-(491/10) = 51.1	
EICYCLE FARKING REQUIRED:	62 SPACES
DICYCLE PARKING PROVIDED:	52 SPACES

STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT. SITE LIGHTING
ALL EX EXION SITE LICHTING SHALL COMPLY WITH LICHTING DROWNING SHALL COMPLY WITH LICHTING DROWNING SOLARY STANDAMES.

POLE SCHIS AND BILBOARDS SHALL BE PROHBITED, ALL OTHER SCHALE SHALL SHALL COMPLY WITH DHAPTER 31.5 OF THE BRANCA COUNTY CODE.

UTILITY SERVICE:
DEANER COUNTY JIE IES (CCI) SHA., SHAL, PROVINE WASHEWATER,
MATER AND RED WHET WATER SYSTEMS FOR THE PROJECT.

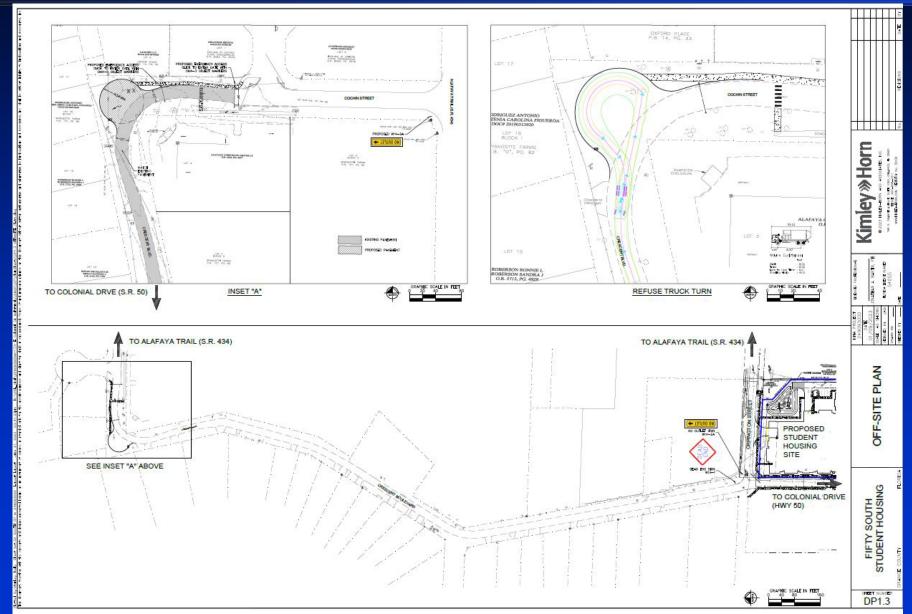
14. THIS PROPERTY SHALL BE PLATTED AS A ONE LOT FLAT NO LOT SPUTS ARE ANTIOPATED OR PROVIDED FOR IN THIS DEVELOPMENT PLAN, MY ROULEST FOR A FUTURE LOT SPUT MUST DE SUBMIT AS A CHANGE DITERMINATION REQUEST TO THIS DEVELOPMENT PLA AS A CHANGE DITERMINATION REQUEST TO THIS DEVELOPMENT PLA D. PAW-WENT MARKINGS BEFOR PUBLIC RICHT-DE-WAY AND CROSSWALKS FOR FURIED RIGHT OF WAY ACCESS DRIVES SHALL BE THERMOPLASTIC. 16. DETECTABLE WARNING SURFACE MILE 3E REQUIRED AT ALL PLACES MILERE A PEXISTRAN PATH MEET A VEHICLEAR PATH.

No. 1917 FORD STANDARD THROUGH THE STANDARD AND A S

7. THE ASSOCIATED THE WALL THE TURNED WHITE ANY THE ASSOCIATE THE ASSOCIATED THE ASSOCI



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





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 Eplan 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



July 11, 2023