

*Board of County Commissioners*

# Public Hearings

**July 11, 2023**



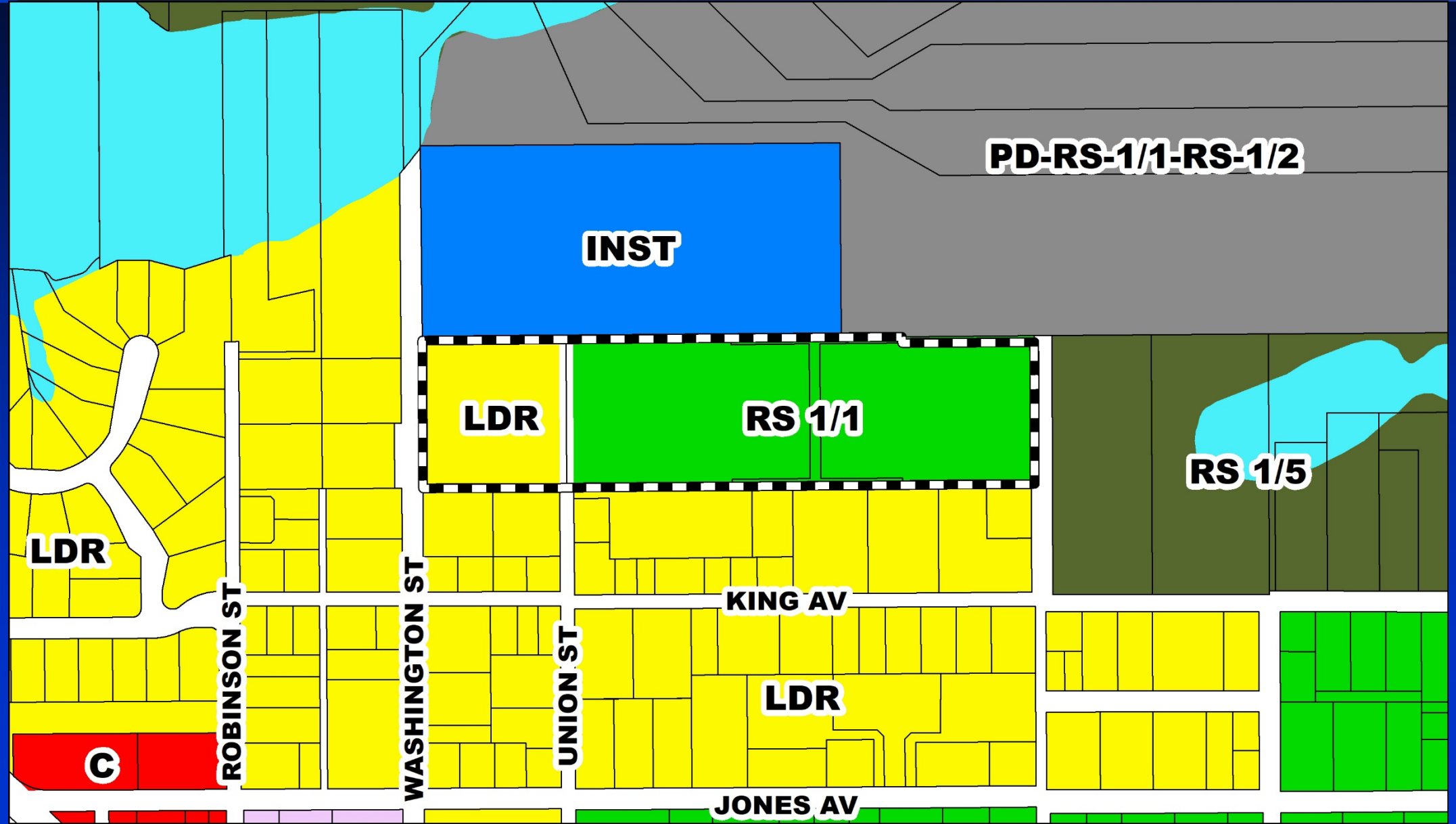


# Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan

<b>Case:</b>	<b>PSP-23-02-067</b>
<b>Project Name:</b>	<b>Wesley Place Planned Development/Wesley Place Preliminary Subdivision Plan</b>
<b>Applicant:</b>	<b>Bob Paymayesh, PE, Group, LLC</b>
<b>District:</b>	<b>2</b>
<b>Location:</b>	<b>Generally located north of US 441 and east of Washington Street</b>
<b>Acreage:</b>	<b>16.57 gross acres</b>
<b>Request:</b>	<b>To subdivide 16.57 acres to construct 26 single-family residential dwelling units</b>

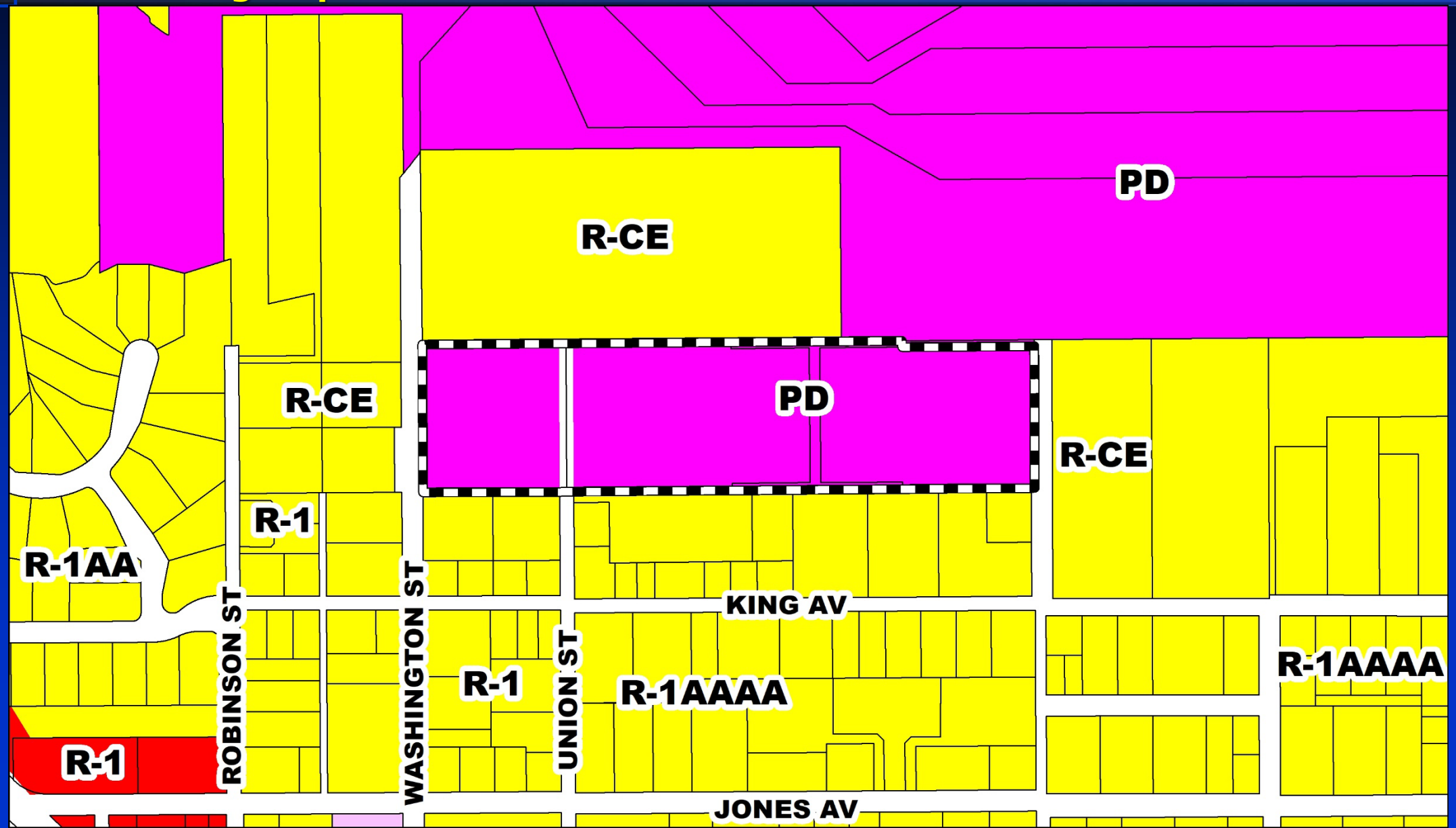


# Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Future Land Use Map



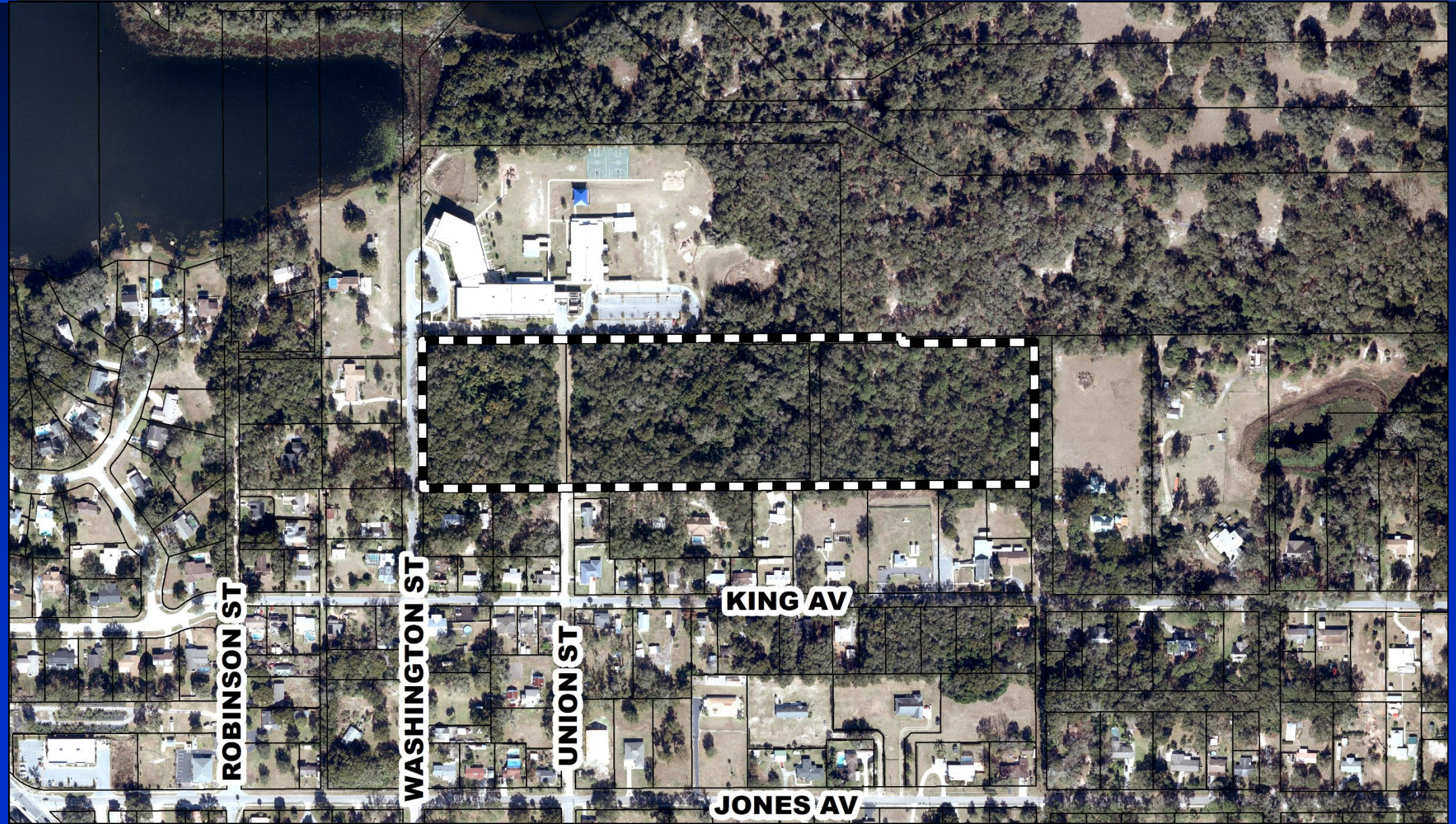


# Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Zoning Map



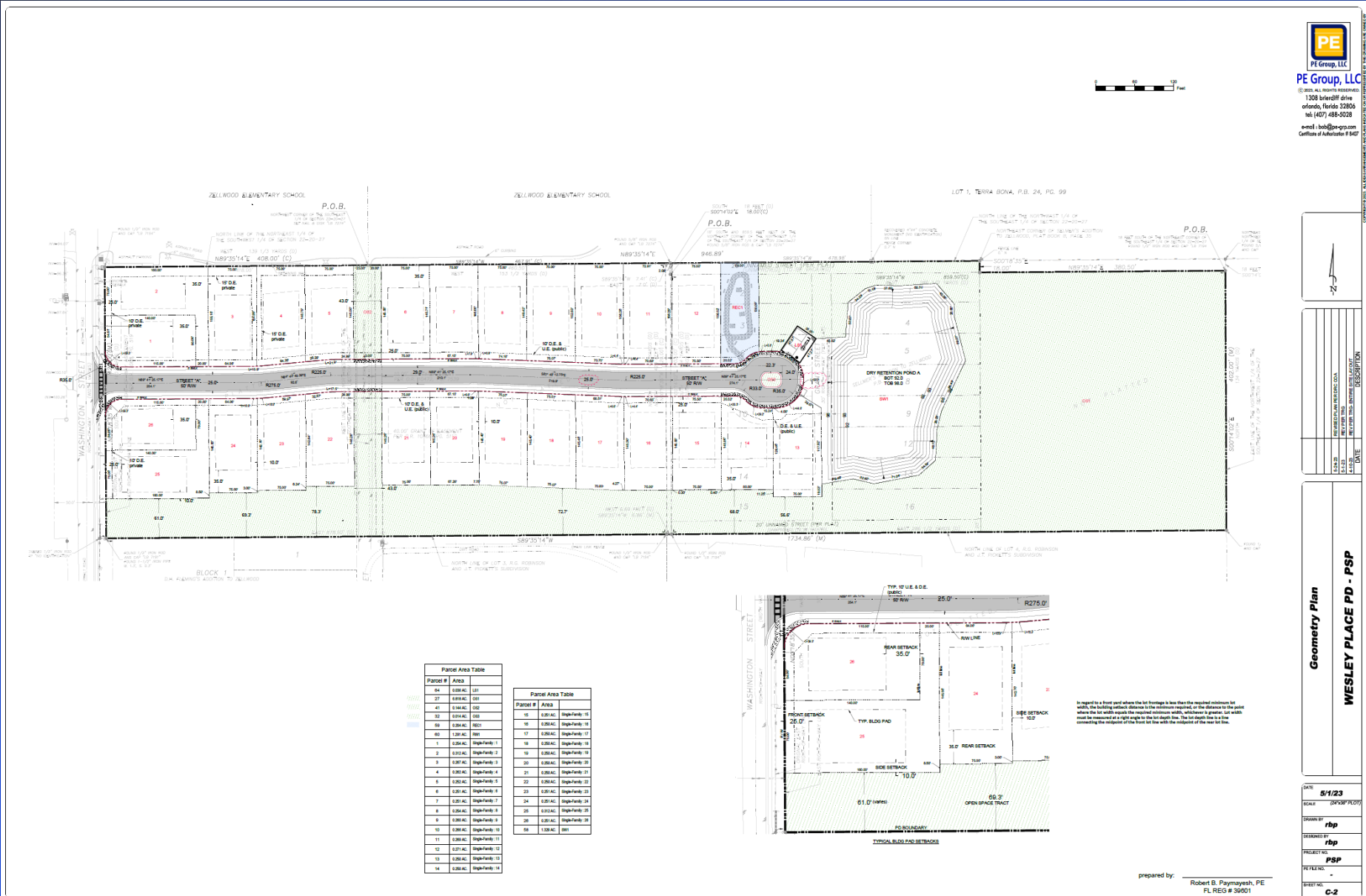


# Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Aerial Map

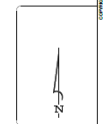




# Wesley Place Planned Development / Wesley Place Preliminary Subdivision Plan Overall Site Plan



**PE**  
PE Group, LLC  
© 2023. ALL RIGHTS RESERVED.  
1308 Briarcliff Drive  
Orlando, Florida 32836  
tel: (407) 488-5028  
e-mail: bob@pe-grp.com  
Certificate of Authorization # 6407



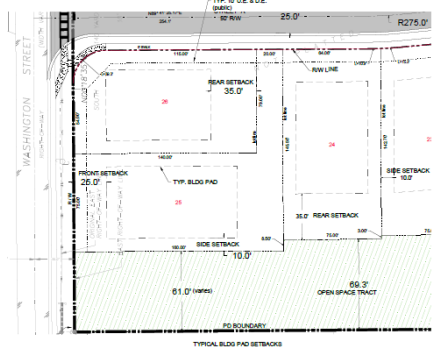
NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PUBLIC REVIEW		
2	FOR PUBLIC REVIEW		
3	FOR PUBLIC REVIEW		
4	FOR PUBLIC REVIEW		

**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	5/1/23
SHEET NO.	C-2

Parcel #	Area
24	0.09 AC
27	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	0.04 AC
10	0.04 AC
11	0.04 AC
12	0.04 AC
13	0.04 AC
14	0.04 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
28	0.09 AC
29	0.09 AC



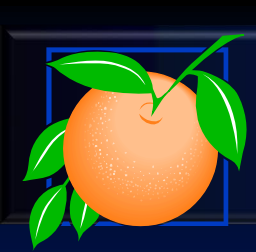
In regard to a front yard where the lot frontage is less than the required minimum lot width, the building setback distance is the minimum required, or the distance to the point where the lot width equals the required minimum width, whichever is greater. Lot width must be measured at a right angle to 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**



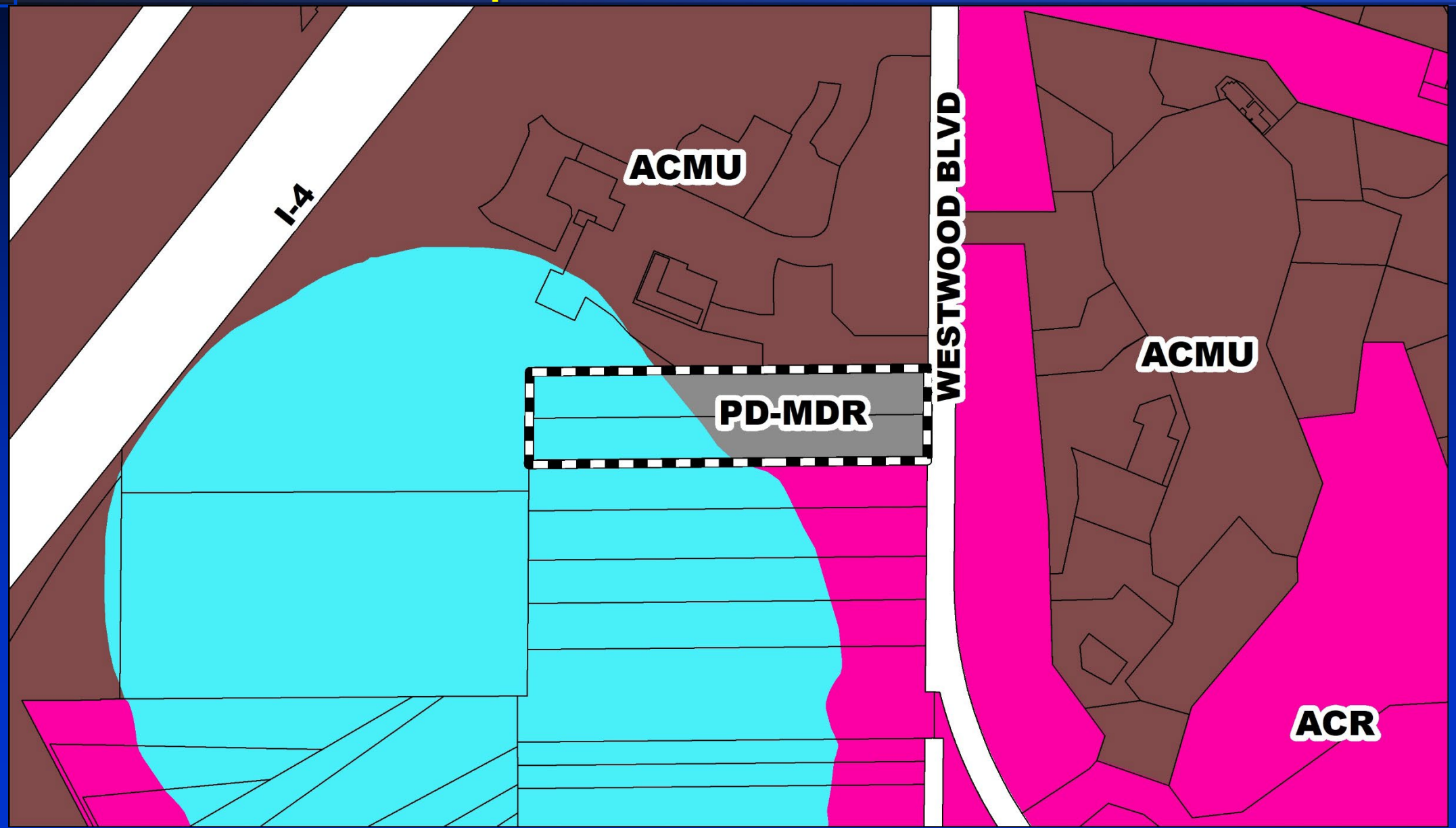


## Townhomes at Westwood Planned Development / 43 West Townhomes Preliminary Subdivision Plan

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

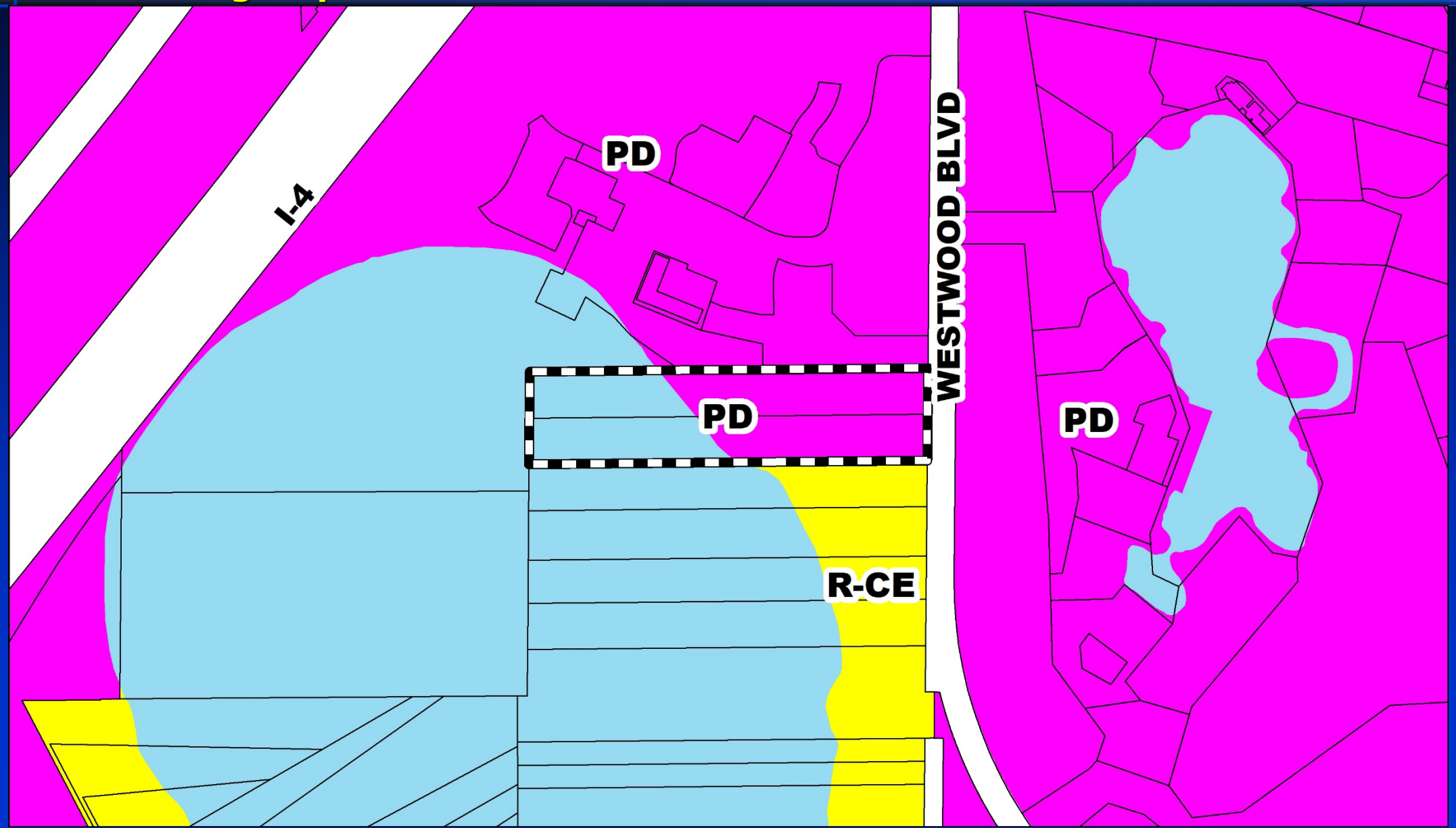


# Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan Future Land Use Map





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

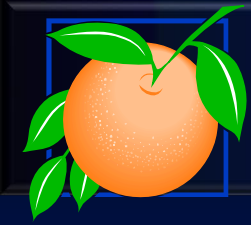




# Townhomes at Westwood Planned Development/43 West Townhomes Preliminary Subdivision Plan Aerial Map



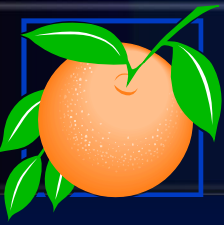




# Action Requested

**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.



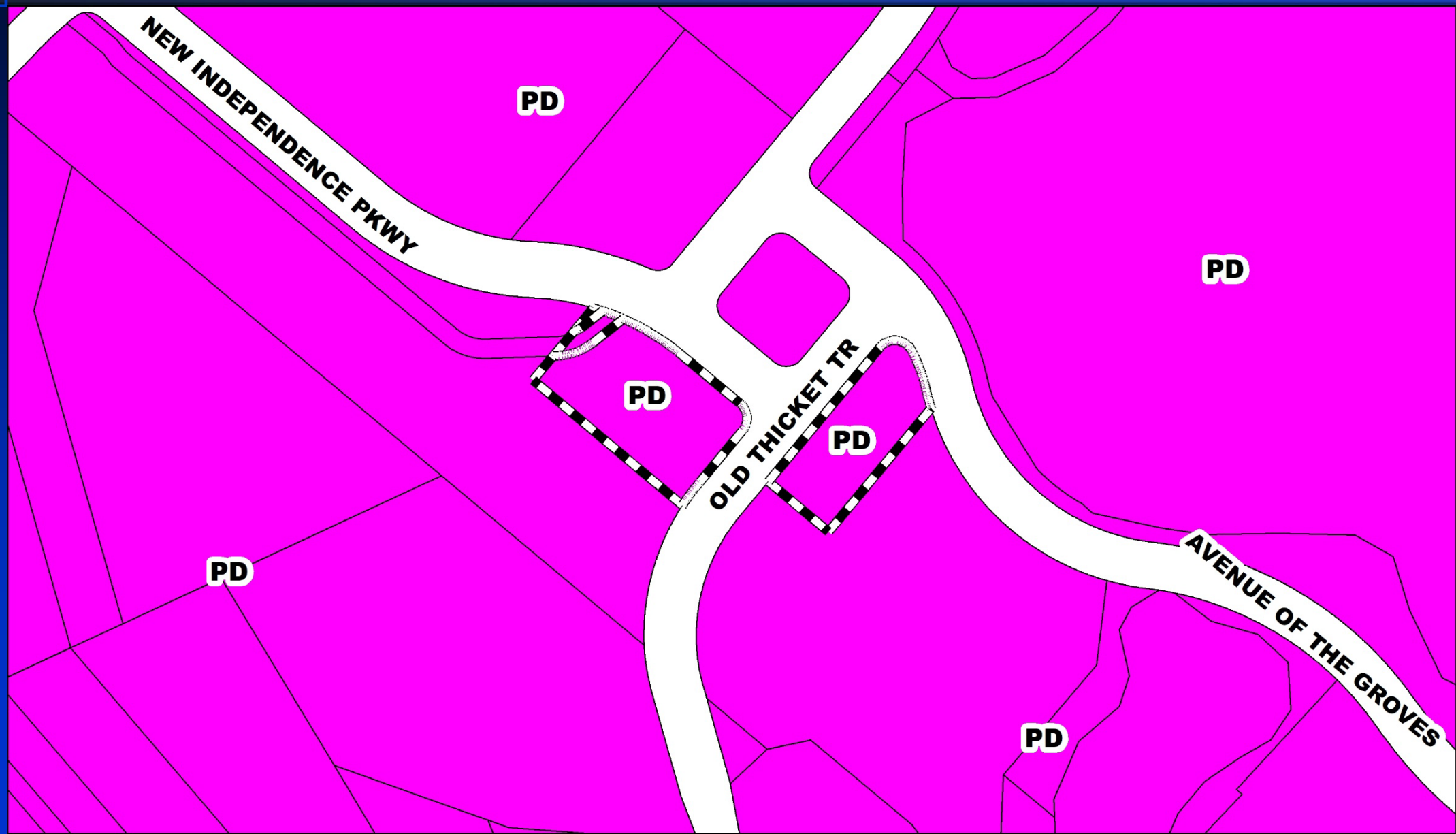
# Signature Lakes Planned Development / Land Use Plan Future Land Use Map







# Signature Lakes Planned Development / Land Use Plan Zoning Map

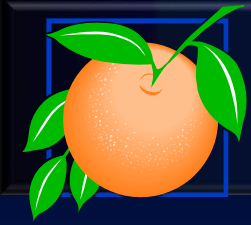




# Signature Lakes Planned Development / Land Use Plan Aerial Map







# 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)

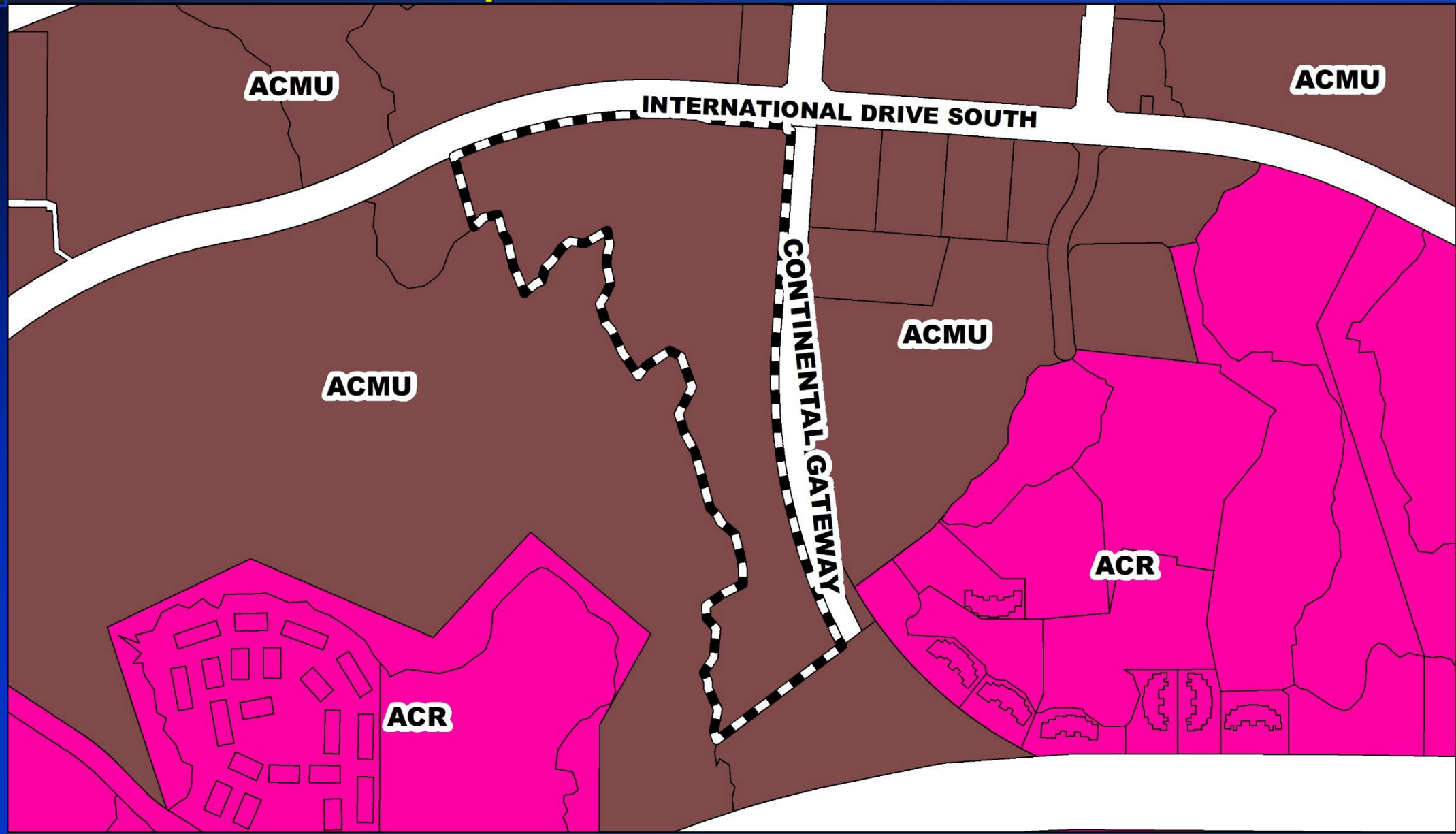
- Case:** CDR-22-11-352
- Applicant:** Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
- District:** 1
- Location:** Generally located north of SR 417 and east of South International Drive.
- Acreage:** 819.86 gross acres (overall PD)  
33.48 gross acres (affected parcel only)
- Request:** 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.

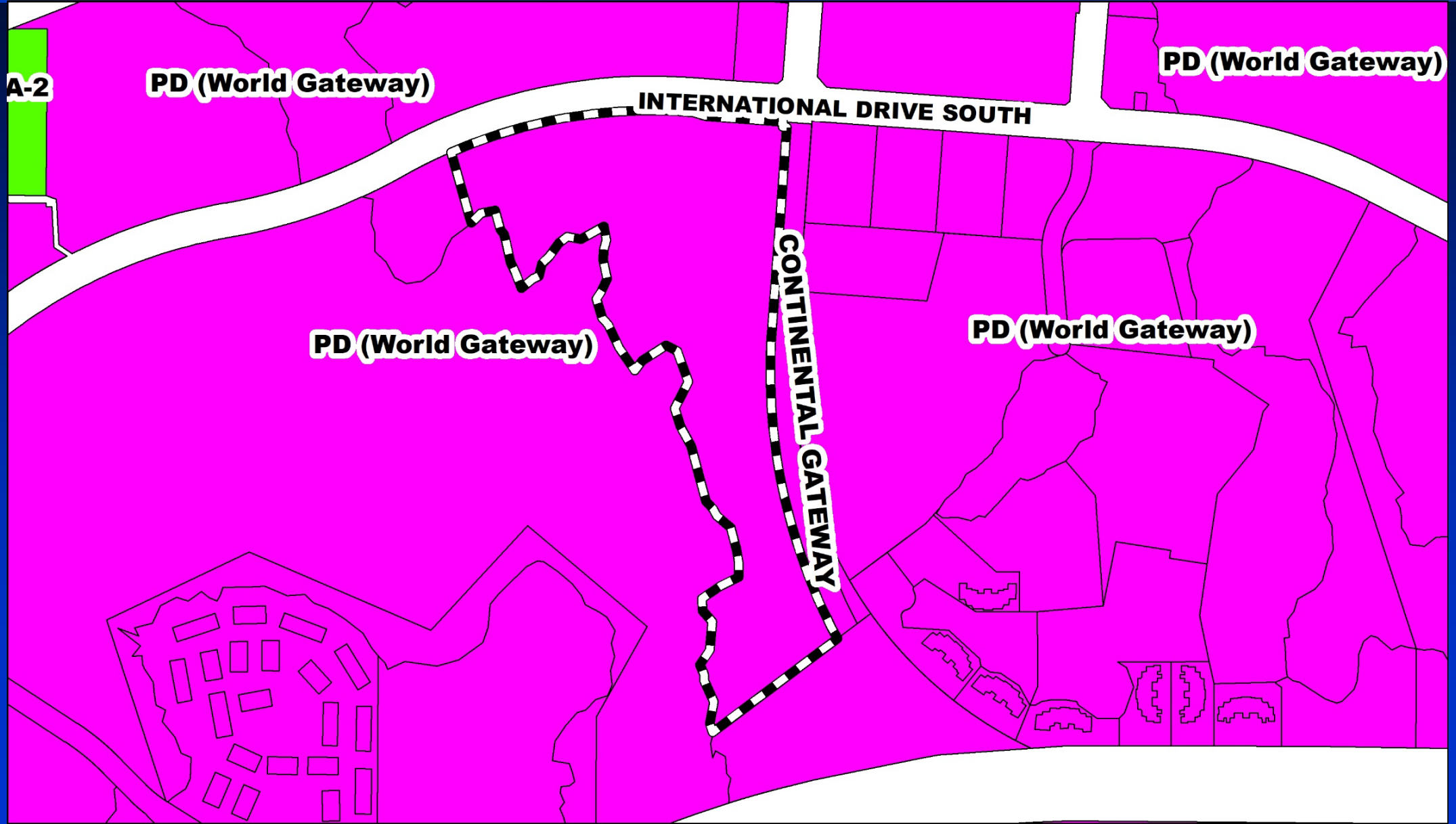


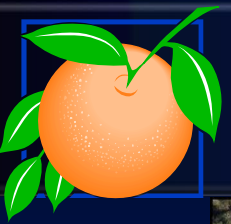
# World Gateway Planned Development / Land Use Plan (PD/LUP) Future Land Use Map



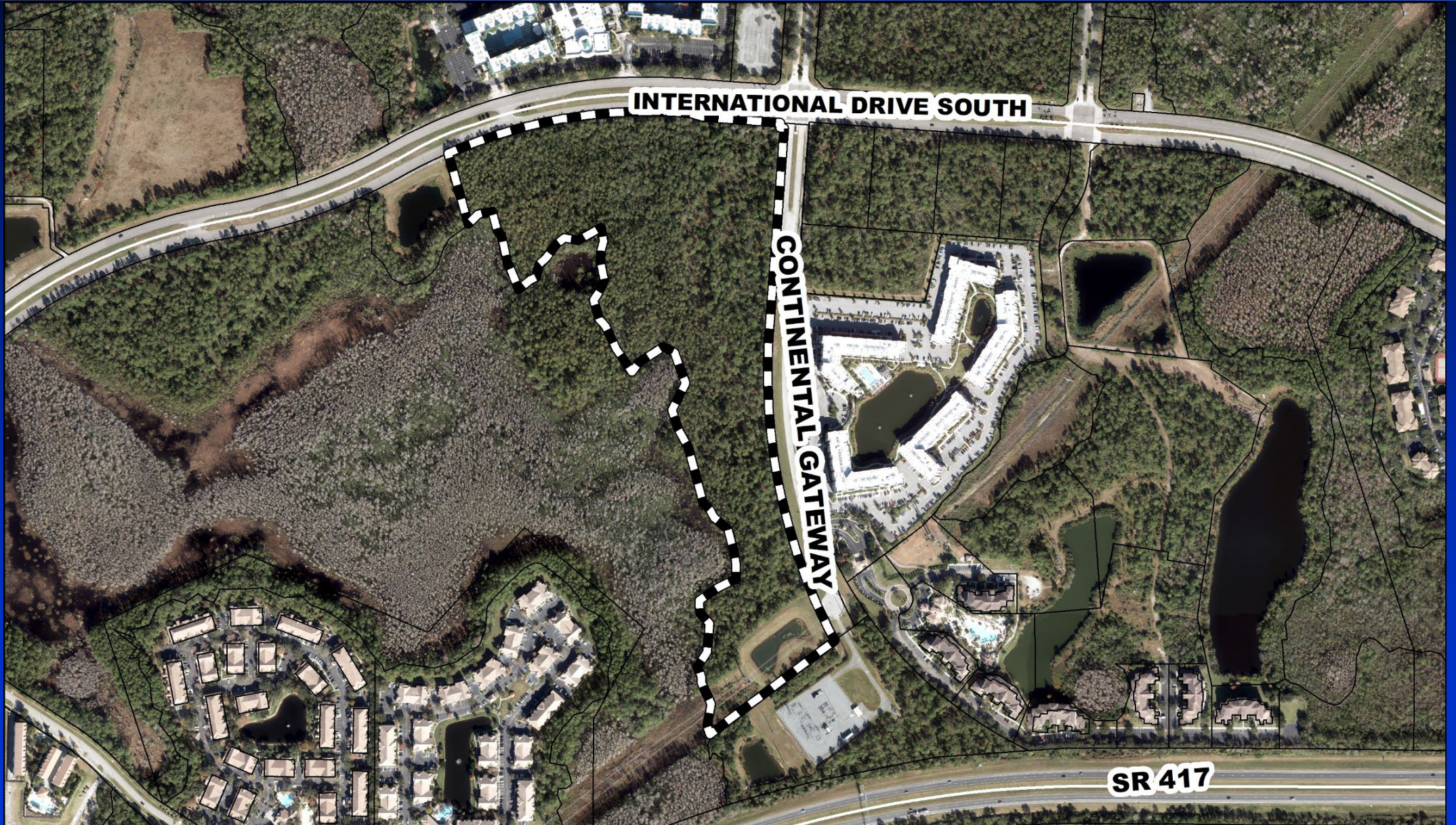


# World Gateway Planned Development / Land Use Plan (PD/LUP) Zoning Map



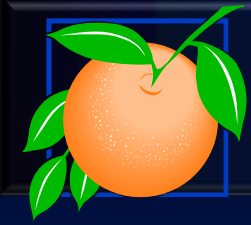


# World Gateway Planned Development / Land Use Plan (PD/LUP) Aerial Map







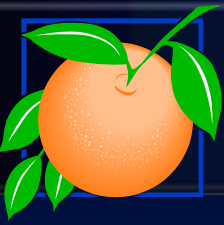


# Action Requested

**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**

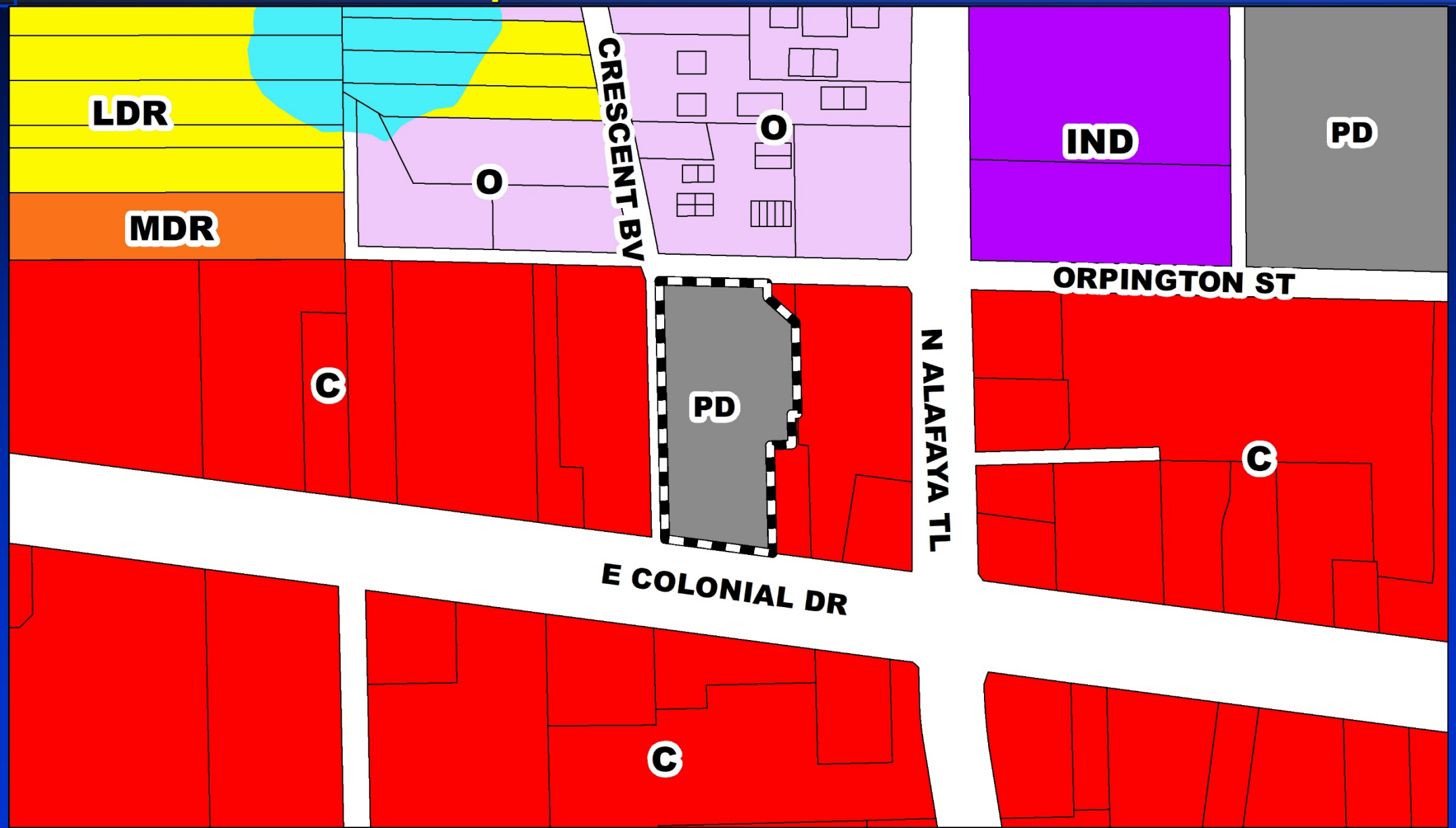


# Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan

- 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.

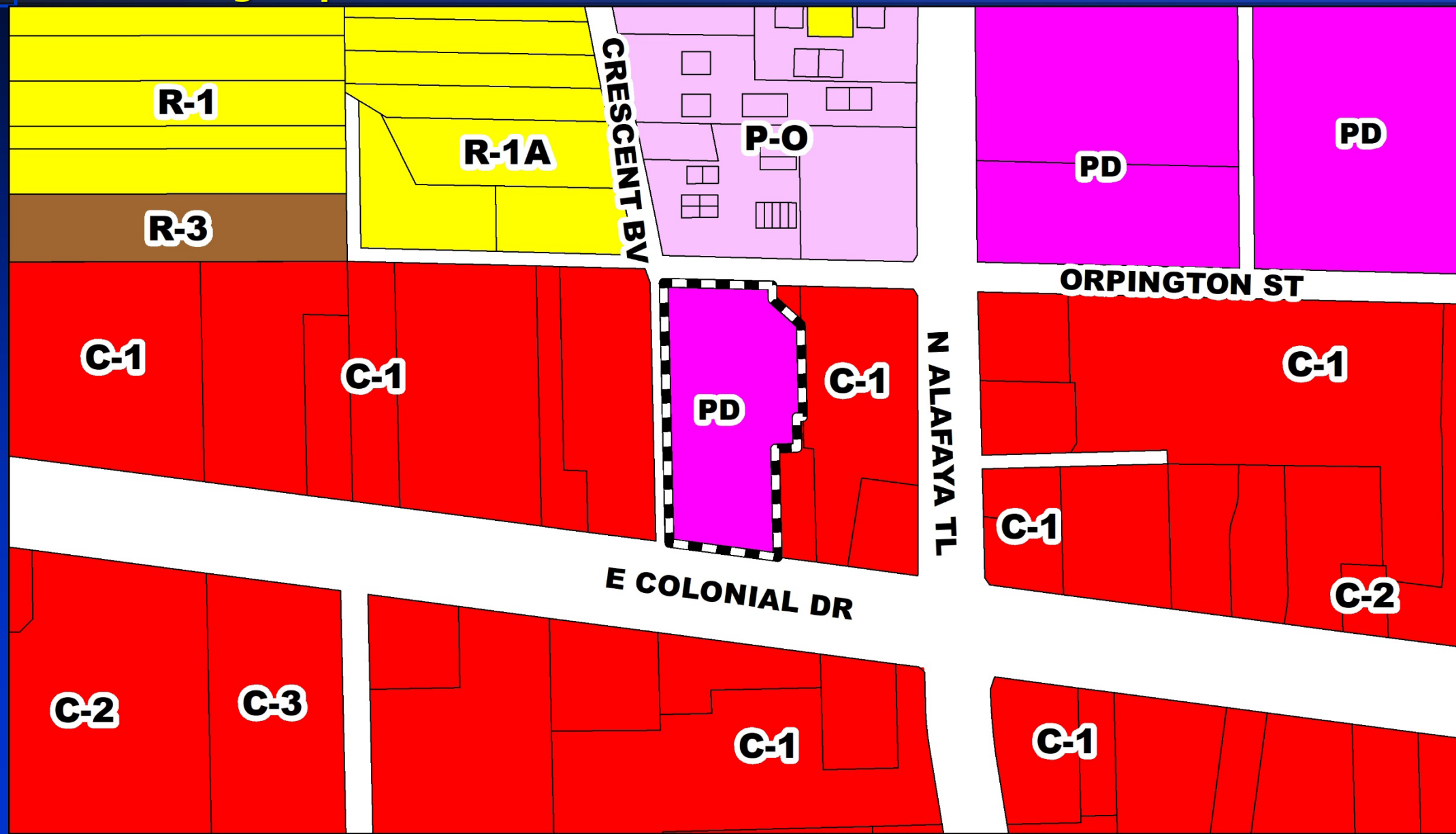


# Fifty South Student Housing Planned Development / Fifty South Student Housing Development Plan Future Land Use Map





# 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



**CRESCENT BV**

**ORPINGTON ST**

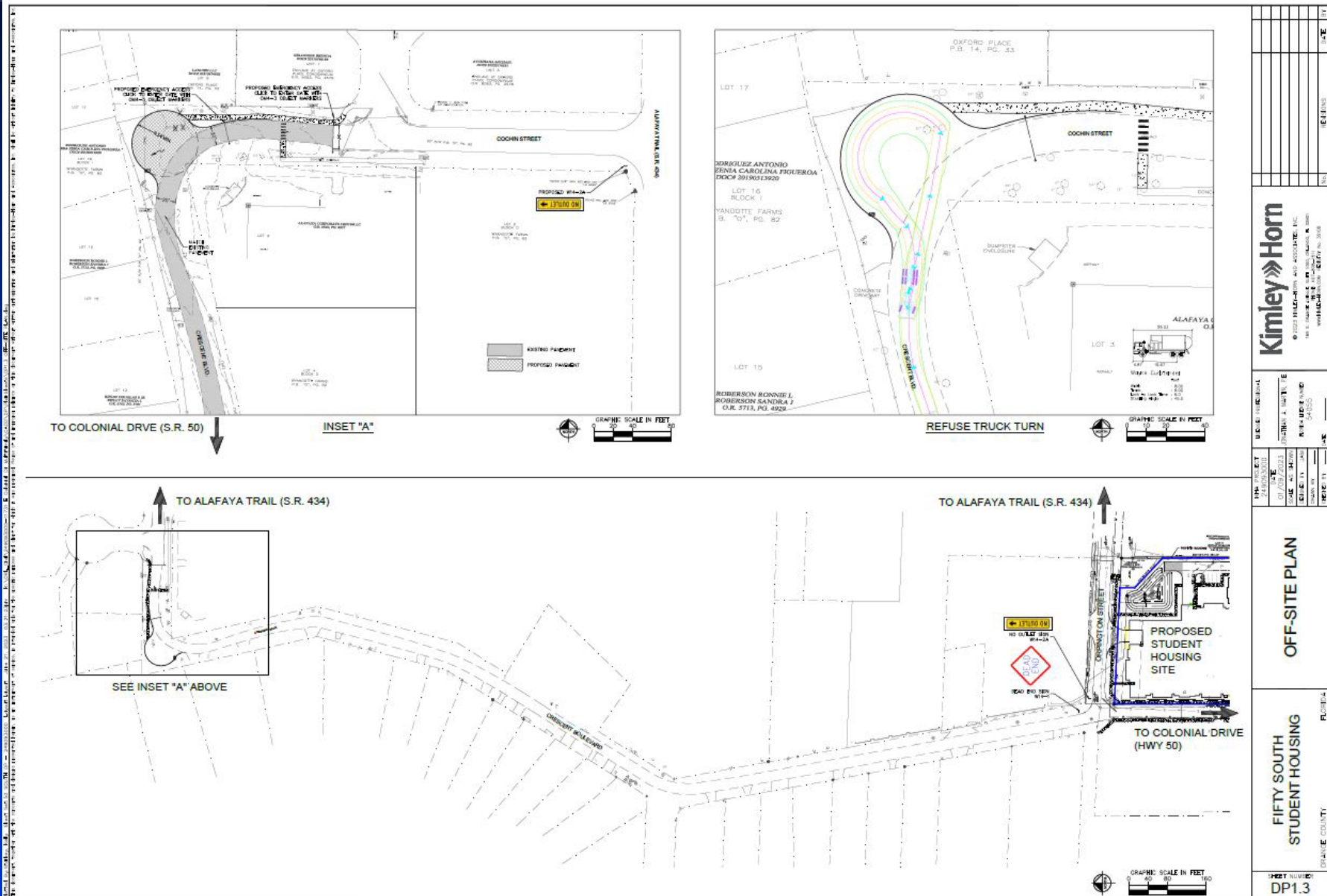
**N ALAFAYA TL**

**E COLONIAL DR**





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



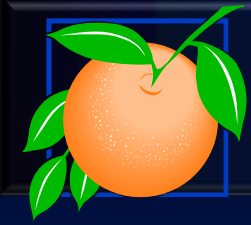
<b>Kimley Horn</b>	
© 2021 KIMLEY HORN AND ASSOCIATES, P.C. 100 S. UNIVERSITY AVENUE, SUITE 200 GAITHERSBURG, MD 20878 TEL: 301.251.1000 FAX: 301.251.1001 WWW.KIMLEYHORN.COM	
PROJECT NO.: 21-001 DATE: 07/29/2023 SCALE: AS SHOWN SHEET NO.: 13 DATE: 07/29/23	U.S. STATE ROAD 50 GENERAL NOTE RE: USE AND IMPROVEMENTS
<b>OFF-SITE PLAN</b>	
<b>FIFTY SOUTH STUDENT HOUSING</b>	
FLORIDA COUNTY	
SHEET NUMBER <b>DP1.3</b>	





## **Revised Condition #23**

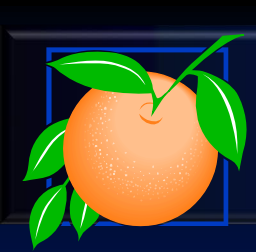
- 23. The associated infrastructure including milling and resurfacing of Orpington Street from Crescent Blvd. to a point at or past the east boundary of the property (at a reasonable location necessary to “blend” the pavement), and Crescent Boulevard from Colonial Drive to Orpington Street including, 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**