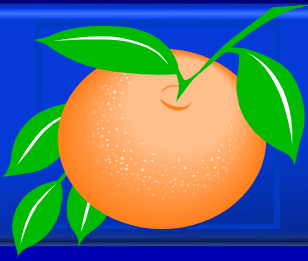


Board of County Commissioners

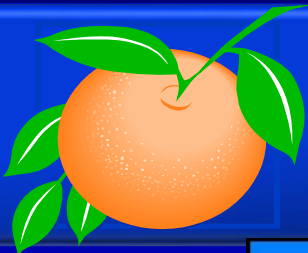
Public Hearings

December 3, 2024

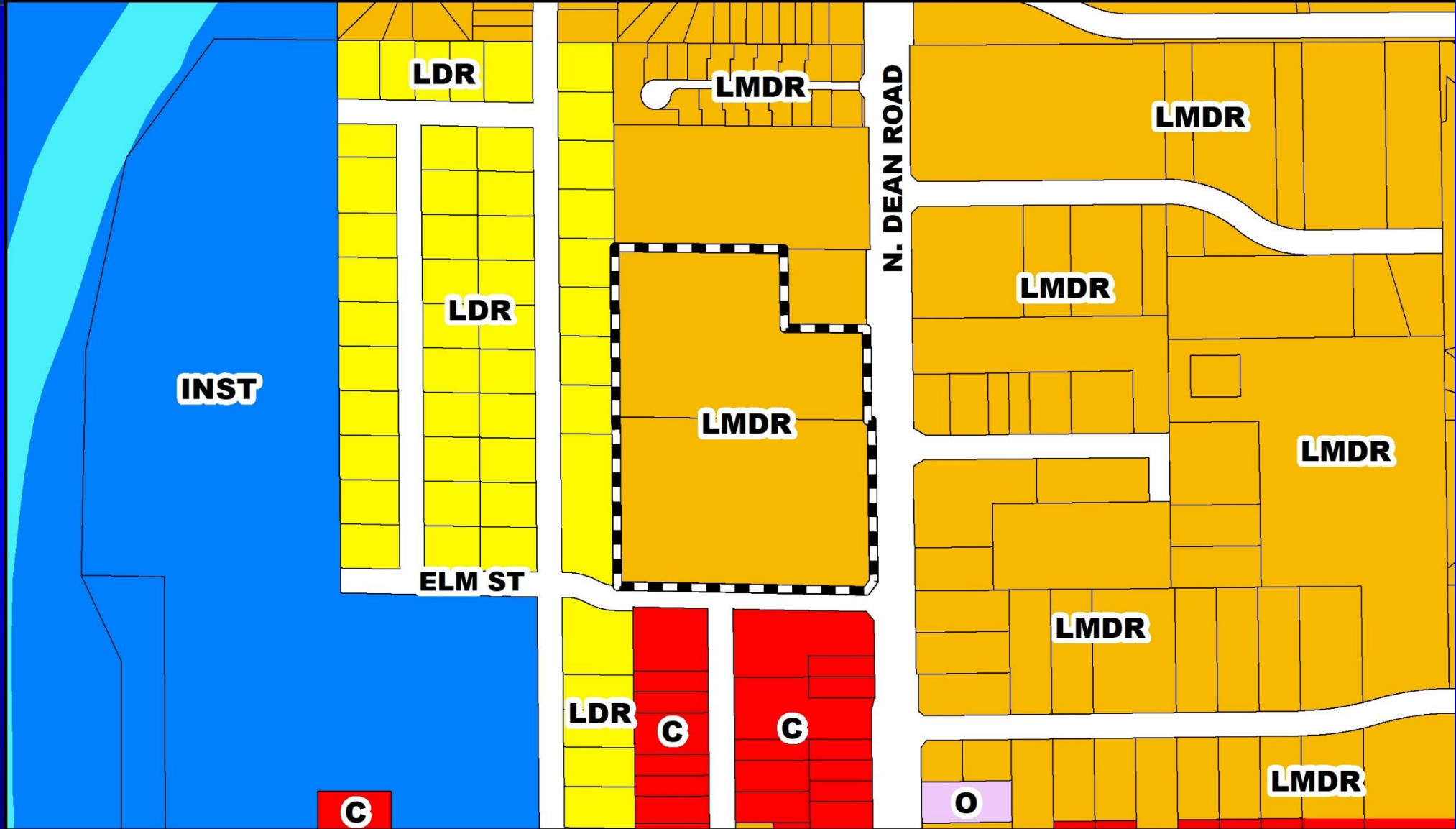


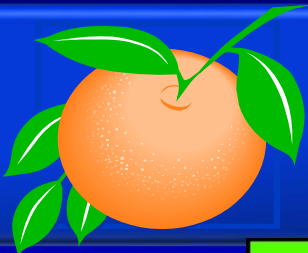
Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD)

- Case:** CDR-23-03-088
- Applicant:** Garrett George, CESO, Inc.
- District:** 5
- Acreage:** 10.66 acres (affected area)
- Location:** Generally located west of Dean Road north of E. Colonial Drive.
- Request:** To amend the existing LUP to change the use from 56 multi-family units to 46 single-family townhome units.

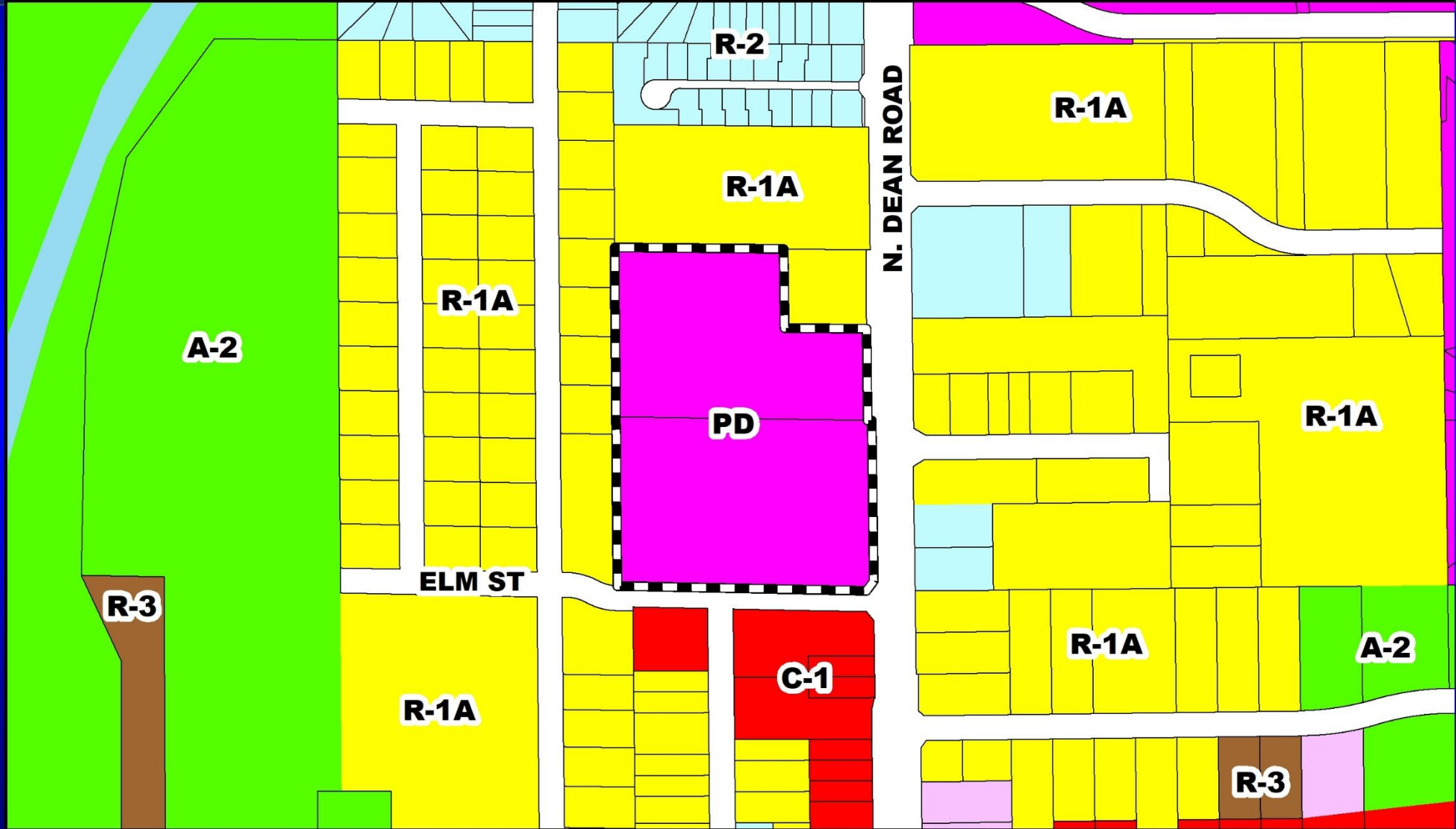


Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD) Future Land Use Map





Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD) Zoning Map



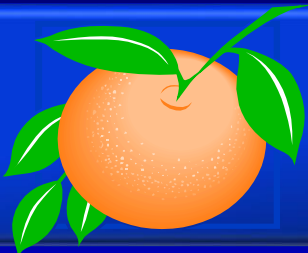


Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD) Aerial Map

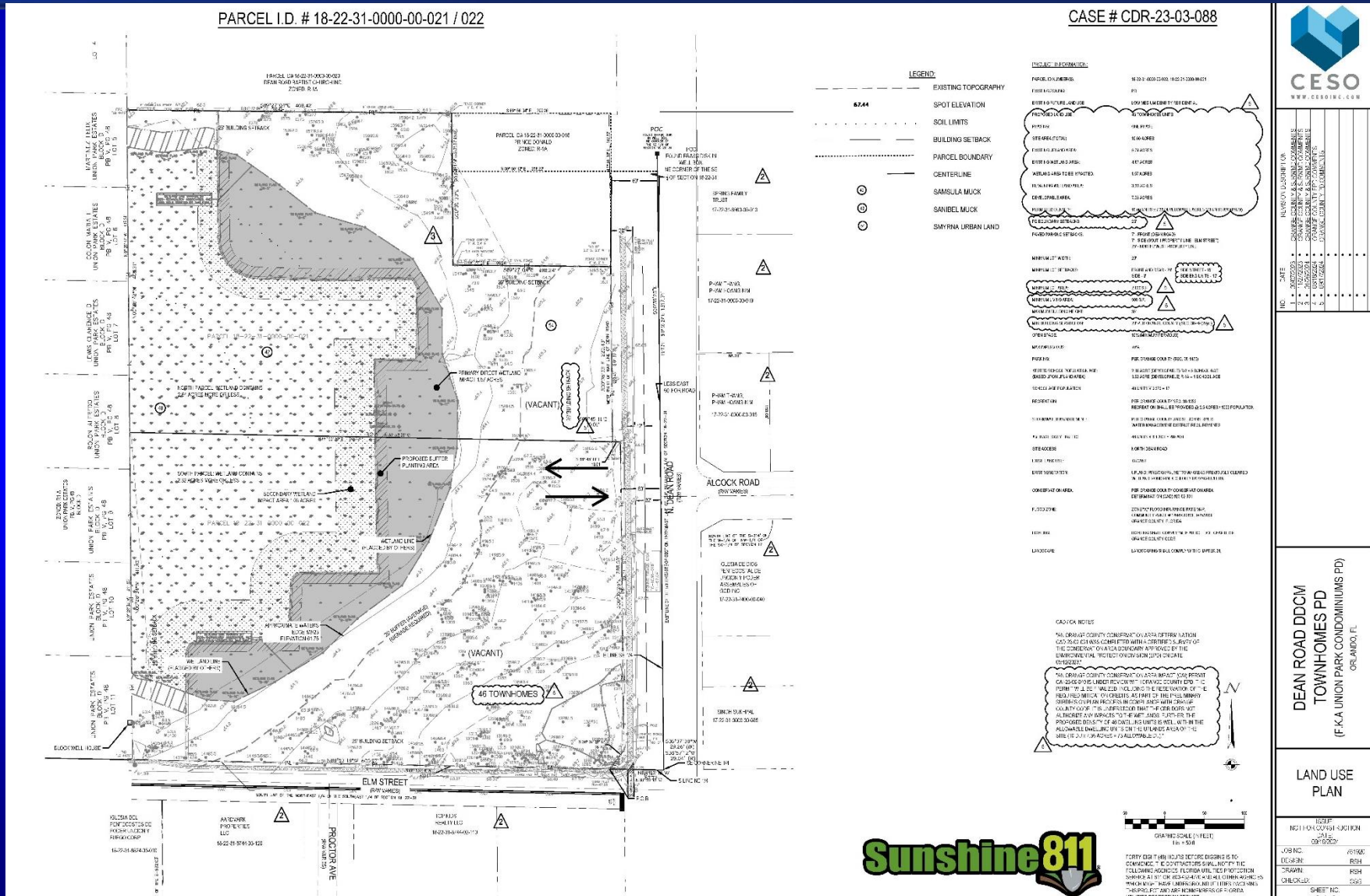


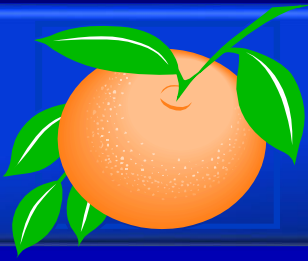
ELM ST

N. DEAN ROAD



Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD) Overall Land Use Plan

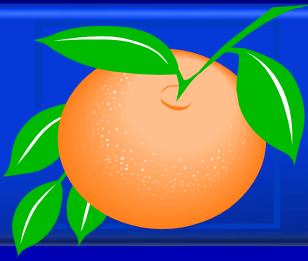




Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD) (CDR-23-03-088) dated “Received September 18, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



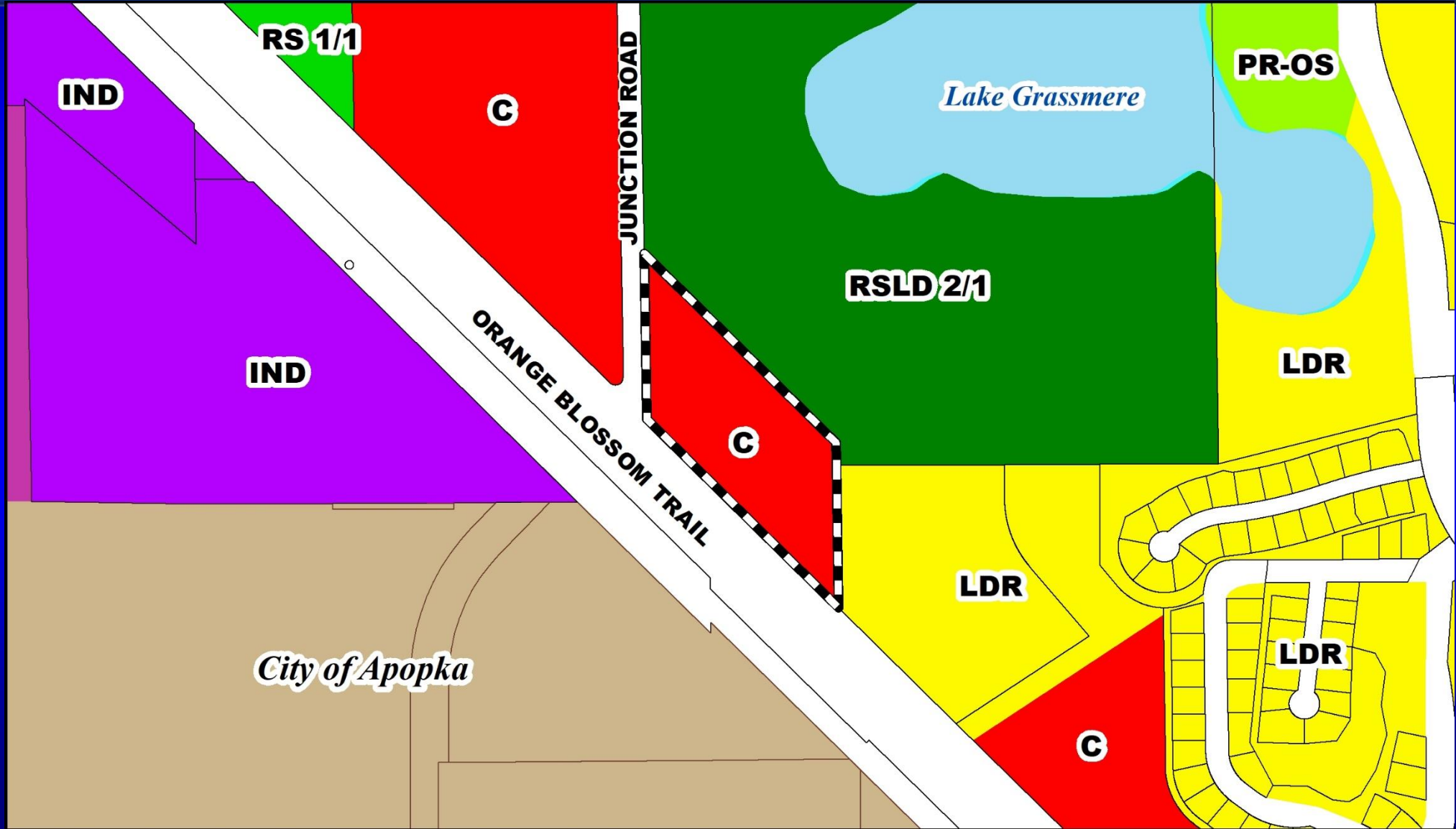
Grassmere Reserve Planned Development (PD)

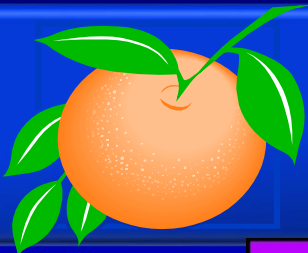
- Case:** CDR-24-07-175
- Applicant:** Derek Ramsburg, P.E., Kimley-Horn & Associates, Inc.
- District:** 2
- Acreage:** 129.08 acres (overall PD)
4.89 acres (affected parcel)
- Location:** Generally located north of Orange Blossom Trail, south of West Ponkan Road, east of Junction Road, and west of Cayman Circle.
- Request:** A PD substantial change to add one additional access point from Orange Blossom Trail to the commercial portion of the site.



Grassmere Reserve Planned Development (PD)

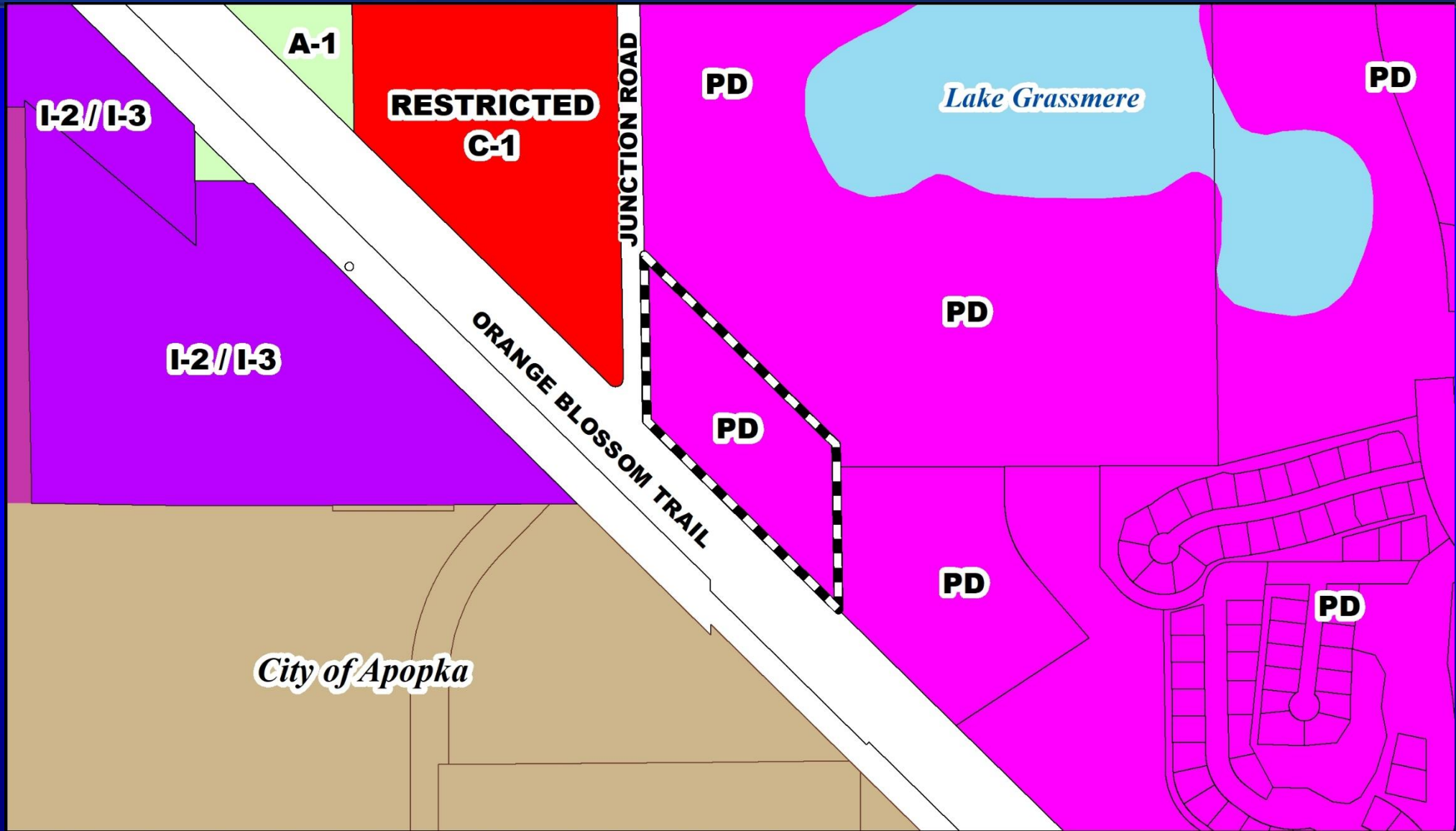
Future Land Use Map

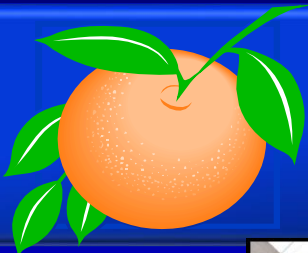




Grassmere Reserve Planned Development (PD)

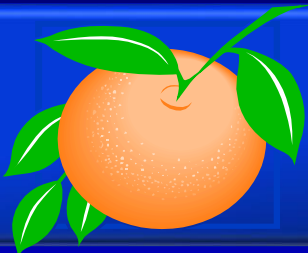
Zoning Map





Grassmere Reserve Planned Development (PD) Aerial Map





Grassmere Reserve Planned Development (PD) Overall Land Use Plan

TITLE LEGAL DESCRIPTION:

East 1/2 of Northwest 1/4 and Northeast 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida, EXCEPTING a strip 93 feet wide across the South end of said Northeast 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East.

ALSO, beginning at the Southeast corner of Southwest 1/4 of Northwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence running West along the quarter section line 6 chains 33 links, thence North 6 chains 33 links, thence East 6 chains 33 links, thence South 6 chains 33 links to place of beginning.

EXCEPT that portion thereof lying West of the County Road, conveyed to Lucien Dixon.

ALSO, beginning at the Northeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence West 210 feet, thence South 1,112 feet, thence East 210 feet, thence North 1,112 feet to place of beginning.

ALSO, one acre square in the Southeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida, Less and Except Road Right of Way.

ALSO, beginning at the Northeast corner of Southwest 1/4 of Northwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence South 120 feet to a stake, thence in a Southwesterly direction and parallel with the State Road to a distance of 474.53 feet, thence North 560 feet, thence West 330 feet, thence South 99 feet to the Point of Beginning.

ALSO, begin at the Northeast corner of Southwest 1/4 of Northwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run thence South 120 feet to a stake, thence in a Southwesterly direction and parallel with the State Road to a distance of 474.53 feet, thence North 560 feet, thence West 330 feet, thence South 99 feet to the Point of Beginning.

LESS and EXCEPT Road Right by the Order of Taking recorded in Minute Book 6, Page 116 and By the Deed recorded in Deed Book 588, Page 588, Public Records of Orange County, Florida.

Containing 129.08 acres, more or less.

AFFECTED PARCEL LEGAL DESCRIPTION:

A portion of Section 26, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the northeast corner of the Southwest Quarter of said Section 26-20-27; thence run South 89° 42' 37" West, along the South line of the Northwest Quarter of said Section 26 for a distance of 172.49 feet; thence departing said South line run North 00° 33' 43" West for a distance of 226.38 feet to a point at the intersection of the Northern line of U.S. Highway 441 according to Florida Department of Transportation Right of Way Map Section 7502-107, with the Eastern right of way line of Junction Road according to Orange County Bond Project 2, zones 173 through 174, said point being the POINT OF BEGINNING; thence departing said Northern right of way line run North 00° 33' 43" West along said Eastern right of way line of Junction Road for a distance of 433.23 feet; thence departing said Eastern right of way line run South 45° 23' 31" East for a distance of 711.87 feet; thence run South 00° 47' 20" East of a distance of 434.97 feet to a point on the Northern right of way line of the aforesaid U.S. Highway 441; thence run North 45° 23' 31" West along said Northern right of way line for a distance of 714.31 feet to the POINT OF BEGINNING.

Containing 5.00 acres, more or less.

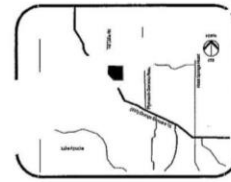
Grassmere Reserve ORANGE COUNTY CASE # CDR-24-07-175 Parcel ID# 26-20-27-0000-00-020 Planned Development Land Use Plan Orange County, Florida Nov 2005

- 1/29/06 - Revised per DRC comments dated 01/11/06
- 2/21/06 - Revised per staff comments dated 02/20/06
- 7/20/18 - Revision to Minimum Lot Size
- 10/15/18 - Revised per TRG comments dated 09/05/18
- 11/05/18 - Revised per TRG comments dated 11/02/18
- 11/13/18 - Revised per DRC comments dated 11/12/18
- 06/17/19 - Revised per DRC comments dated 06/04/19
- 05/26/19 - Revised per staff comments dated 05/24/19
- 04/10/20 - Revision per TRG comments dated 04/10/20
- 07/24/20 - Revision per DRC comments dated 06/04/20
- 03/18/22 - Revision to density, minimum lot size and minimum lot side setback
- 05/27/22 - Revision per TRG comments dated 05/04/22
- 06/20/22 - Revision per TRG comments dated 06/16/22
- 07/29/22 - Revision per TRG comments dated 07/29/22
- 08/26/24 - Revision per DRC comments dated 08/09/24
- 09/12/24 - Revision per DRC comments dated 09/10/24



SITE DATA

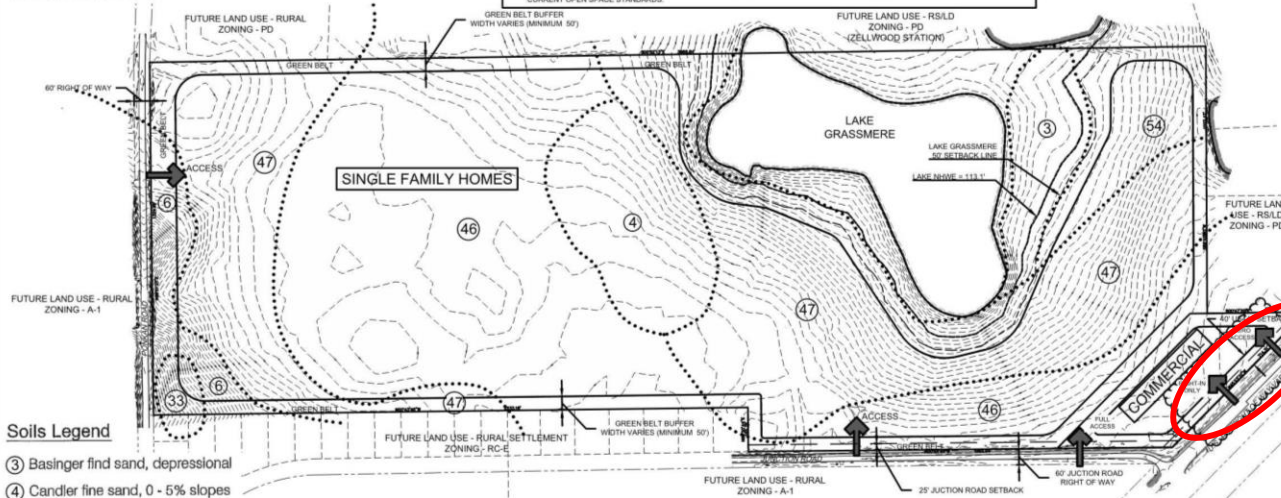
PARCEL I.D. NUMBER	26-20-27-0000-00-020
GROSS LAND AREA (ENTIRE PROPERTY)	129.08 ACRES
COMMERCIAL AREA	5.00 ACRES
RESIDENTIAL LAND AREA	124.08 ACRES
LAKE GRASSMERE	12.67 ACRES
CLASS I WETLANDS	10.40 ACRES
RESIDENTIAL DEVELOPABLE AREA	101.91 ACRES
PROPOSED UNITS	200 UNITS
PROPOSED RESIDENTIAL DENSITY	2.0 UNITS PER ACRE
PROPOSED COMMERCIAL DENSITY	0.16 F.A.R. (32,670 SF MAX)
CURRENT LAND USE	RURAL SETTLEMENT 211 & COMMERCIAL PD
PROPOSED ZONING	PD
REQUIRED OPEN SPACE	70.71 ACRES
RESIDENTIAL OPEN SPACE (70%)	1.26 ACRES
COMMERCIAL OPEN SPACE (25%)	0.77 ACRES
REQUIRED RECREATION	2
NUMBER OF PHASES	2
PHASE 1: RESIDENTIAL	
PHASE 2: COMMERCIAL	



Location Map

GRANTED WAIVERS PER BCC APPROVAL DATE AUGUST 20, 2019

- WAIVER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-55(6) TO ALLOW A MINIMUM LOT SIZE OF 70' BY 120' (8,400 SQUARE FEET) FOR LOT AREA IN LIEU OF CODE REQUIRED MINIMUM LOT WIDTH OF 100' AND 113 ACRE (14,830 SQUARE FEET) OF LOT AREA FOR LOTS WITH CENTRAL WATER SERVICE.
- APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.
- WAIVER REQUEST:** A WAIVER FROM ORANGE COUNTY CODE SECTION 38-55(6) TO ALLOW FOR A FRONT SETBACK OF 25' IN LIEU OF 30'.
- APPLICANT JUSTIFICATION:** TO MAINTAIN THE OVERALL DENSITY OF THE PREVIOUSLY APPROVED PD WHILE COMPLYING WITH CURRENT OPEN SPACE STANDARDS.



Soils Legend

- ③ Basinger find sand, depressional
- ④ Candler fine sand, 0 - 5% slopes
- ⑥ Candler-Apopka fine sands, 5% - 12%
- ③3 Pflts
- ④6 Tavares fine sand, 0-5%
- ④7 Tavares Millhopper fine sands 0-5% slopes
- ⑤4 Zolfo fine sand

OWNER/DEVELOPER
ECP GRASSMERE, LLC
1915 W KENNEDY BLVD SUITE 232
TAMPA, FL 33608
813-321-1984
CONTACT: FRANK BOMBIECK

APPLICANT/AGENT
GRAY ROBINSON
301 EAST PINE STREET
SUITE 3400
ORLANDO, FL 32801
407-643-6860
CONTACT: THOMAS SULLIVAN

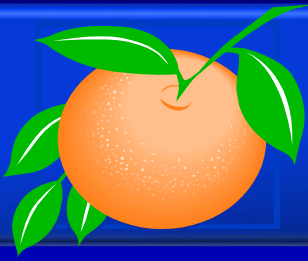
CIVIL ENGINEER
NVS, INC.
201 SOUTH BUMBY AVE
ORLANDO, FL 32803
407-896-3317
CONTACT: JASON P. MAHONEY, P.E.

SURVEYOR
ALLEN & COMPANY
PROFESSIONAL SURVEYORS
& MAPPERS
18 EAST PLANT STREET
WINTER GARDEN, FL 32787
407-654-5355
CONTACT: JAMES L. RICKMAN

ENVIRONMENTAL CONSULTANT
BIO-TECH CONSULTANT
3025 EAST SOUTH STREET
ORLANDO, FL 32803
407-894-0969
CONTACT: JOHN MIKLOS

RECEIVED
By DRC at 10:27 am, Sep 12, 2024

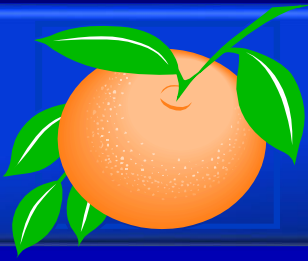
NVS 6200 LEE VISTA BLVD, SUITE 400
ORLANDO, FL
(407) 896-3317
WWW.NVS.COM
CERTIFICATE OF AUTHORIZATION # 29065



Action Requested

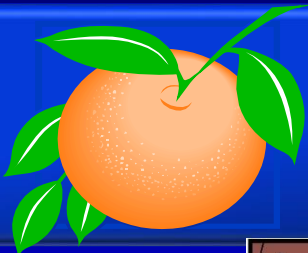
Make a finding of consistency with the Comprehensive Plan and APPROVE Grassmere Reserve Planned Development (PD) (CDR-24-07-175) dated “Received September 12, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2

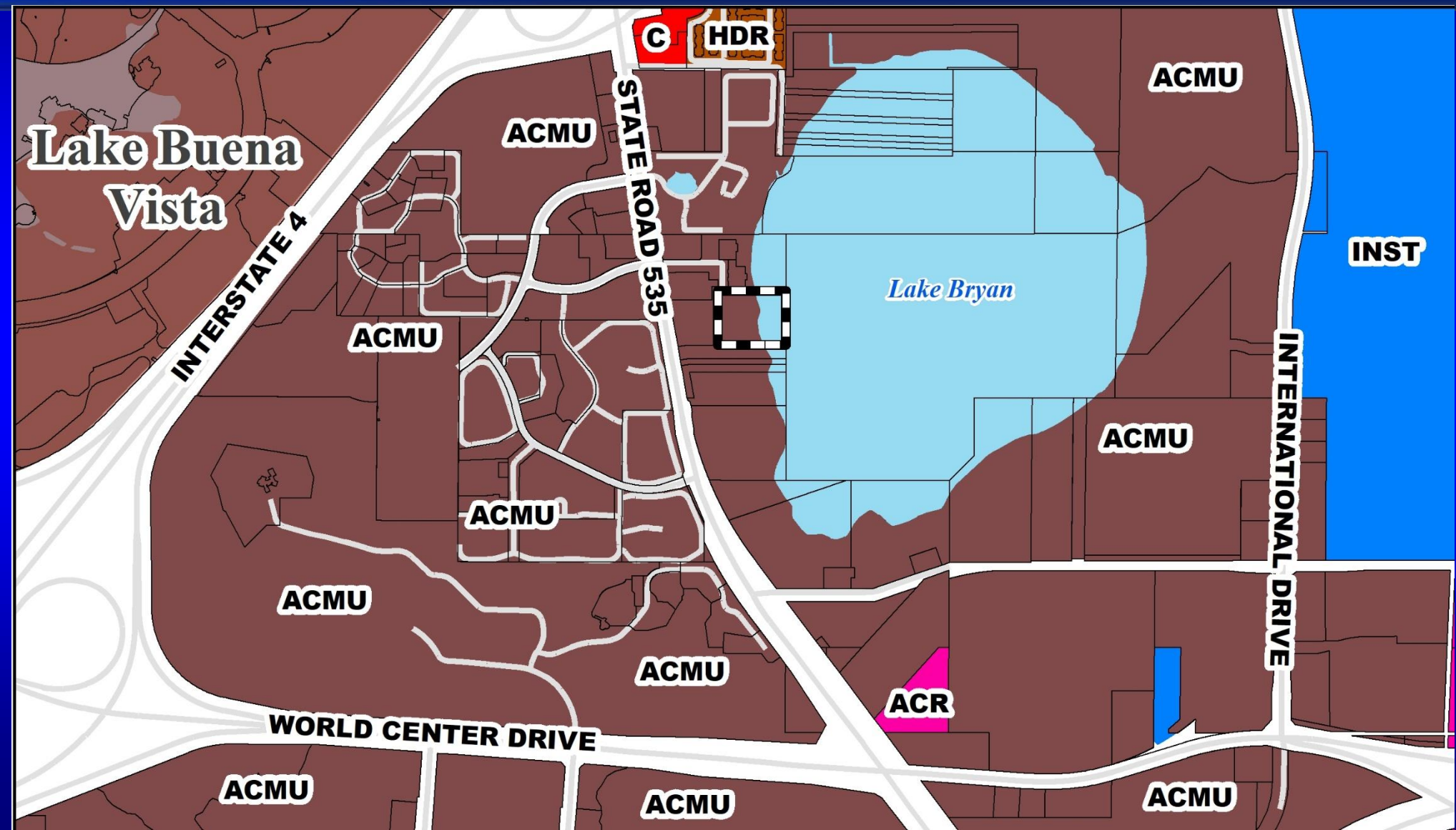


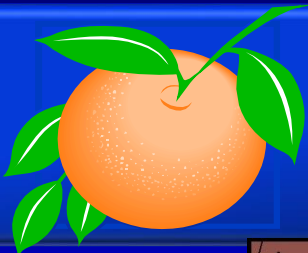
Lake Bryan Square Planned Development (PD)

- Case:** CDR-24-06-145
- Applicant:** Robert Paymayesh, PE, PE Group LLC
- District:** 1
- Acreage:** 5.52 acres (affected area)
- Location:** Generally located east of State Road 535, west of Lake Bryan, and north of World Center Drive.
- Request:** A PD substantial change to use the trip conversion matrix to convert the approved entitlements for 280 hotel rooms for Phase 2 to entitlements to 298 multi-family units.
- In addition, one waiver from Orange County Code is requested:
1. A waiver from Orange County Code Section 38-1300 to allow a maximum height of 125' (11 stories) for multi-family development, in lieu of a maximum height of 60'.



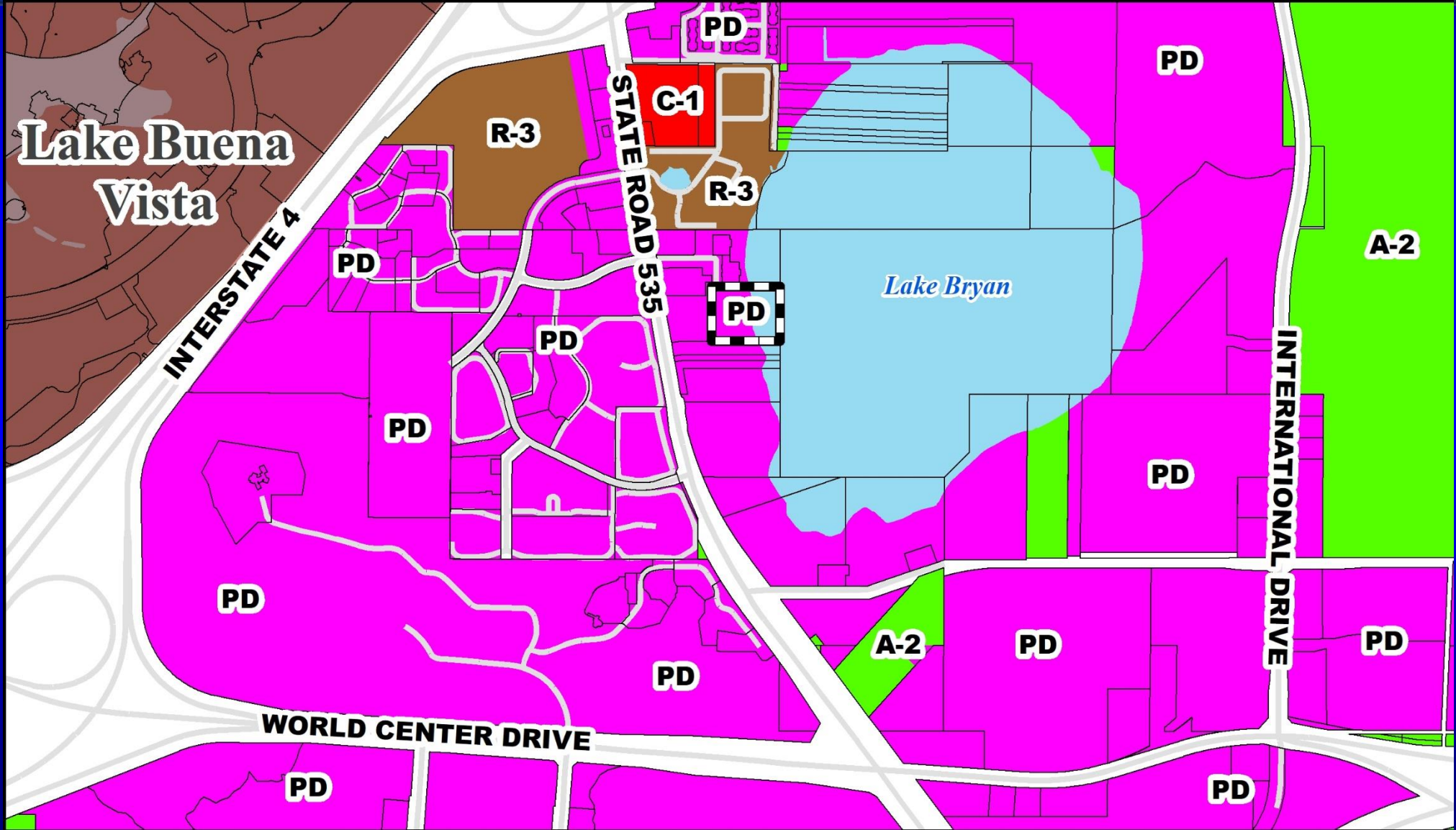
Lake Bryan Square Planned Development (PD) Future Land Use Map





Lake Bryan Square Planned Development (PD)

Zoning Map

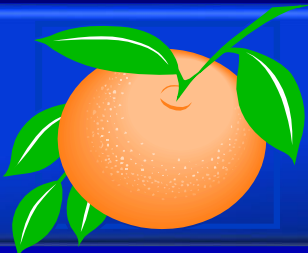




Lake Bryan Square Planned Development (PD)

Aerial Map





Lake Bryan Square Planned Development (PD)

Overall Land Use Plan

LUP / SITE DATA

1. GENERAL INFORMATION:
 PROJECT NAME: LAKE BRYAN SQUARE PD (aka Villas @ Club Caribe PD)
 APPLICABLE PARKING TAX PARCEL ID: 22-28-28-4396-00-050
 District: 1

2. LAND AREA:

PARENT PD TRACT	
01: gross land area	10.31 ac
existing construction measurement	1.35 ac
net developable land area	8.96 ac
EXISTING PHASE 1 (condo/hotel + retail)	
01: gross land area	6.96 ac
existing construction measurement	0.21 ac
net developable land area	5.95 ac
PROPOSED AMENDED PHASE 2 (multi family)	
01: gross land area (undeveloped)	3.07 ac
proposed access easement (to ph 2)	0.25 ac
02: gross land area (affected MP parcel)	3.42 ac
existing construction measurement	0.43 ac
retail/retail/retail (to ph 2)	0.13 ac
03: net developable land area (MP parcel)	2.65 ac

01: measured in 2010 by L&L, per updated survey of 10/25/2009. Data not include underground tank.
 02: net MP project area = 30% of PD developable land area (2.65 ac net MP based).

3. ZONING:

existing zoning	PD
proposed zoning	PD
existing RTU	ACMU
proposed RTU	ACMU

4. DEVELOPMENT PROGRAM:
 EXISTING PD IS APPROVED FOR 563 HOTEL ROOMS & 11,250 sq ft RETAIL (+ ADMINISTRATION BLDG as ancillary use)
LAND USE & DEVELOPMENT INTENSITY

EXISTING PHASE 1 (condo/hotel + retail)	PROPOSED PHASE 2 (MULTI FAMILY)
UNIT: (A07R)	288 units (tower 1 + tower 2)
existing retail	11,250 sq ft
existing access roads	4,500 sq ft

REQUEST FOR THIS PD AMENDMENT IS TO CONVERT 280 FUTURE HOTEL ROOMS TO 288 MP UNITS

PROPOSED PHASE 2 (MULTI FAMILY)
 net developable land area (MP parcel): 2.65 ac
 proposed multi family units: 288 units
 proposed density: 112.25 U/LAC (288 du / 2.65 ac)
per ADU: 100% 30 units OR higher to at least 10% additional traffic impact is not proposed

5. DEVELOPMENT STANDARDS:

BUILDING SETBACKS FROM PD BOUNDARY (Tourist Commercial)

EXISTING PHASE 1 (condo/hotel + retail)	PROPOSED PHASE 2 (MULTI FAMILY)
front (SRSS)	50' from R/W line or 150' from C.L.
PD Boundary	25'
side	25' from PD, 30' from R/W (else 30' min)
rear (from lake)	50' from N/W, 20' if over a water body

PAVING SETBACK:
 shall comply with Sec. 38.1287(5)

BUILDING HEIGHT:

EXISTING HOTEL/RETAIL	PROPOSED MULTI FAMILY
14 stories hotel	11 stories (125' max above finished floor)
1 story retail	
2 story admin bldg	

OPEN SPACE & IMPERVIOUS COVER (Tourist Commercial)

EXISTING HOTEL/RETAIL	PROPOSED MULTI FAMILY
min open space: 35%	min open space: 25%
impervious cover: 70% max	impervious cover: 70% max

MINIMUM MULTI FAMILY FLOOR AREA:
 500 sq ft

PHASING:
 2 phases are anticipated for this PD.

PARKING:

EXISTING HOTEL/RETAIL	PROPOSED MULTI FAMILY
1 sp/300 sf retail	1.5 sp / 500 for efficiency & 1 bdrm unit
1 sp/1.5 rm hotel	2 sp/du for 2+ bdrm unit

6. TRIP GENERATION:
 per ITE 11th ed. table

CURRENTLY APPROVED	units	ADT		pk hr		ITE CODE
		peak	total	peak	total	
hotel	563	12.23	6885.5	0.73	411.0	310
retail	11,250	31.25	94.95	63.76	24.1	322
TOTAL CURRENTLY APPROVED			7008		485	

PROPOSED AMENDMENT	units	ADT		pk hr		ITE CODE
		peak	total	peak	total	
exist hotel (phase 1)	383	13.73	5402.1	0.73	305.6	310
exist retail (phase 1)	11,250	31.25	94.95	63.76	24.1	322
PROPOSED multi family (incl. club)	288	4.93	1379.8	0.39	115.3	221
TOTAL PROPOSED			5407		397	

trips generated are reduced under proposed amendment/conversion

7. CONVERSION MATRIX:

ITE Code	Land use	Units	ADT	P.M. Peak
306	residential	1 unit	8.85	2.43
310	hotel	1 room	12.23	2.73
322	retail & strip + 90K	1,000 sq ft	1,000.0	64.0
221	MP (2-3 bdr)	1 unit	4.93	0.39

example: 1 hotel room = 1.07 MP unit
 1 retail = 1,000 sq ft

8. TRANSPORTATION CONCURRENCY: TORC # 13-019

9. UTILITY PROVIDERS:
 water: ORANGE COUNTY UTILITIES
 wastewater: ORANGE COUNTY UTILITIES
 reclaimed water: ORANGE COUNTY UTILITIES

10. ENVIRONMENTAL:
 Boat dock: Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, or any other pier or structure permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, for an Orange County Boat Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits. Reference Orange County Code Chapter 15 Environmental Code, Article IX Boat Dock Construction, prior to installation.
 Boat ramp: Approval of this plan does not constitute approval of a permit for the construction of a boat ramp. Any person desiring to construct a boat ramp shall apply to the Orange County Environmental Protection Division for an Orange County Boat Ramp Facility Permit, as well as to any other Orange County Division(s) for any other applicable permits. Reference Orange County Code Chapter 15 Environmental Code, Article IX Boat Ramps CAI & CAD - An Orange County Conservation Area Impact (CAI) permit CAI 01-009 was approved. This plan will comply with all other permit conditions of approval. An Orange County Conservation Area Determination CAD update was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on September 26, 2007.
 Shoreline: Any clearing of vegetation, wetland enhancement, or altering of the shoreline in the upland buffer, wetland, or below the normal high water elevation (NHWE) shall require approval by the Orange County Environmental Protection Division. Reference OC Code Chapter 15, Article VIII Shoreline Protection, Sec. 15-254.

11. PD NOTES:
 In accordance with Section 38.1237, any variations from county-wide minimum standards represented on this plan that have not been expressly approved by the BCC are invalid.
 Billboards and pole signs are prohibited. All other signage shall comply with Chapter 31.5 as may be amended.
 All signage are subject to change based on final engineering. Surveyed easements will be provided in conjunction with final DP approval.
 Open Space & recreation areas shall be provided consistent with Orange County Land Development Code (LDC) Section 38.180(9) and Section 38.1263. Specific open space & recreation area calculations shall be provided in DP.

12. REQUESTED WAIVERS:
 A waiver from Orange County Code Section 38.1200 to allow a maximum height of 125' (11 stories) for multi-family development, in lieu of a maximum height of 60' (justification: The increased maximum height allows for the maximum use to stay within the 30% use requirement of Orange County Code Policy U1.2. Additionally, the increased height provides for the symmetrical spacing of heights along the tower. 2 towers @ 12 stories. The request is compatible with the overall context and quality center uses and precedence has been set for providing building heights towers. The adjacent towers constructed in phase 1 of this PD are higher than the requested 12 stories.

SCHOOL AGE POPULATION:

per OCPA	LEVEL	K3	MS	HS
MULTI-FAMILY UNITS		288	0.00	0.00
TOTAL POPULATION		4		

PRE-DEVELOPMENT GOALS:

03	245,000	100,000
20	245,000	100,000
34	245,000	100,000
36	245,000	100,000

0 60 120 Feet

LAKE BRYAN SQUARE PD (aka Villas @ Club Caribe PD)

PHASE 2 (MULTI-FAMILY)

PHASE 1 (EXISTING CONDO/HOTEL + RETAIL)

LAKE BRYAN SHOW PD (4.88 acres (shown on site))

ATTENTION: PARCEL 2 BY THIS REGULATOR IS SUBJECT TO BE DEVELOPED BY LAKE BRYAN.

EXIST' SAND BEACH

EXIST' SAND BEACH

PROPOSED ACCESS CASH

LAKE BRYAN SQUARE PD (aka Villas @ Club Caribe PD)

PHASE 2 (MULTI-FAMILY)

PHASE 1 (EXISTING CONDO/HOTEL + RETAIL)

LAKE BRYAN SHOW PD (4.88 acres (shown on site))

ATTENTION: PARCEL 2 BY THIS REGULATOR IS SUBJECT TO BE DEVELOPED BY LAKE BRYAN.

EXIST' SAND BEACH

EXIST' SAND BEACH

PROPOSED ACCESS CASH

LAKE BRYAN SQUARE PD (aka Villas @ Club Caribe PD)

PHASE 2 (MULTI-FAMILY)

PHASE 1 (EXISTING CONDO/HOTEL + RETAIL)

LAKE BRYAN SHOW PD (4.88 acres (shown on site))

ATTENTION: PARCEL 2 BY THIS REGULATOR IS SUBJECT TO BE DEVELOPED BY LAKE BRYAN.

EXIST' SAND BEACH

EXIST' SAND BEACH

PROPOSED ACCESS CASH

Land Use Plan Amendment

LAKE BRYAN SQUARE/Villas @ Club Caribe PD - LUPA

10/23/24

DATE PREPARED

1" = 60'

SCALE

rbp

DATE

rbp

DATE

1203 SCHINZ

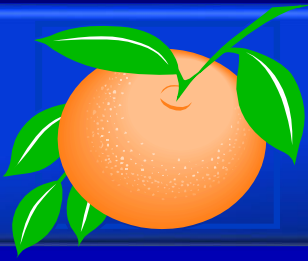
PROJECT

1888 LUPA

DATE

C-2





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Lake Bryan Square Planned Development (PD) (CDR-24-06-145) dated “Received September 6, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

Board of County Commissioners

Public Hearings

December 3, 2024