

Board of County Commissioners

Public Hearings

June 4, 2019

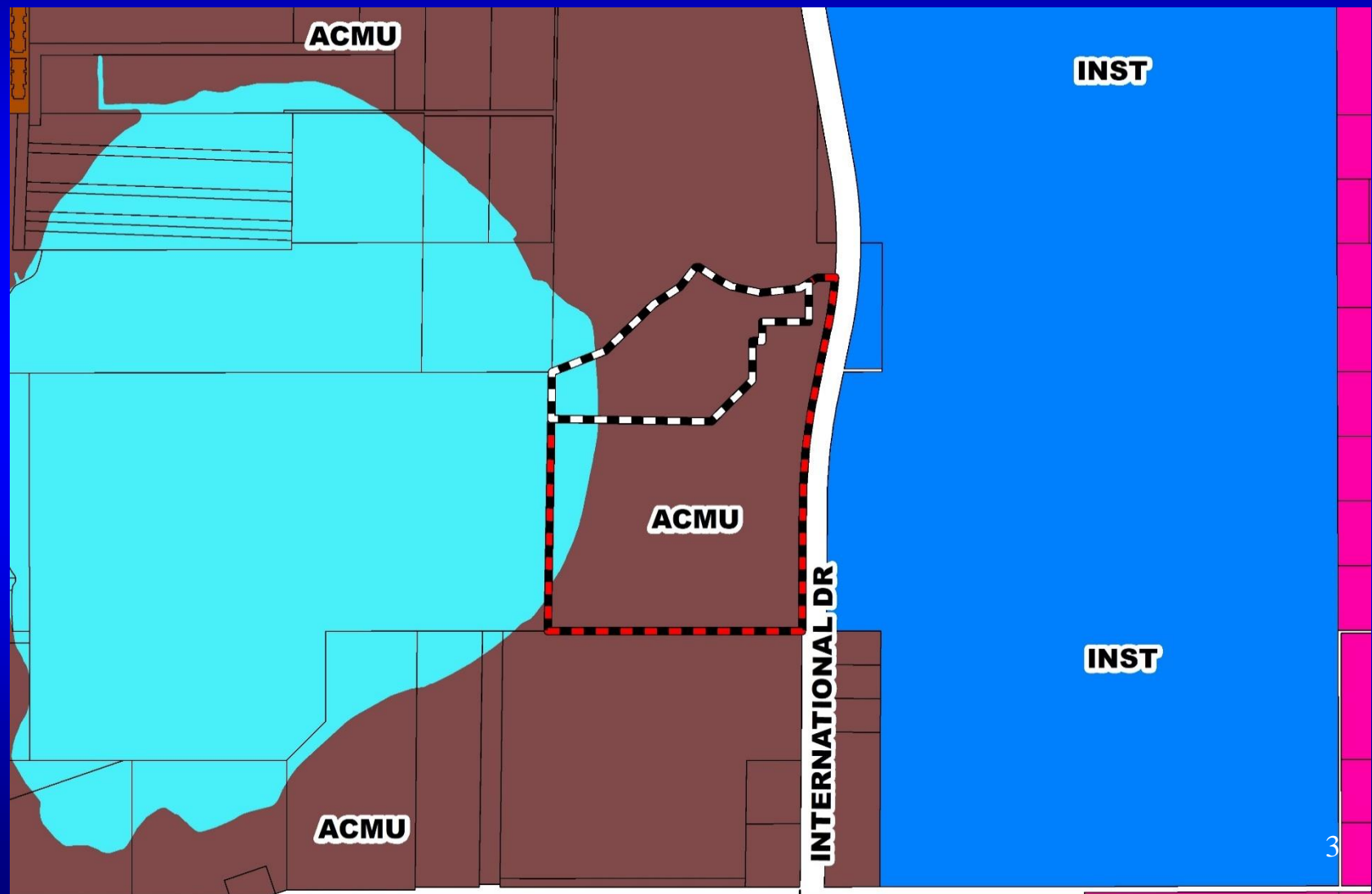


Lake Bryan Resort Planned Development / Land Use Plan

- 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.

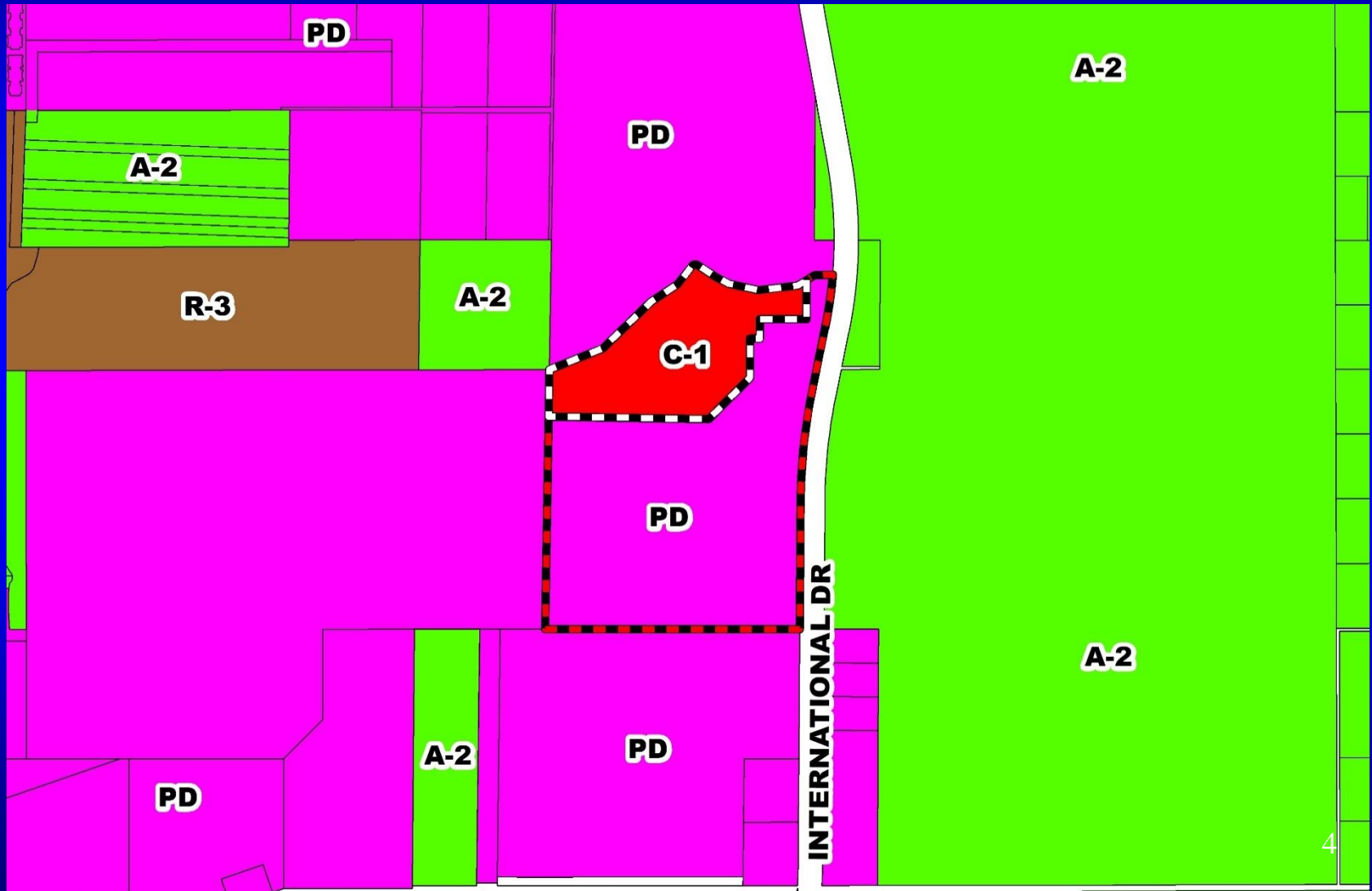


Lake Bryan Resort Planned Development / Land Use Plan Future Land Use Map



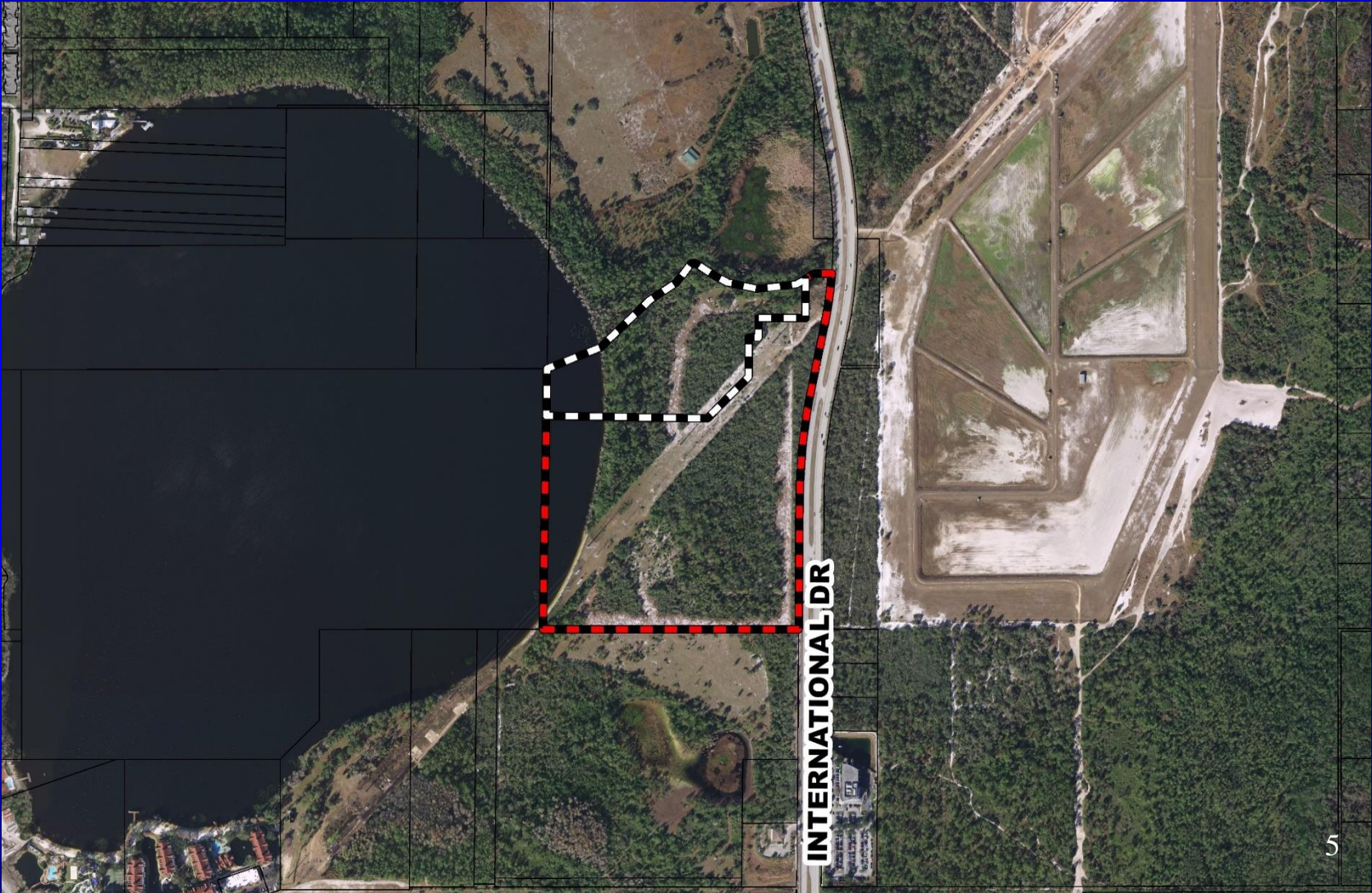


Lake Bryan Resort Planned Development / Land Use Plan Zoning Map



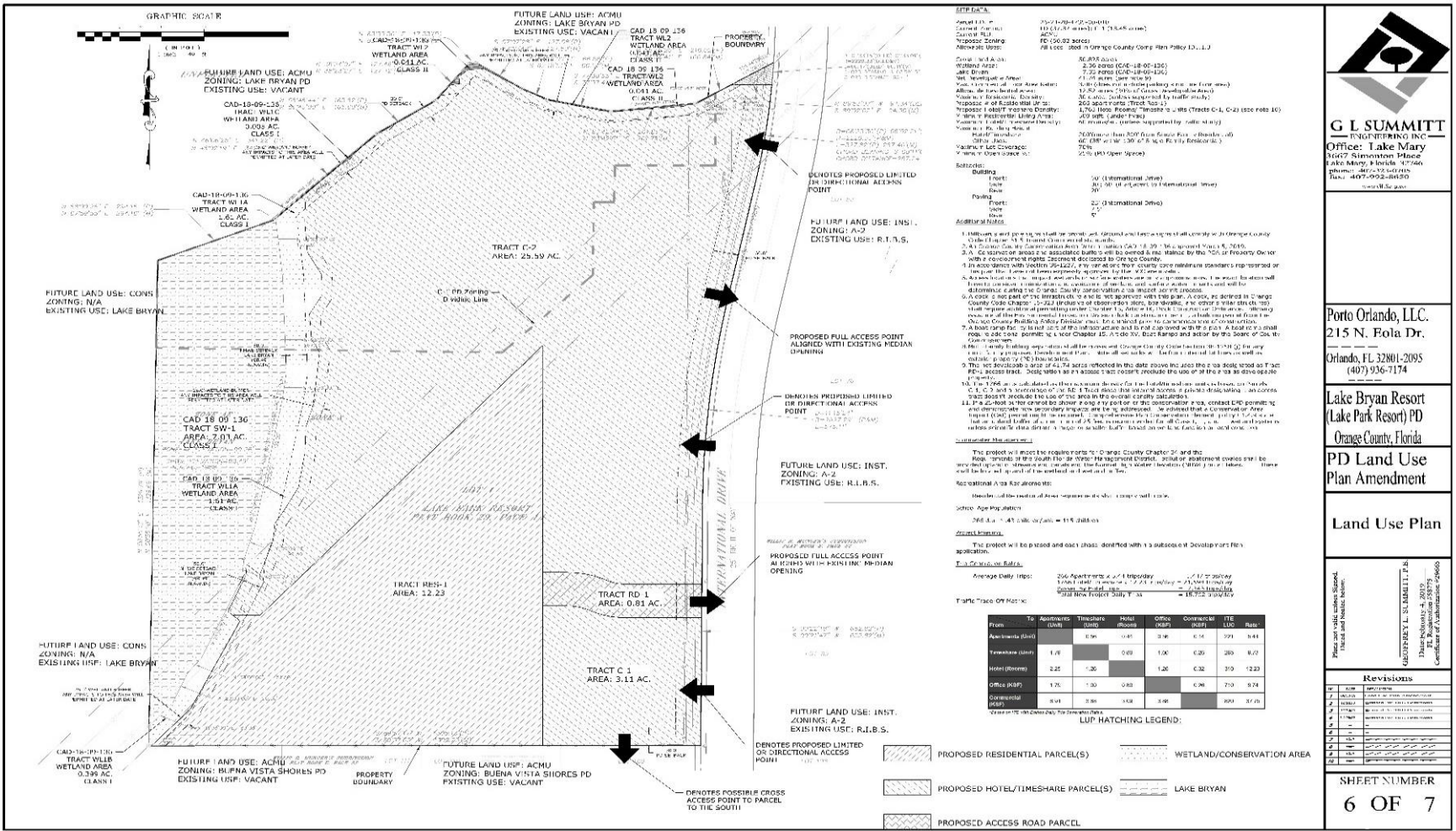


Lake Bryan Resort Planned Development / Land Use Plan Aerial Map





Lake Bryan Resort Planned Development / Land Use Plan Overall Land Use Plan



SITE DATA

Project No.: 2023-000000-01
 Location: 13115 E. US Highway 1, Orlando, FL 32826
 Project Name: Lake Bryan Resort
 Applicant: G.I. Summitt Engineering, Inc.
 Date: 10/15/2023

PERMITS

1. All other permits shall be obtained from the appropriate Florida Agency.
 2. All other permits shall be obtained from the appropriate Florida Agency.
 3. All other permits shall be obtained from the appropriate Florida Agency.

REVISIONS

No.	Date	Revision
1	10/15/2023	Initial Issue
2	10/15/2023	Revised
3	10/15/2023	Revised
4	10/15/2023	Revised
5	10/15/2023	Revised
6	10/15/2023	Revised
7	10/15/2023	Revised
8	10/15/2023	Revised
9	10/15/2023	Revised
10	10/15/2023	Revised



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

PROPOSED FULL ACCESS POINT
 ALIGNED WITH EXISTING MEDIAN OPENING

DENOTES PROPOSED LIMITED OR DIRECTIONAL ACCESS POINT

FUTURE LAND USE: INST. ZONING: A-2 EXISTING USE: R.I.B.S.

PROPOSED FULL ACCESS POINT
 ALIGNED WITH PRINTING MEDIUM OPENING

DENOTES PROPOSED LIMITED OR DIRECTIONAL ACCESS POINT

FUTURE LAND USE: INST. ZONING: A-2 EXISTING USE: R.I.B.S.

DENOTES POSSIBLE CROSS ACCESS POINT TO PARCEL TO THE SOUTH

The project will impact the following: Orange County Chapter 57 and the regulations of the Florida Department of Transportation. The project will be prepared and each checklist described with a subsection of Developer Form Application.

TRAFFIC TRACK ON ROAD

From	To	Appointments (Daily)	Trips (Daily)	Trips (Hour)	Office (Daily)	Commuter (Daily)	ITE (Daily)	Rate
Appointments (Daily)		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Trips (Hour)		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Office (Daily)		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Commuter (Daily)		1.00	1.00	1.00	1.00	1.00	1.00	1.00
ITE (Daily)		1.00	1.00	1.00	1.00	1.00	1.00	1.00

LUP HATCHING LEGEND:

- PROPOSED RESIDENTIAL PARCEL(S)
- PROPOSED HOTEL/TIMESHARE PARCEL(S)
- PROPOSED ACCESS ROAD PARCEL
- WETLAND/CONSERVATION AREA
- LAKE BRYAN

SHEET NUMBER
 6 OF 7



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

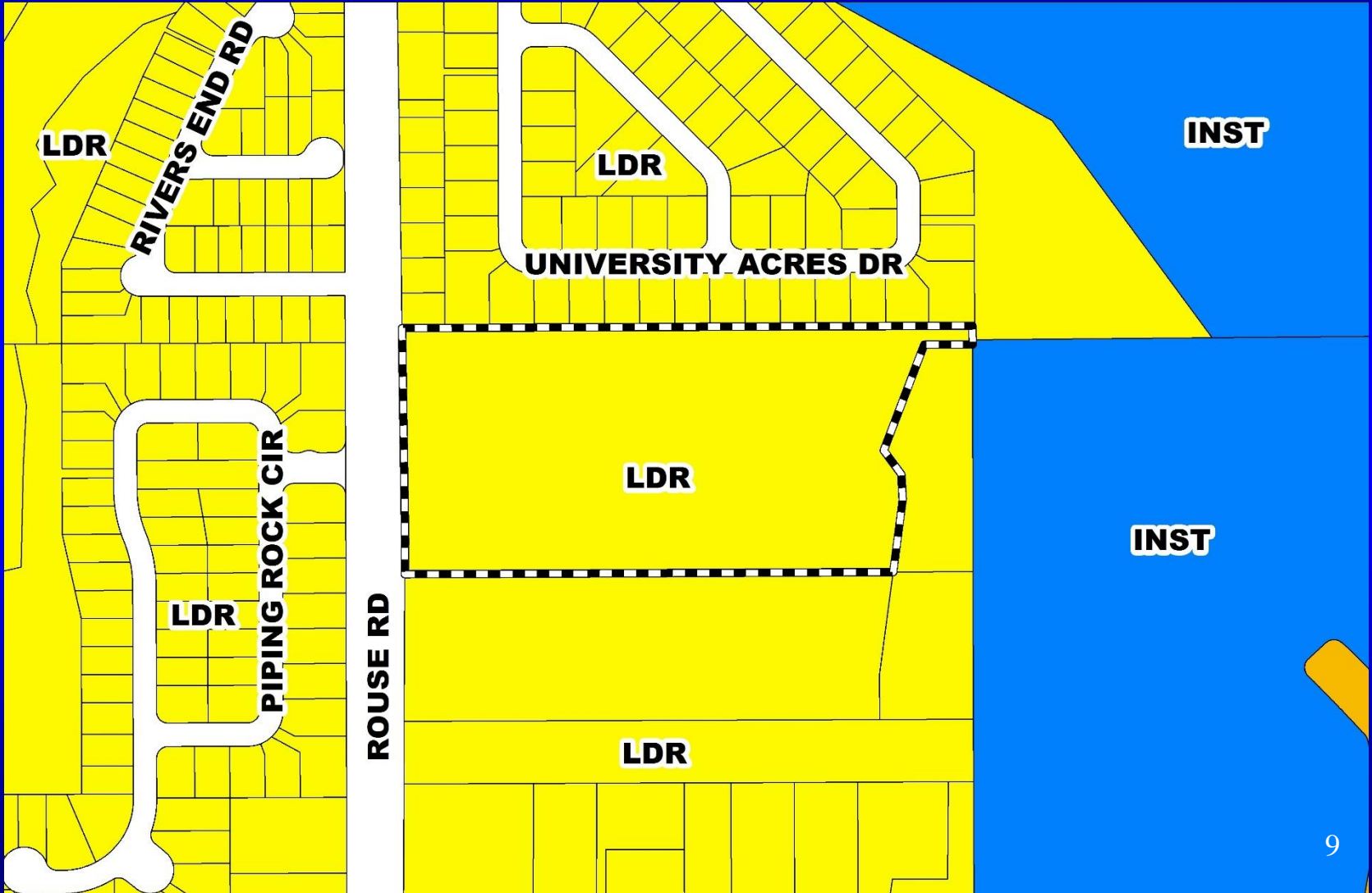


Rouse Road Subdivision Planned Development / Land Use Plan

- 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.

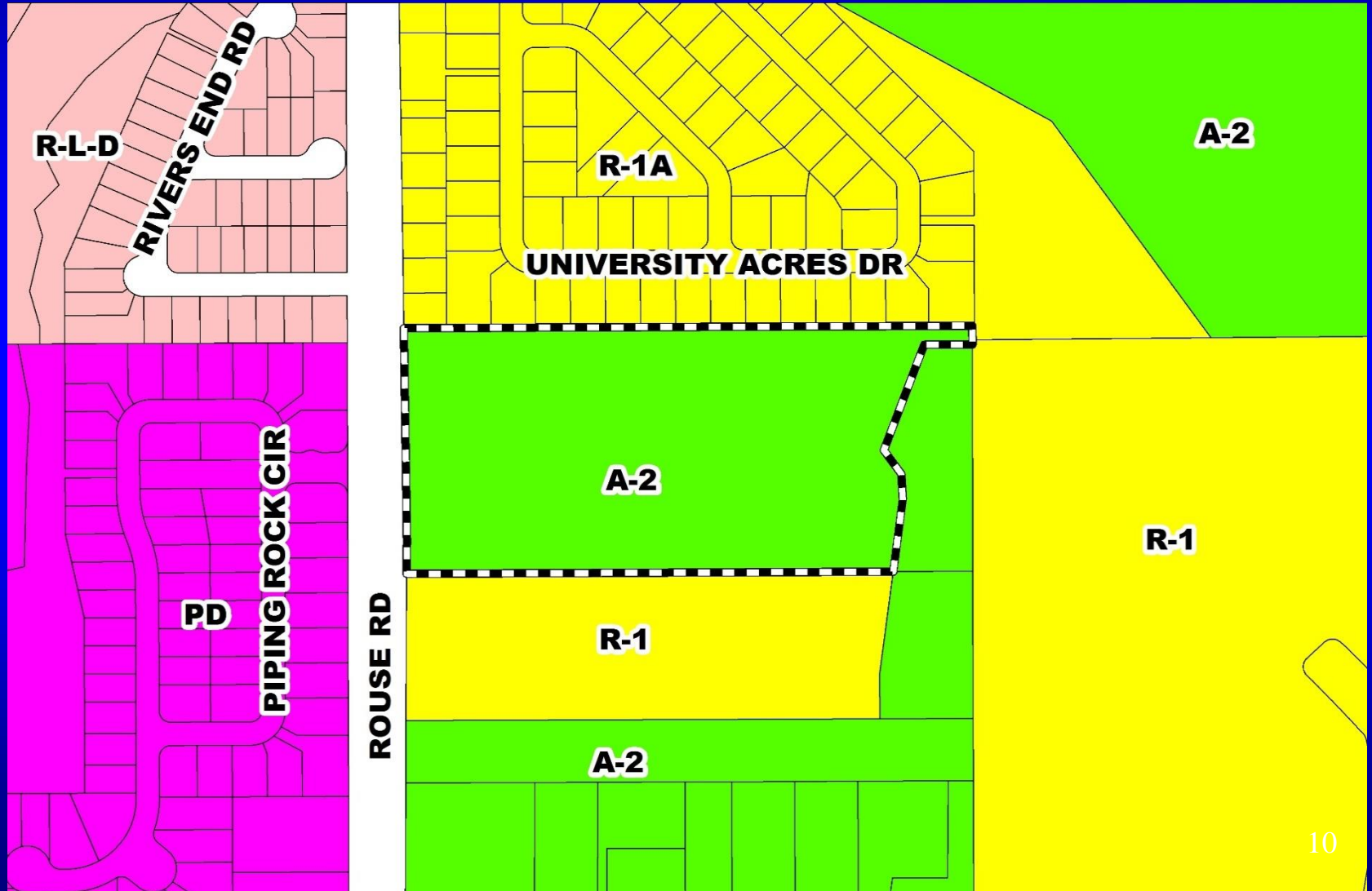


Rouse Road Subdivision Planned Development / Land Use Plan Future Land Use Map



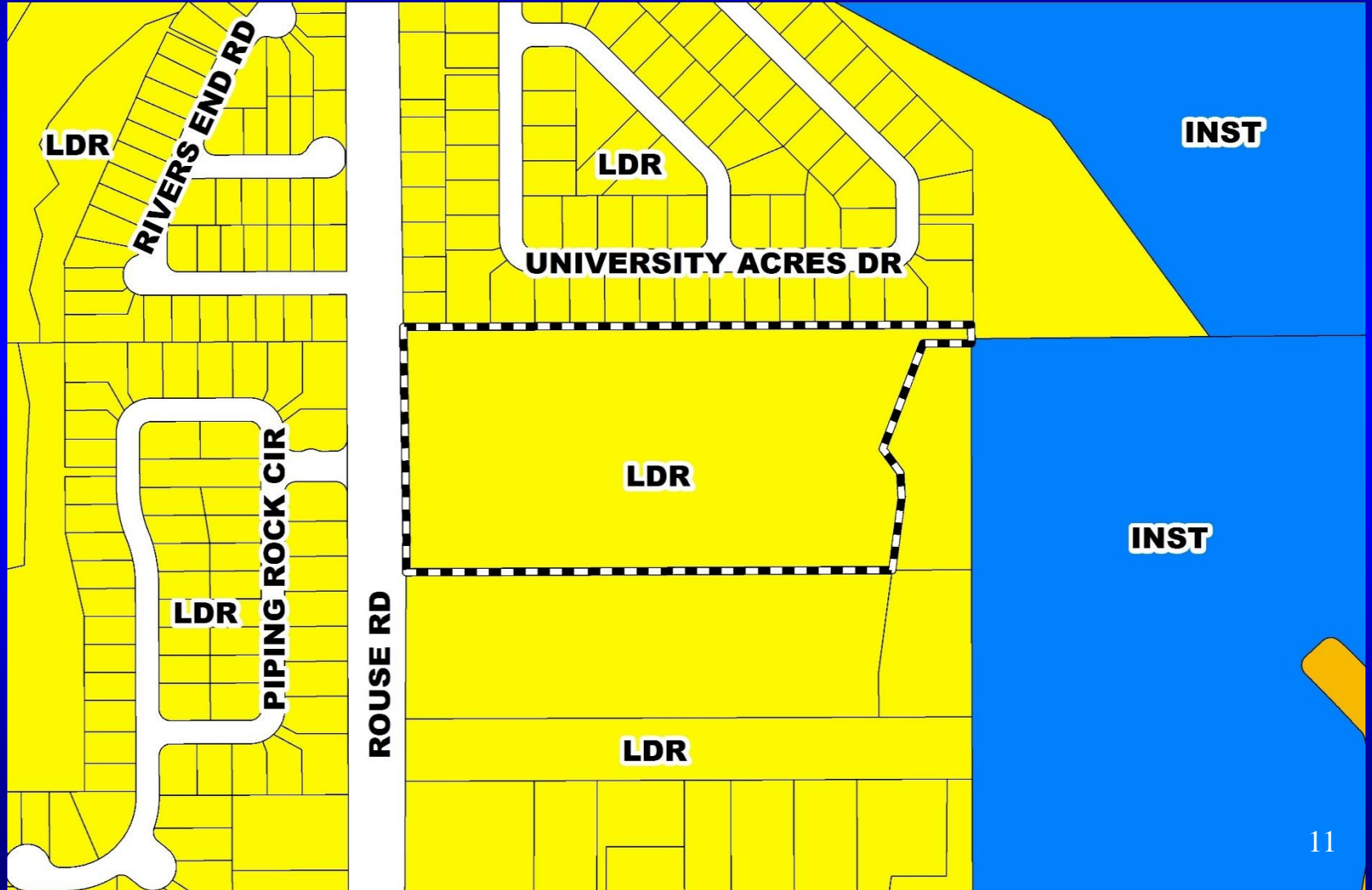


Rouse Road Subdivision Planned Development / Land Use Plan Zoning Map





Rouse Road Subdivision Planned Development / Land Use Plan Aerial Map





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

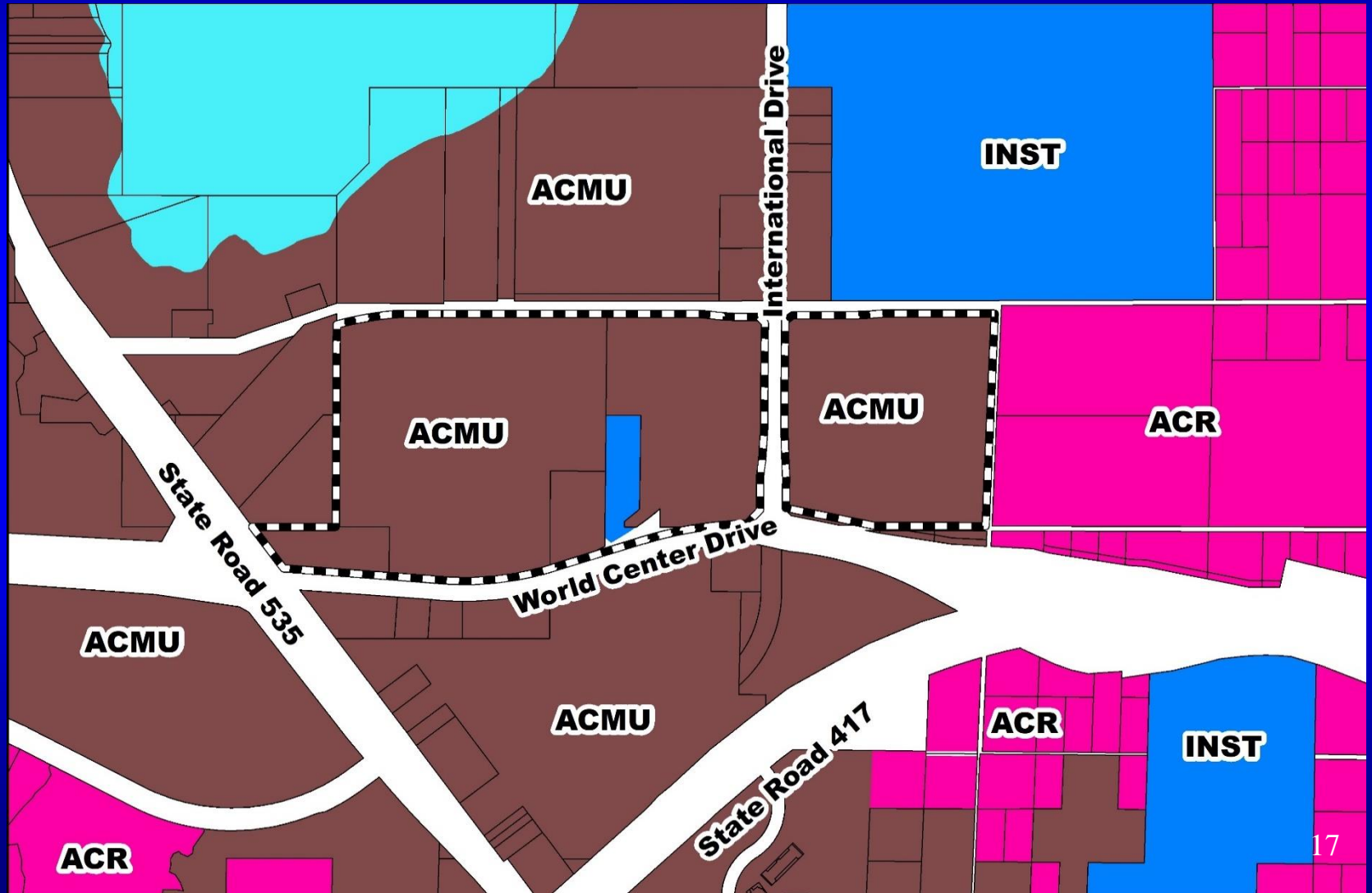
- Case:** CDR-18-09-307
- Project Name:** Nadeen Tanmore II PD/LUP
- Applicant:** Robert B. Paymayesh, PE Group, LLC
- District:** 1
- Acreage:** 130.32 gross acres
- Location:** Generally located north of World Center Drive, east of State Road 535 and, east and west of International Drive
- Request:** 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

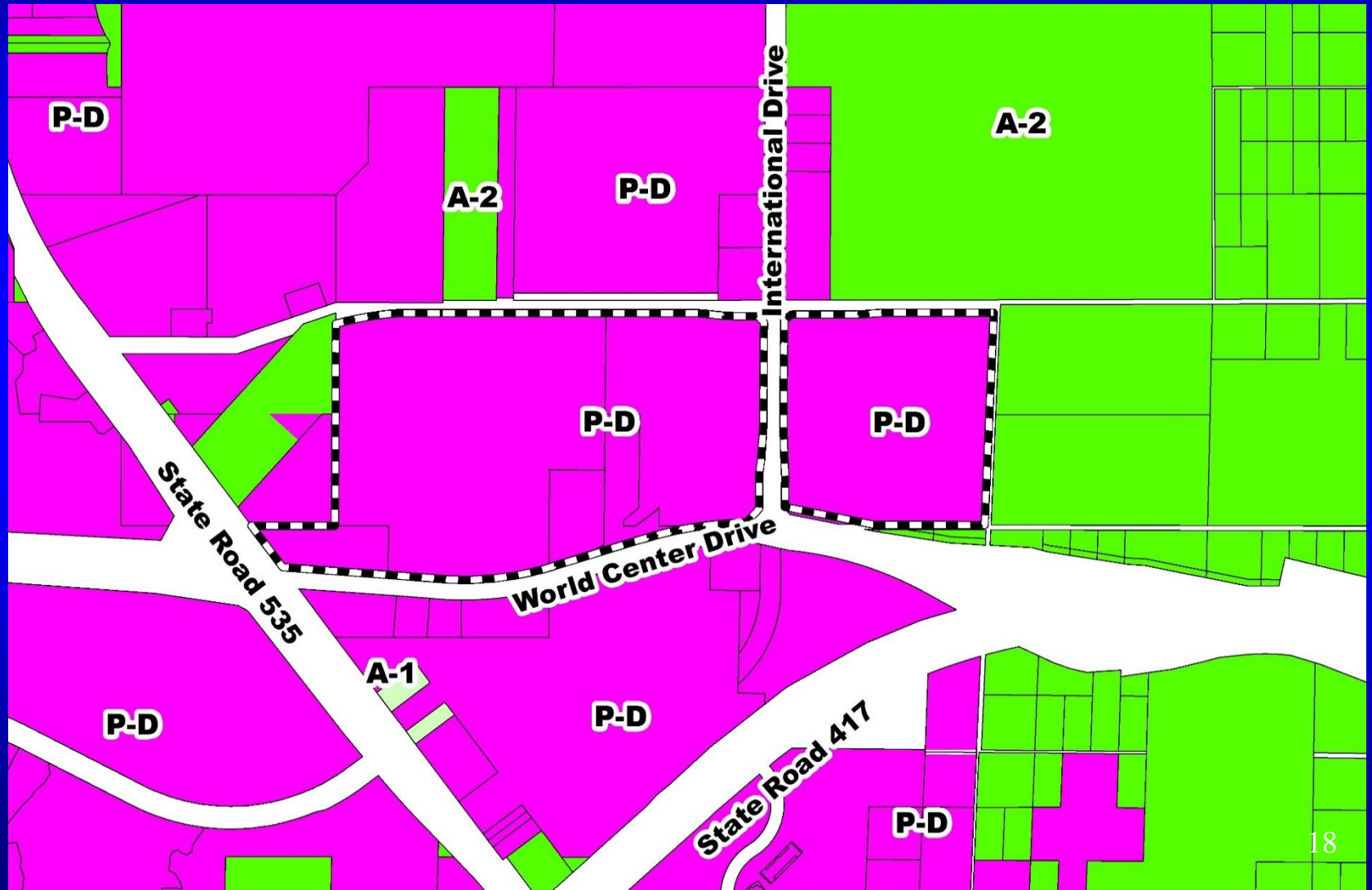
Planned Development / Land Use Plan

Future Land Use Map





Nadeen Tanmore II Planned Development / Land Use Plan Zoning Map





Nadeen Tanmore II

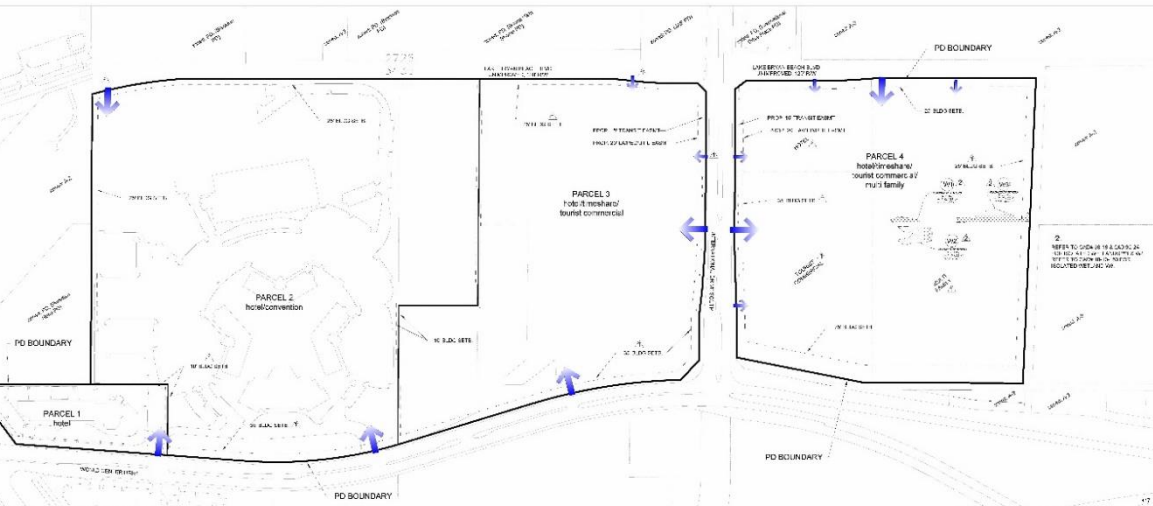
Planned Development / Land Use Plan

Aerial Map





Nadeen Tanmore II Planned Development / Land Use Plan Overall Land Use Plan



PE GROUP, LLC
10100 SW 15th Ave.
Fort Lauderdale, FL 33331
Tel: 754-580-8888
Fax: 754-580-8889
www.pegroup.com
Nadeen Tanmore II PD Amendment

A. GENERAL SITE DATUM

PARCEL ID# 34-04-04-00-00-00040-000 & 34-04-04-00-00-00040-000
 ADDRESS 5400 Commercial Pk. S.W. - 8300 MacArthur Blvd.
 DISTRICT PLU 34-04-04-00-00-00040-000
 PROPOSED USE HOTEL
 TOTAL PROPOSED LAND AREA 1.76 AC

B. DEVELOPMENT PROGRAM

CURRENT APPROVED LAND USE PLAN ENTITLEMENTS

Category	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Use	Hotel	Hotel/Convention	Hotel/Motel/Tourist Commercial	Hotel/Motel/Tourist Commercial
Area	0.16 AC	0.28 AC	0.28 AC	0.28 AC

PROPOSED LAND USE ENTITLEMENTS

Category	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Use	Hotel	Hotel/Convention	Hotel/Motel/Tourist Commercial	Hotel/Motel/Tourist Commercial
Area	0.16 AC	0.28 AC	0.28 AC	0.28 AC

PROPOSED DENSITY CALCULATIONS

Parcel	Area	Density	Total Units
Parcel 1	0.16	100	16
Parcel 2	0.28	100	28
Parcel 3	0.28	100	28
Parcel 4	0.28	100	28
TOTAL	1.00	100	100

C. TRIP GENERATION

TRIP GENERATION PER 1,000 ROOMS

Category	Value
Hotel	100
Convention	150
Tourist Commercial	100

D. TRIP EQUIVALENCY MATRIX

Category	Value
Hotel	100
Convention	150
Tourist Commercial	100

E. DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: 10,000 sq. ft.
 2. MINIMUM FRONT SETBACK: 20 feet
 3. MINIMUM SIDE SETBACK: 10 feet
 4. MINIMUM REAR SETBACK: 10 feet

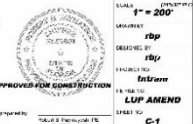
DEVELOPMENT PROGRAM notes:

- Proposed uses and the mix of uses on parcels may be altered by using the "EQUIVALENCY MATRIX".
- Commercial uses shall be consistent with uses permitted in International Drive Activity Center Element Comprehensive Plan.
- Access points and other improvements shown are sequenced and subject to change with final concept.
- All final development shall conform with all applicable codes, ordinances, rules, regulations, and standards of the City of Fort Lauderdale.
- Final site plan shall be submitted to the City of Fort Lauderdale for review and approval.

MISCELLANEOUS:

- ADDITIONAL NOTES: Refer to City of Fort Lauderdale Comprehensive Plan for details on development standards.
- PERMITTED USES: See City of Fort Lauderdale Comprehensive Plan for permitted uses.

Land Use Plan Amendment
 Nadeen Tanmore II PD Amendment





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.

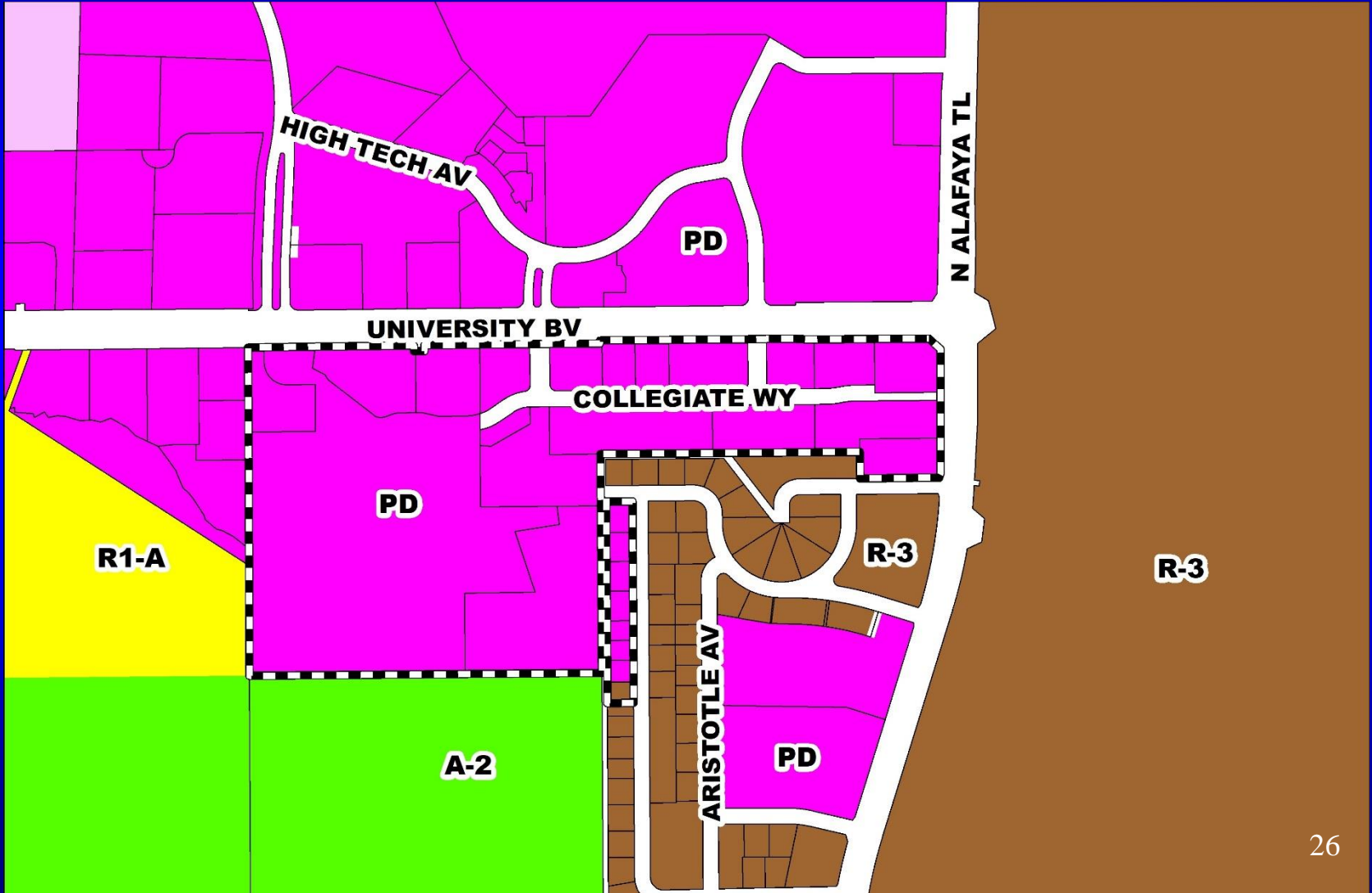


Collegiate Village Planned Development / Land Use Plan Future Land Use Map





Collegiate Village Planned Development / Land Use Plan Zoning Map





Collegiate Village Planned Development / Land Use Plan Aerial Map





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

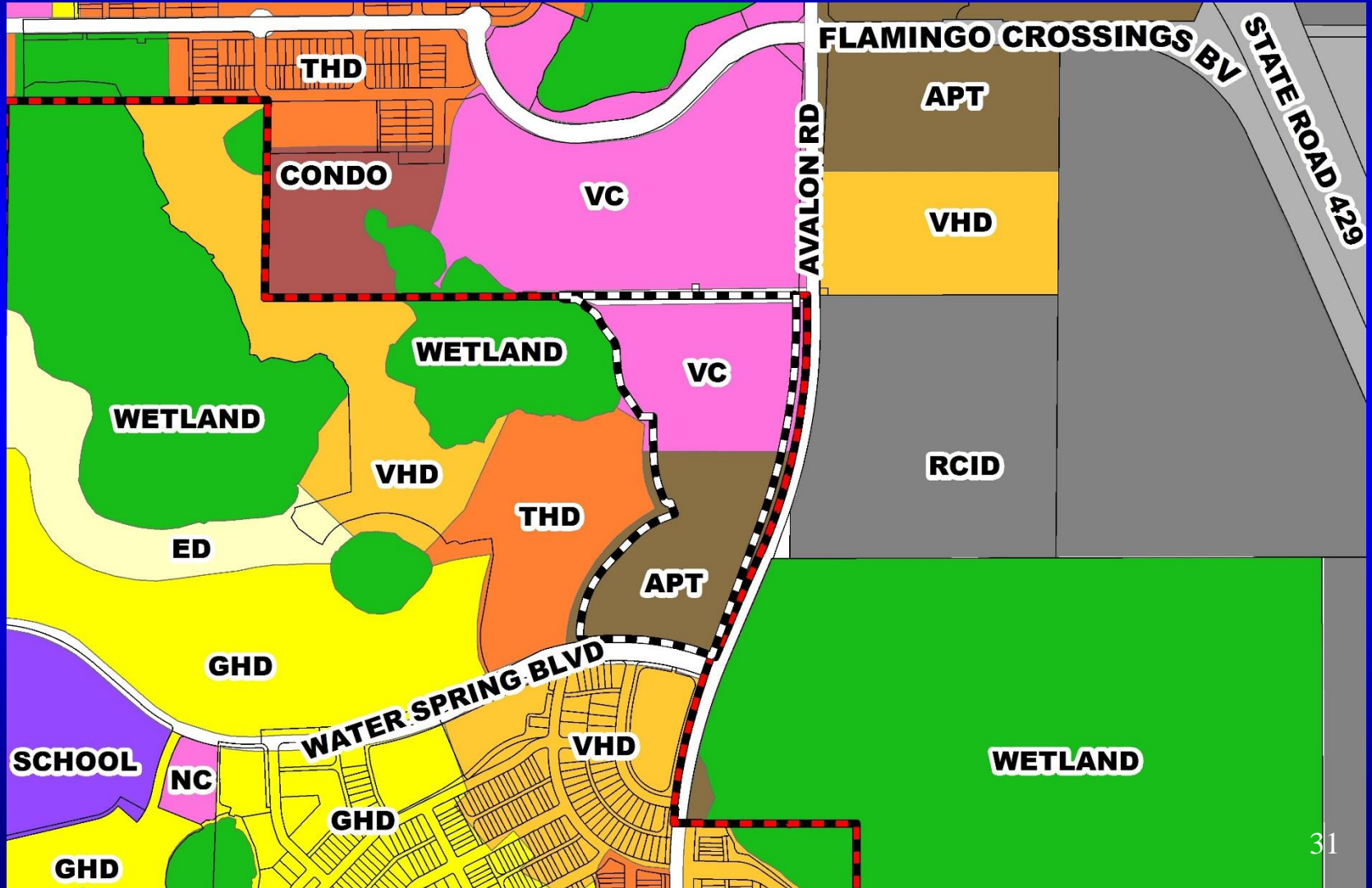


Springhill Planned Development / Land Use Plan

- 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.

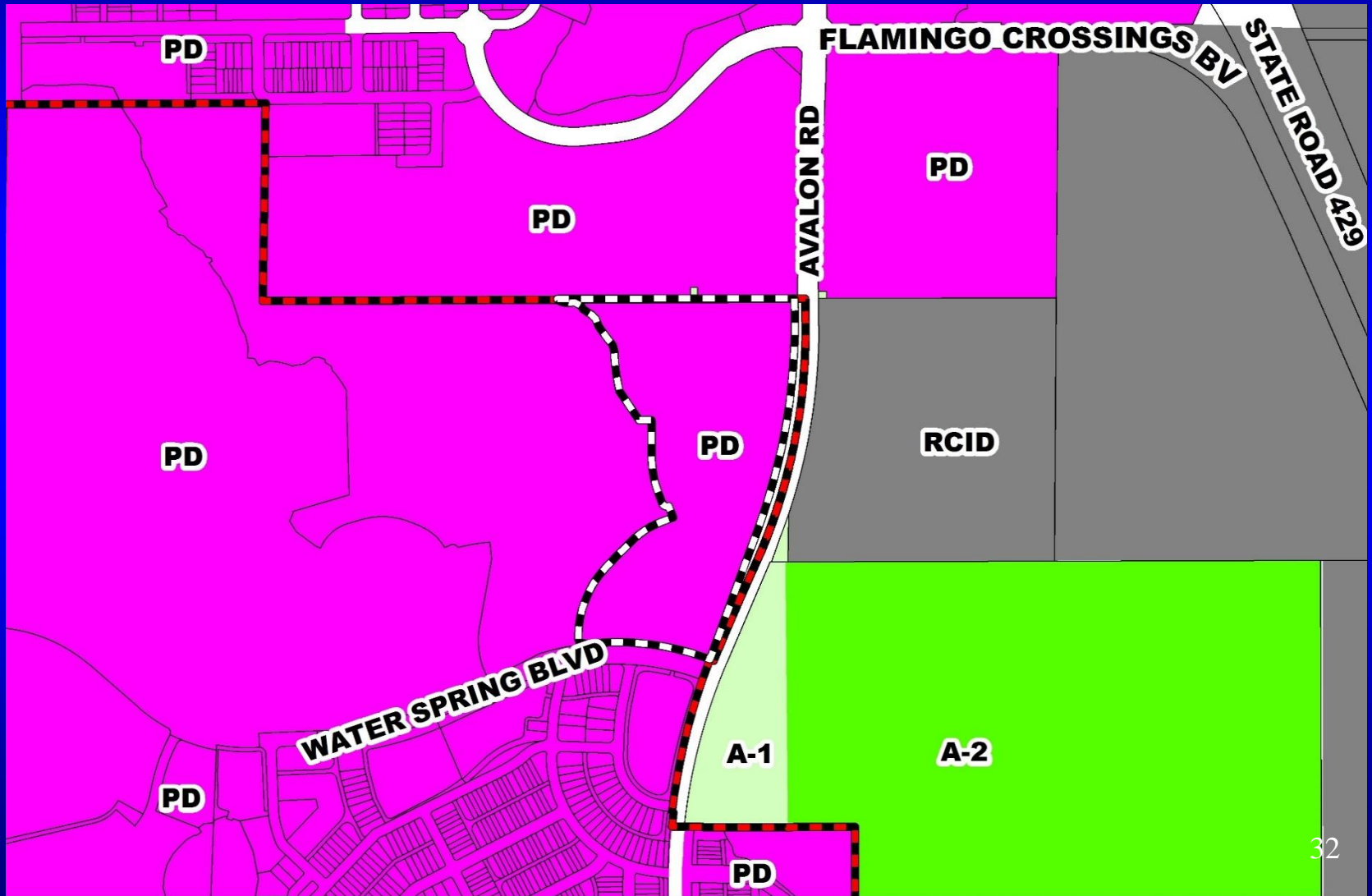


Springhill Planned Development / Land Use Plan Future Land Use Map





Springhill Planned Development / Land Use Plan Zoning Map





Springhill Planned Development / Land Use Plan Aerial Map





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

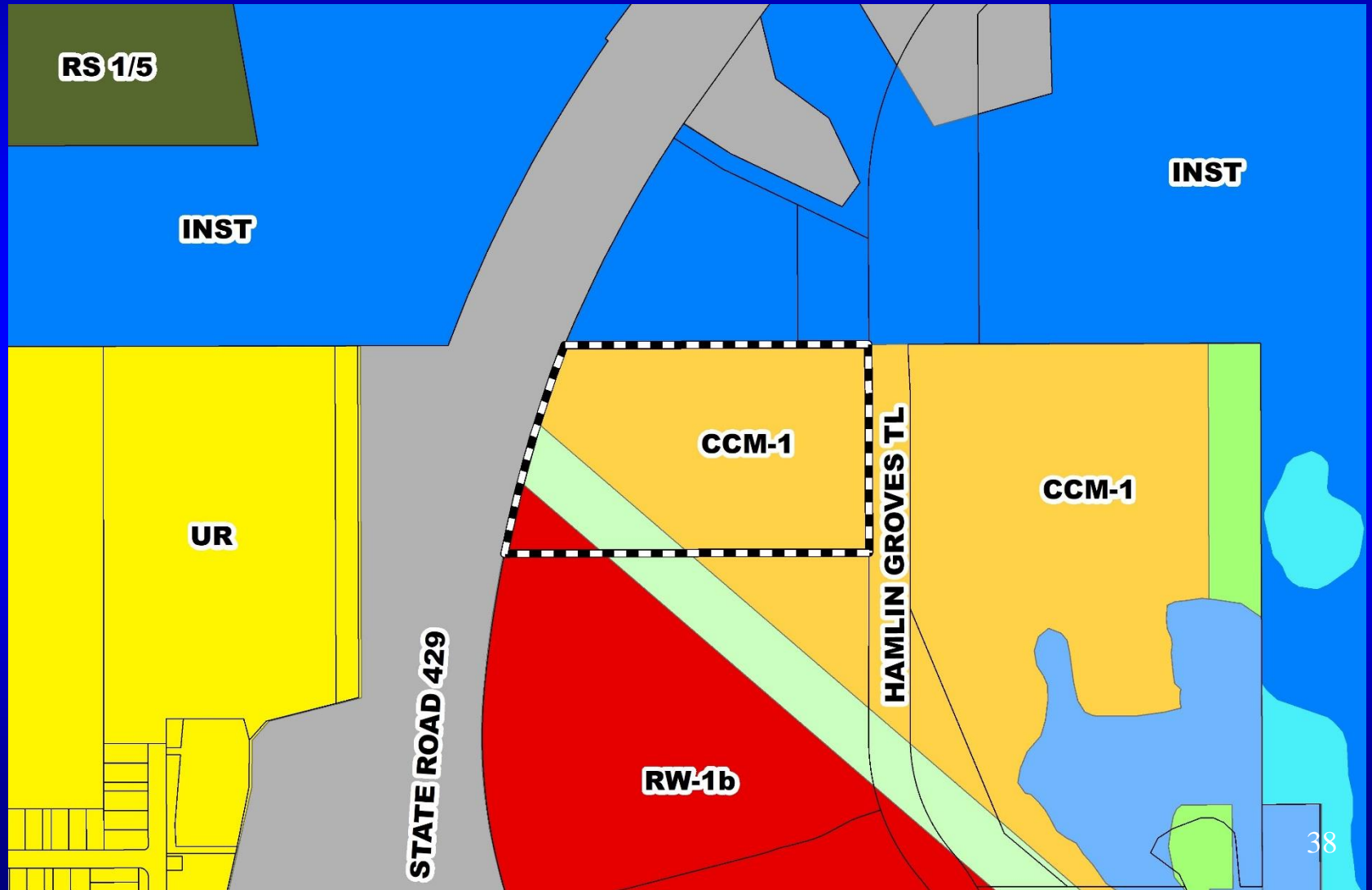


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan

Case:	CDR-18-10-350
Project Name:	Hamlin PD/UNP / RW-1B Commercial PSP/DP
Applicant:	Scott Gentry, Kelly, Collins & Gentry, Inc.
District:	1
Acreage:	3.26 gross acres
Location:	West of Hamlin Groves Trail / North of New Independence Parkway
Request:	To create Lot 6 with 85,789 square feet of commercial entitlements.

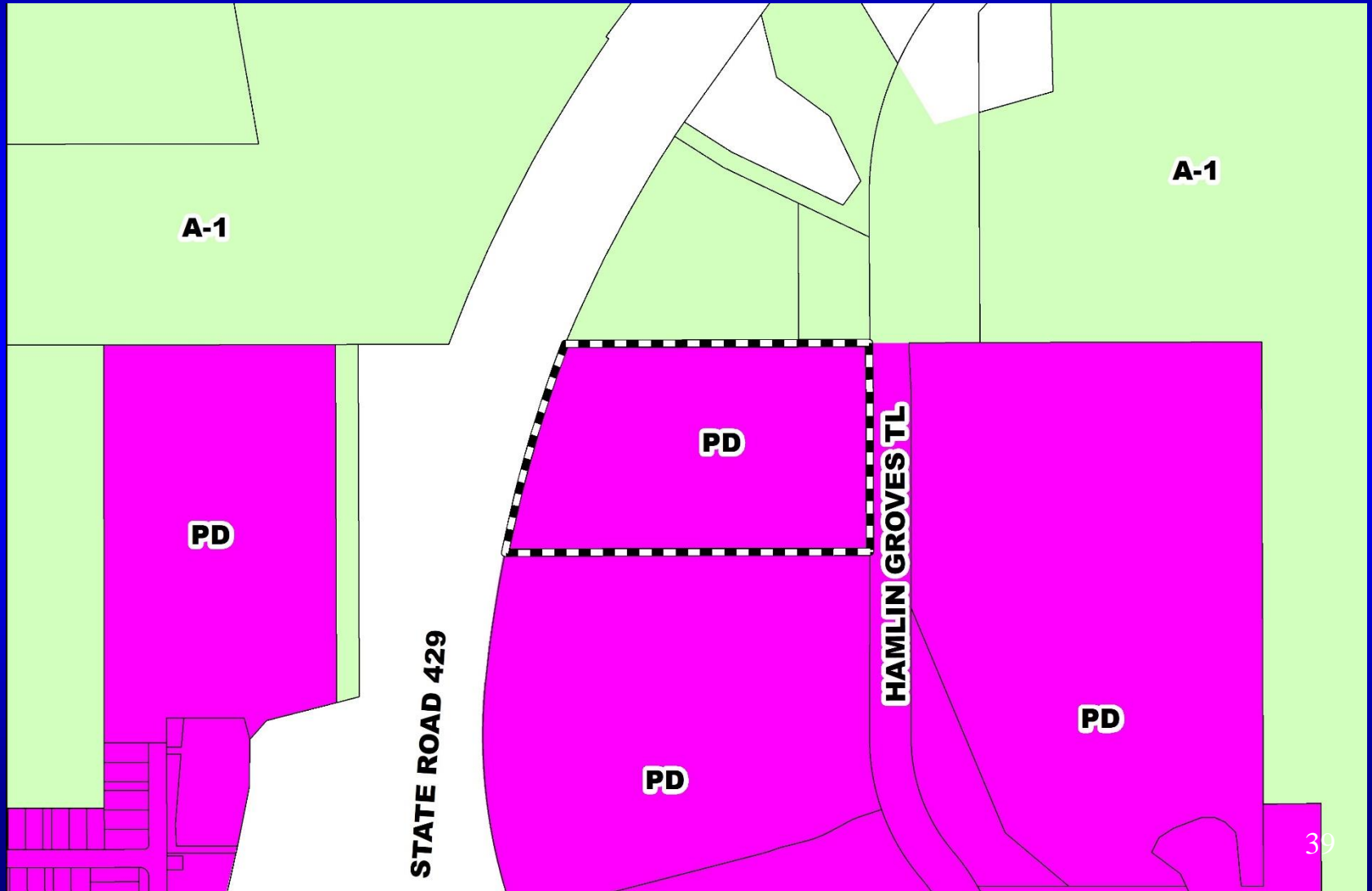


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Future Land Use Map





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

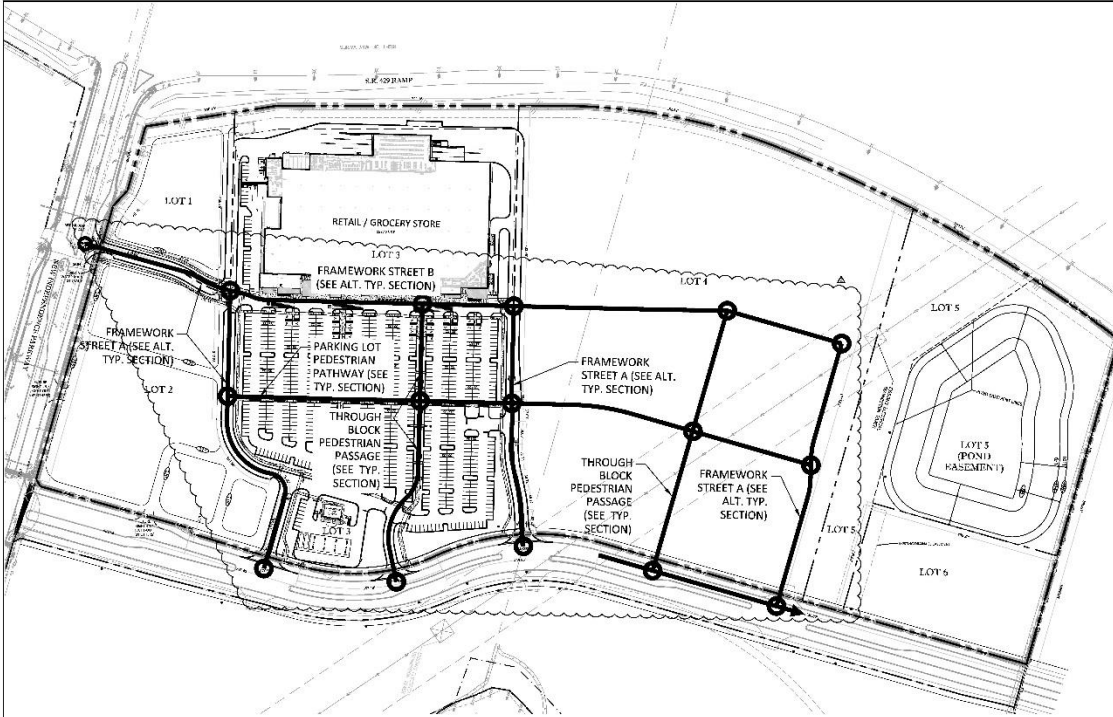
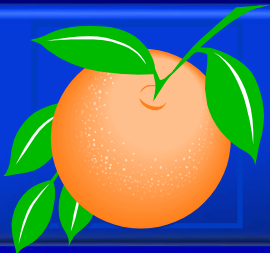




Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Aerial Map



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



GENERAL/MISCELLANEOUS

SUBDIVISION INFORMATION

PROJECT NO.: 202405-001

SITE NO.: 24-0064-001A, 24-0064-001B

DATE: 08/15/2024

SITE DATA

TOTAL SITE AREA	72.56 AC
LOT 1	7.97 AC
LOT 2	8.81 AC
LOT 3	18.77 AC
LOT 4	22.88 AC
LOT 5	8.56 AC (8.81 AC WITH UT FOUND. ASSESSMENT)
LOT 6	3.58 AC
STORMWATER MANAGEMENT FACILITIES (POND/RESERVOIR)	6.88 AC
WETLANDS TO REMAIN	0.00 AC
UNDESIRABLE WETLANDS TO REMAIN	0.00 AC
WETLANDS TO BE REMOVED	0.00 AC

IMPERVIOUS SURFACE RATIO (ISR)

LAND USE	ISR	IMPERVIOUS SURFACE	NONIMPERVIOUS	TOTAL
LOT 1	80%	6.38 AC	1.59 AC	7.97 AC
LOT 2	75%	6.61 AC	2.20 AC	8.81 AC
LOT 3	70%	13.15 AC	5.62 AC	18.77 AC
LOT 4	70%	16.02 AC	6.86 AC	22.88 AC
LOT 5	70%	6.03 AC	2.53 AC	8.56 AC
LOT 6	70%	0.00 AC	2.58 AC	2.58 AC
TOTAL	70%	58.80 AC	26.76 AC	85.56 AC

OPEN SPACE

SEE P.L. 2024-001, 24-0064-001A

LOT 5 (POND & BASEMENT)

BASEMENT VOLUME REQUIRED

MINIMUM AREA: 30' x 30' (SEE SUBDIVISION PLAN)

MINIMUM HEIGHT: 8'-0" TO 10'-0"

BUILDING SUMMARY

TYPE	AREA (SQ FT)	AREA (AC)	CAR REQUIRED	REMARKS
LOT 1	8,000	1.83	122	
LOT 2	4,500	1.03	55	
LOT 3	24,500	5.61	1,541	
LOT 4	21,000	4.79	1,370	
LOT 5	30,000	6.88	1,875	
LOT 6	2,580	0.59	81	
TOTAL	73,580	16.73	4,644	

PHASING

SEE P.L. 2024-001, 24-0064-001A

PHASING

PHASE 1: LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, STORMWATER MANAGEMENT FACILITIES

PHASE 2: LOT 5 (POND & BASEMENT)

SOILS

CONSENSUS 'NE SHAL' 12.5%

CONSENSUS 'FM SHO' 18.2%

CONSENSUS 'ML SHAL' 10.2%

CONSENSUS 'ML SHAL' 18.8%

CONSENSUS 'ML SHAL' 3.2%

CONSENSUS 'NE SHAL' 13.2%

CONSENSUS 'NE SHAL' 12.2%

FLOOD PLAN

AREA 1: 12.5% IMPROVED

AREA 2: 18.2% IMPROVED

AREA 3: 10.2% IMPROVED

AREA 4: 18.8% IMPROVED

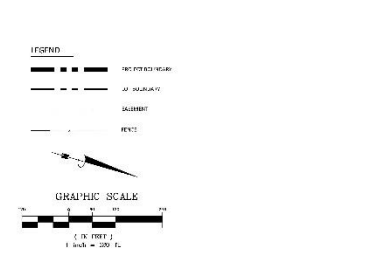
AREA 5: 3.2% IMPROVED

AREA 6: 13.2% IMPROVED

AREA 7: 12.2% IMPROVED

PARKING SUMMARY (LOT 3) WALMART PARCEL

TYPE	REQUIRED	AVAILABLE	REMARKS
REGULATORY	1,541	1,541	
ADDITIONAL	1,220	1,220	
TOTAL	2,761	2,761	



CONSERVATION AREA

CONSERVATION AREA: LOT 5 (POND & BASEMENT)

CONSERVATION AREA: LOT 6

CONSERVATION AREA: LOT 1

CONSERVATION AREA: LOT 2

CONSERVATION AREA: LOT 3

CONSERVATION AREA: LOT 4

CONSERVATION AREA: LOT 5

CONSERVATION AREA: LOT 6

TRIP GENERATION TABLE

LOT	AREA (SQ FT)	TRIPS PER HOUR
LOT 1	8,000	75
LOT 2	4,500	38
LOT 3	24,500	75
LOT 4	21,000	80
LOT 5	30,000	100
LOT 6	2,580	15
TOTAL	73,580	1,983

KCCG
KELLY, COLLINS & CENTRY, INC.

PREPARED FOR: SLIP/HOYD HORIZON WEST, J.V., LLC

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

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