



**Interoffice Memorandum**

Received on October 29, 2024  
Deadline: November 5, 2024  
Publish: November 10, 2024

October 29, 2024

**TO:** Jennifer Lara Klimetz, Assistant Manager,  
Clerk of the Board of County Commissioners,  
County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor,  
Agenda Development Office

**FROM:** Nicolas Thalmueller, AICP, Planning Administrator  
Planning Division, DRC Office

**CONTACT PERSON:** **Rebecca Bowden** *Rebecca Bowden*  
**Assistant Project Manager**  
**Planning Division 407-836-5619**  
[Rebecca.Bowden@ocfl.net](mailto:Rebecca.Bowden@ocfl.net)

**SUBJECT:** Request for Board of County Commissioners  
Public Hearing

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**Project Name:** Lake Bryan Square Planned Development (PD)  
Case # CDR-24-06-145

**Type of Hearing:** Planned Development

**Applicant(s):** Robert Paymayesh, PE  
PE Group LLC  
1308 Briercliff Drive  
Orlando, Florida 32806

**Commission District:** 1

**General Location:** East of State Road 535 / West of Lake Bryan /  
North of World Center Drive

**Parcel ID #(s)** 27-24-28-4336-00-050 (affected parcel)

**Size / Acreage:** 5.52 gross acres (affected area)

BCC Public Hearing  
Required by:

Orange County Code, Chapter 30

Clerk's Advertising  
Requirements:

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held.

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

Spanish Contact Person:

Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

**Advertising Language:**

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'.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*)

***Special Instructions to Clerk (if any):***

Please schedule this public hearing for the next available BCC hearing. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

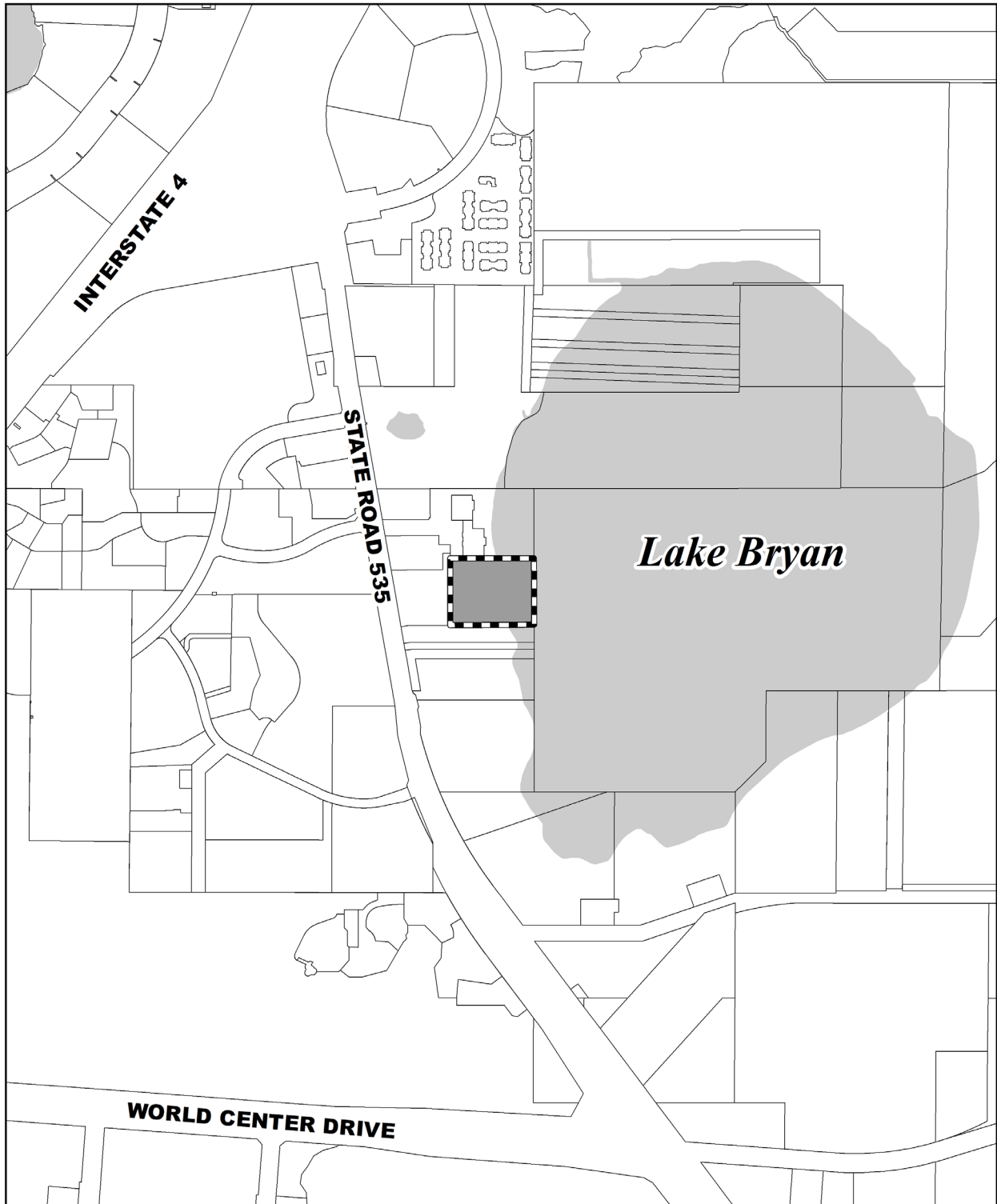
Please notify Rebecca Bowden and Lisette Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

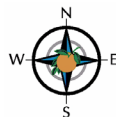
If you have any questions regarding this map, please call Planning Division at 407-836-5600.

### Location Map

**CDR-24-06-145**



 Subject Property



0 500 1,000  
Feet