Board of County Commissioners

Public Hearings

February 11, 2025



Meadow Woods Planned Development (PD)

Case: CDR-24-05-138

Applicant: Mattaniah Jahn, Esq., Law Office of Mattaniah S. Jahn, P.A.

District: 4

Acreage: 5.02 acres (affected area)

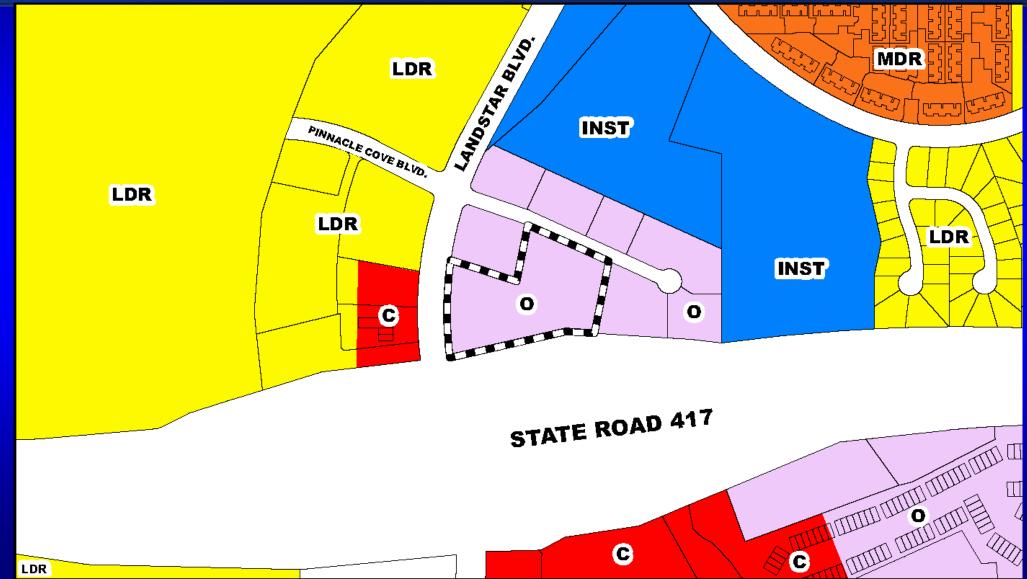
Location: Generally located aorth of State Road 417 and east of Landstar Boulevard

Request: This request is to allow for a 140-foot tall, monopole-style communication as an

allowed use on Parcel 15 of the PD.

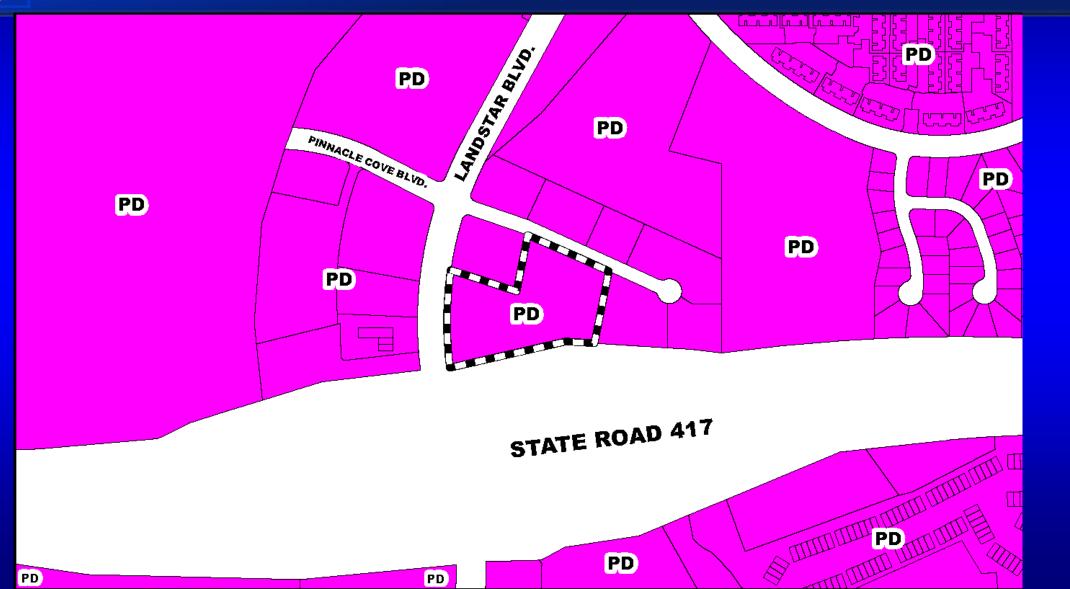


Meadow Woods Planned Development (PD) Future Land Use Map





Orlando World Resort Planned Development (PD) Zoning Map





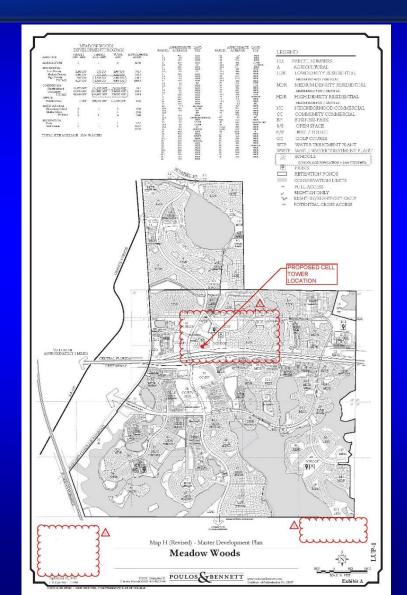
Meadow Woods Planned Development (PD) Aerial Map

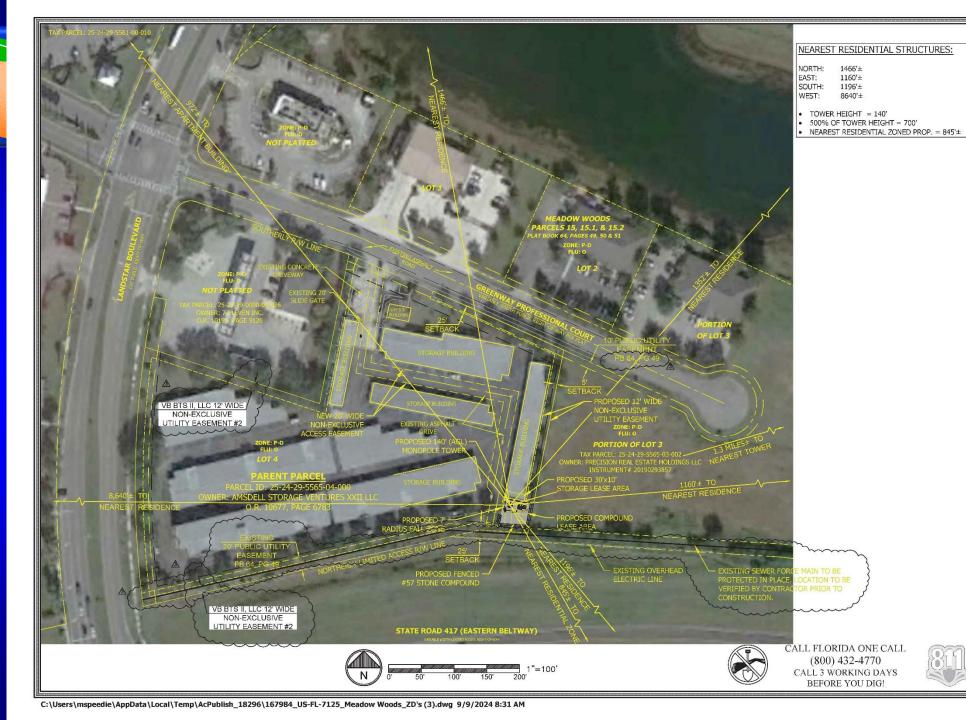




Meadow Woods Planned Development (PD)

Overall Land Use Plan









VERTICAL BRIDGE MEADOW WOODS

▲ VB #: US-IT.-7125 CDR 24-05-138) 800 GREENWAY PROFESSIONAL COURT ORLANDO, FL 32824 ORANGIA COUNTY PROPOSEIV 140 FGL), MONOPOLE PID #: 25-24-29-5565-04-000

PROJECT NO:			G0167984.001.01	
CH	ECKED B	Y:	DLS	
	ISS	SUED	FOR:	
REV	DATE	DRWN	DESCRIPTION	
0	8/22/23	DLS	FINAL	
1	9/11/23	MAS	MAS FINAL	
2	1/25/24	MAS	FINAL	
B	9/9/24	MAS	7/29/24 COMMENTS	

B&T ENGINEERING, INC. 1717 S. BOULDER AVENUE TULSA, OK 74119



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HEY ARE ACTING UNDER THE DIRECTION OF A LICENSEI PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

AERIAL PLAN

C-1.0



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the amendment to the Meadow Woods Planned Development (PD) (CDR-24-05-138) dated "Received November 14, 2024", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



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.

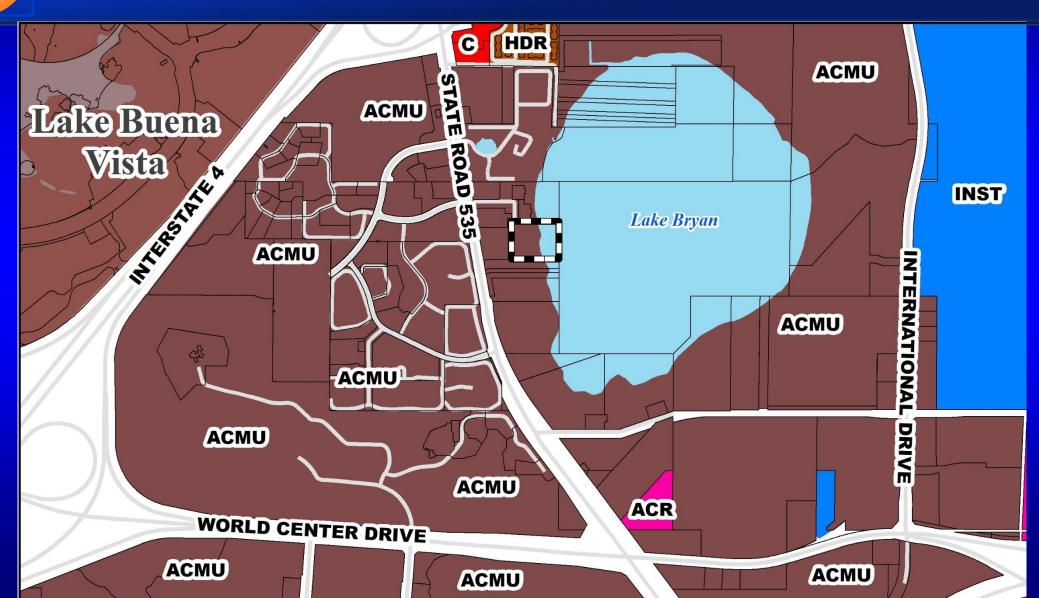
Request: This item is continued from December 3, 2024 and January 28, 2025 Board Meeting.

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





Phase 1 (existing)

Commercial
283 hotel / short term
rental units

Phase 2

Approved For:	Requested:	
Commercial	Residential	
280 Hotel /	298 Multi- Family Units	
Short Term		
Rental Units		



Lake Bryan Square Planned Development (PD) Overall Land Use Plan

	LUP / SITE DATA A. A. B.	8. TRANSPORTATION CONCURRENCY: TURC #13-319	11. PD NOTES:	
1. GENERAL INFORMATION:	1.0.0.0	9. UTILITY PROVIDERS: water CRANGE COUNTY UTILITIES	In accordance with Section 38-1227, any variations from county code minimum standards represented on this per COPS	LATION:
PROJECT NAME: LAKE BRYAN SQAURE PD (fka Villas @ C	Club Canibe PO)	wasetwater GRANGE COUNTY UTILITIES	plan that have not been expressly approved by the BCC are invalid	units ES MS HS
AFFECTED PARCEL TAX PARCEL ID 27-24-28-4	336-00-050	reclaim water CRANGE COUNTY UTILITIES	MULTIFAMILY units	298 0.005 0.003 0.004 PEG
District 1		10. ENVIRONMENTAL:	Bill boards and pole signs are prohibited. All other signage shall comply with Chapter 31.5 as may be amended.	4 PE G
Z. LAND AREA:		Boat Dock: Approval of this plan does not constitute approval of a permit for the construction of a boat boardwalk, observation plan, fishing plan, community plan or other similar permanently fixed or fination	Sock, All acreages are subject to change based on final engineering. Surveyed acreages will be provided in conjunction	12301
2. LAND AREA: PARENT PO TRACT		structures. Any person desiring to construct any of these structures shall apply to the Orange County	with final DP approval.	chube to too
(c) gross land area	10.33 ac	Environmental Protection Division, for an Grange County Book Construction Permit, as well as to any of	ner e	
existing conservation resement	1.35 at	Orange County Division[s] for any other applicable permits. Reference Grange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation.		eral de Carlos d
net developabel land area EXISTING PHASE 1 (condo/hotel + retail)	8.98 ac	Boat rame: Approval of this plan does not constitute approval of a permit for the construction of a boat	Section 38 1382(f) and Section 38 1253. Specific open space & recreation are a calculations shall be provided at rame. DP.	
G: gross land area	6.66 ac	Any person desiring to construct a boot ramp shall apply to the Grange County Environmental Protection		
existing conservation easement	0.71 ac	for an Grange County Boat Ramp Facility Permit, as well as to any other Grange County Division(s) for a	g other 12. REQUESTED WAIVERS :	
net developabel land area	5.95 ac	applicable permits. Reference CC Code Chapter 15 Environmental Control, Article XV Boat Remps	A waiver from Orange County Code Section 38-1300 to a low a maximum height of 125' (11 stories) for multi-	
PROPOSED AMENDED PHASE 2 (multi family) it; gross land area (undeveloped)	3.67 ac	CAL & CAD : An Orange County Conservation Area Impact (CAI) permit CAI 01-009 was approved. This pla comply with all related permit conditions of approval. An Orange County Conservation Area Determin	alon CAD	
proposed access easmt (to ph 1)	0.25 ac	01-015 was completed with a certified survey of the conservation area boundary approved by the Envir	justification: The increased maximum height allows for the residential use to stay within the 30% use requirement of Orange County Comp Plan palicy (0.2.1.7. Additionally, the increased height provides for the utilization of a	
(1) gross land area (affected MF parcel)	3.42 ac	Protection Division (FPD) on September 26, 2001	and the state of t	
existing conservation easement wetland outside existing C.F. to be preserved	0.63 m; d 0.13 m; 9 . 3.	Shoreline: Any cleaning of vegetation, westland enhancement, or altering of the shoreline in the uplant wetland, or below the normal high water elevation (NHWE) shall require approval by the Orange Count		
 g: net developabel land area (MF parcel) 	2.65 ac	Environmental Protection Division." Beference OC Code Chapter 15, Article VII Lakeshore Protection, Si	c. 15-254 constructed in phase 1 of this PD are higher than the requested 11 stories.	
(t) measured to NHWI of lake, per updates	d survey (F. 98.45 NAVD88). Ones not include submerged land		0	60 120
(2) max MF project area = 3DK of PD dore	clopable land area (2.69 se mox allowed)			Feet
. ZONING:			k	
existing zoning PD			> PIC SQUADARY	
proposed zoning PD			1	10 m
coisting FLU ACMU		-		
proposed FLU ACMU				//////////////////////////////////////
DEVELOPMENT PROGRAM:				////SQ
ISTING PD IS APPROVED FOR 563 HOTEL ROOMS & 11,	250 sq ft RETAIL (+ADMINISTRATION BLDG as ancillary use)			2//////
LAND USE & DEVELOPMENT INTENSITY EXISTING PHASE 1 (condo/hotel + retail)		Frank √		- XIST CONSERVATION CASCHENT (CMS 07966
HOTE /MOTE	283 units (tower 1 = tower 2)	2.		DASIMENT (0°18 37966 og 4361-4376)
existing retail	11,250 sq ft	2. (a) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
existing admin bldg QUEST FOR THIS PD AMENDMENT IS TO CONVERT 280	4,500 sq ft	— × * <u>*</u> € \		
PROPOSED PHASE 2 (MULTI FAMILY)	TELLTURE HIGHEL ROOMS TO 298 MF UNITS.	- # 1	20 m	93
net developabel land area (MF parcel)	2.65 ac	2 SS	30 2000	VIIIIIII
proposed multi family units	298 units		au Son Service	8X ST. DOCKS
proposed density per ADVU POLICY: 50 du/se OR HISHER Is all award.	112.35 DU/AC (298 ds / 2.65 ac) 6.	74 A W		
per second Pocific 1 so curve circ min PER Is all ewed, I	IN ADDITION OF TARREST MAKE IN SUIT PROPUSED			1 c 1
. DEVELOPMENT STANDARDS:			> Common (o)	1800 - 1
FUILDING SETBACKS FROM PD BOUNDARY: (Tourist Cor	mmercial)			EXIST SAND BEAUH
front (SR535) 60 from R/W line	/hotel + retail) PROPOSED PHASE 2 (MULTI FAMILY)	2 = 10,7		
or 150' from C.L.	30 100114 0 110			(III)
PD Boundary 25	25			March :
rear (from lake) 50 from NHWF, 20 if not a	25' from PD, 30' from R/W (else 10' mir a water body 50' from NHWE, 20' if not a water body			10 A 77
PAVING SETBACK: shall comply with 5ex 38-1				THE STATE OF THE S
BUILDING HEIGHT:	PROPOSED MULTI FAMILY			
existing HOTEL/RETAIL 14 stories hotel	PROPOSED MULTI FAMILY 11 stories (125' max above finished floor)		一	
1 story retail				
2 story admin bldg				
PEN SPACE & IMPERVIOUS COVER: (Tourist Commerci	iall		LANKE BETTE AL SHOPP PAR	MALE LE
existing HOTEL/RETAIL	PROPOSED MULTI FAMILY		ANE MEY AMOUNT OF THE PARTY OF	
min open space 25%	min open space 25%	w.	4.98 2011	AFFECTI D PARCEL BY THIS
impervious cover 70% max	impervious cover 70% max	1	11/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1	27 ES ac C 17 ANDS - 3 3.42 ac C CCS to Lake WIDO
JINIMUM MULTI FAMILY FLOOR AREA:	55C sq ft			
HASING: 2 phases are antidipated for this PC		550		4 NIIIII
PARKING:	PROPOSED MULTI FAMILY	Sign 1, 2013, 2013, 2013, 2013, 2013, 2013, 2013, 2013, 2013, 2013, 2013, 2013, 2013, 2013, 2013, 2013, 2013,		// // L
existing HOTEL/RETAIL 1se/300 sf retail	1.5 sp / du for officiency & 1 bdrm unit	- 3	- V////////////////////////////////////	//////////////////////////////////////
1sp/1.5 m hotel	2 sp/du for 2+ bdrm unit			S and S
				SCTION UNE CONTRACTOR OF 223.04.28.
TRIP GENERATION:				7/2 S
CURRENTLY APPROVED units	ADT pk hr iTF 0	201	1 1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1	4 XIIIIII 7 - 3
	rate total race total			X/ X//////////////////////////////////
hotel 563	ocup com: 12.23 6885.5 0.73 411.0 3: is/ 54.45 612.6 6.59 74.1 3;	c ?		
retail 11.25 TOTAL, CURRENTLY APPROVED	6/ 54/45 612.6 6.59 74.1 8; 7498 485	2		7-74 Million "
TOTAL CORRESTOR APPROVED	7430 485	- W		
PROPOSED AMENDMENT units	ADT pkhr itte	001	///////////////////////////////////////	
	rote total rate total			//////////////////////////////////////
exist hetel (phase 1) 283 exist retail (phase 1) 11.25	norm 12.23 3461.1 0.73 206.6 3: ext 54.45 612.6 6.59 74.1 8	2	PROP. RCCIES DASH	03
PROPOSED multi family (mid rise) 298	units 4.61 1373.8 0.39 115.2 23	1	38	
TOTAL, PROPOSED	5447 397			// ///////////////////////////////////
trips generated are reduced under	r proposed amendment/conversion			10/
CONVERSION MATRIX:			San Roberts	KST, CONSTRUATION 100
ITE Code Land use	Units ADT P.M. Peak		88	CST, CORSTRUCTION 1" ASHMEN: OBB CTORS ACCOUNT
			33 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SEMENT (ORB 07595 4281-427b)
285 Timeshare			\$ \\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	X_LXDHAHAHAA
310 Hotel 527 Berall office	rooms 12,230 0.73		S WOT CROSS ACTIVES POSENCIAL TO STATE OF THE POSENCIAL TO STATE OF TH	XX XXIII III III II XXX
877 Recall strip - 221 MEU (mid-ris		PRE DEVELOPMENT SOILS:		1203
orangle: 1 hotel room - 1 877 MF unit	280 hotel rooms = 524.26 WF walts		PD DOUNDARY	7203
1 list rotal - 16,397 MF units		03 345H055 FIG \$445 20 4PGREE - HE SACE	PUBLISHINAR	120
		03 SESSICIO DE SANO 20 DES SALES DE SANO 54 CONTRA SESSICIO 38 SE LEGE DE SANO	7E 1 80 T 1	*************************************
		38 (1.1.a.) by \$50.00 (1.1.a.)	TOTAL ALBERTA BY OF	



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the amendment to the 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

February 11, 2025