

Board of County Commissioners

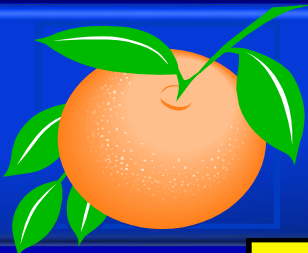
Public Hearings

February 11, 2025



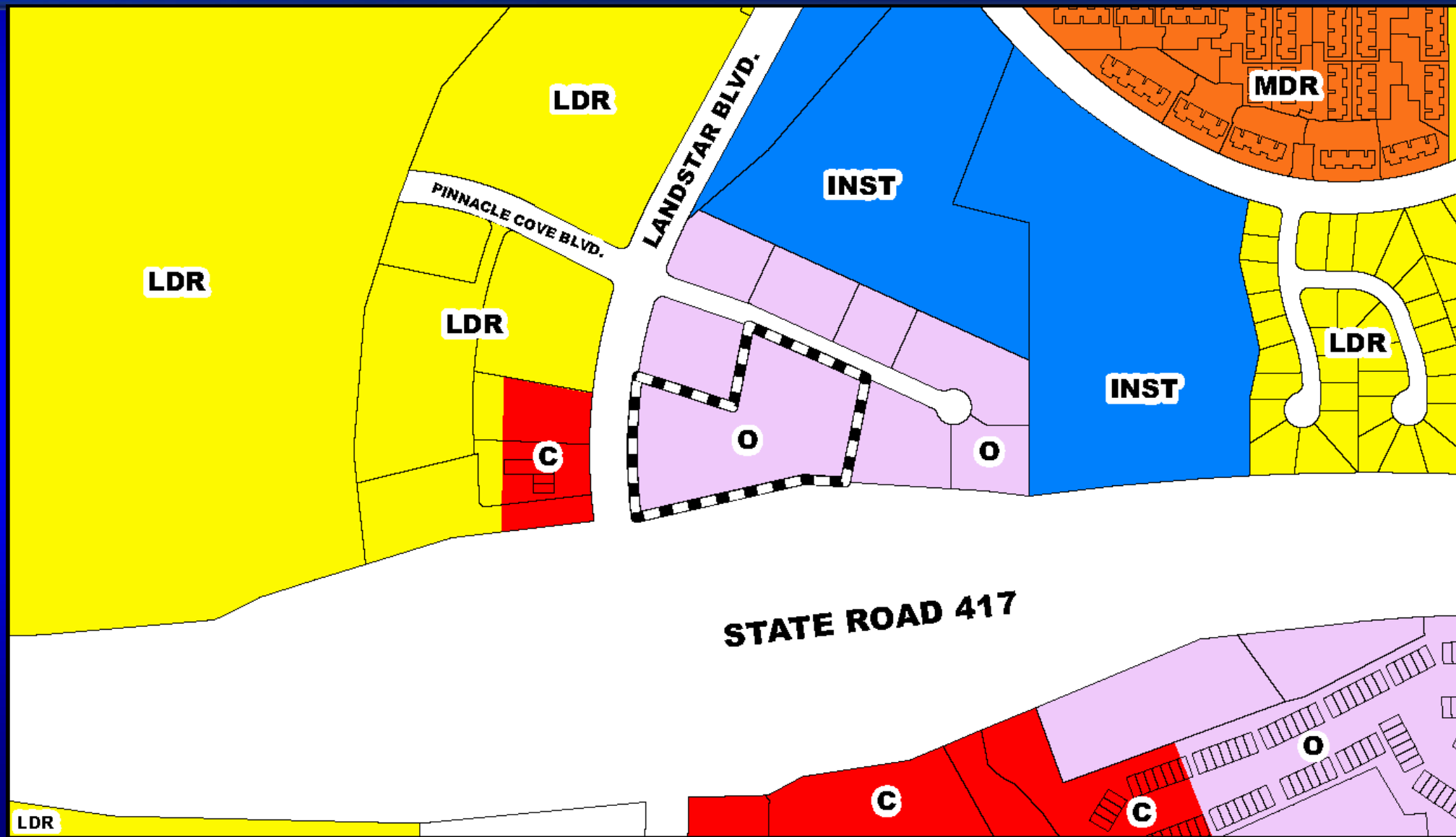
Meadow Woods Planned Development (PD)

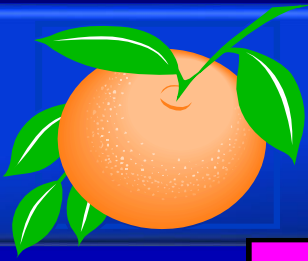
Case:	CDR-24-05-138
Applicant:	Mattaniah Jahn, Esq., Law Office of Mattaniah S. Jahn, P.A.
District:	4
Acreage:	5.02 acres (affected area)
Location:	Generally located north of State Road 417 and east of Landstar Boulevard
Request:	This request is to allow for a 140-foot tall, monopole-style communication as an allowed use on Parcel 15 of the PD.



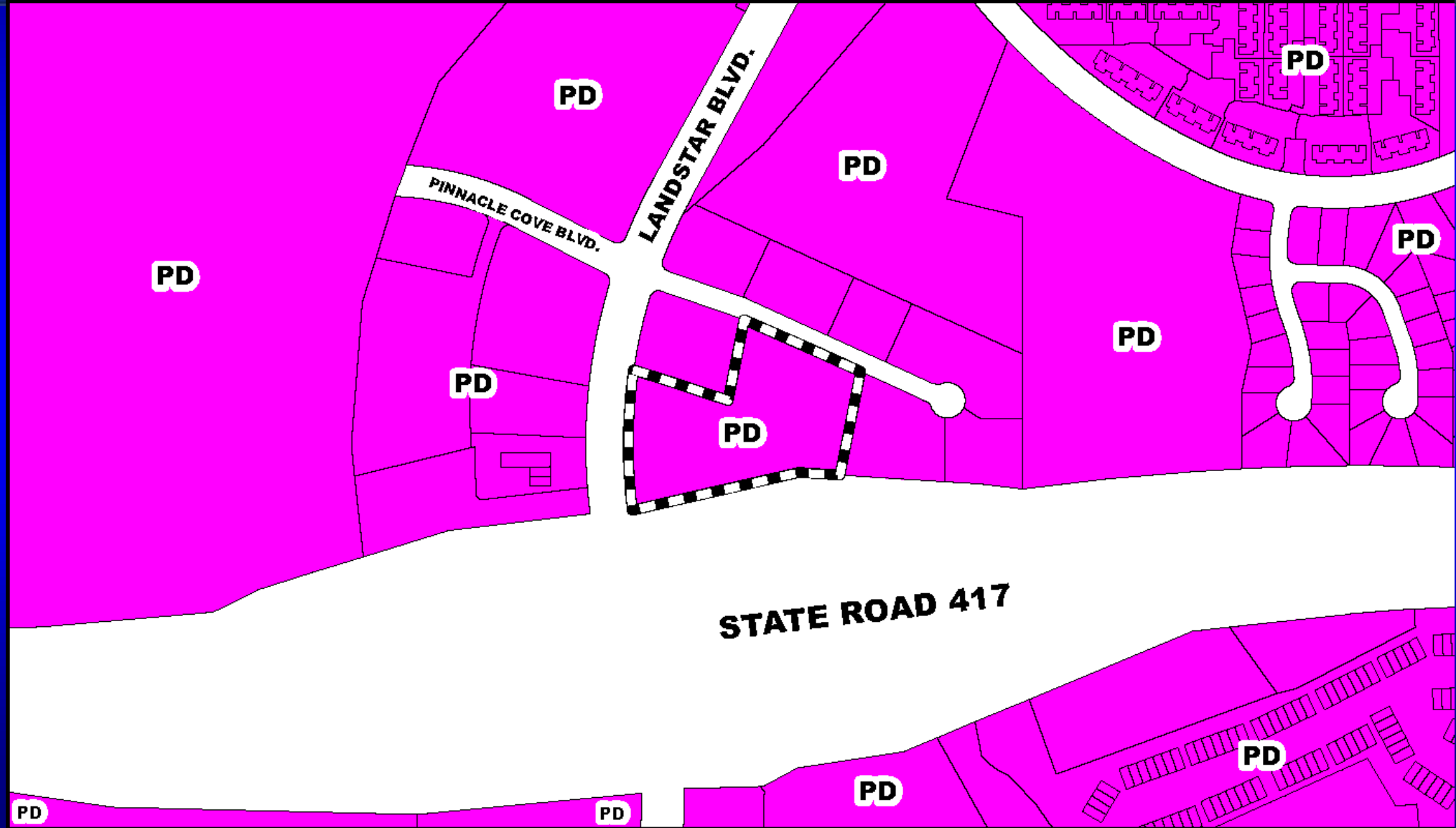
Meadow Woods Planned Development (PD)

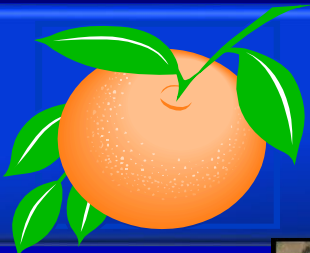
Future Land Use Map





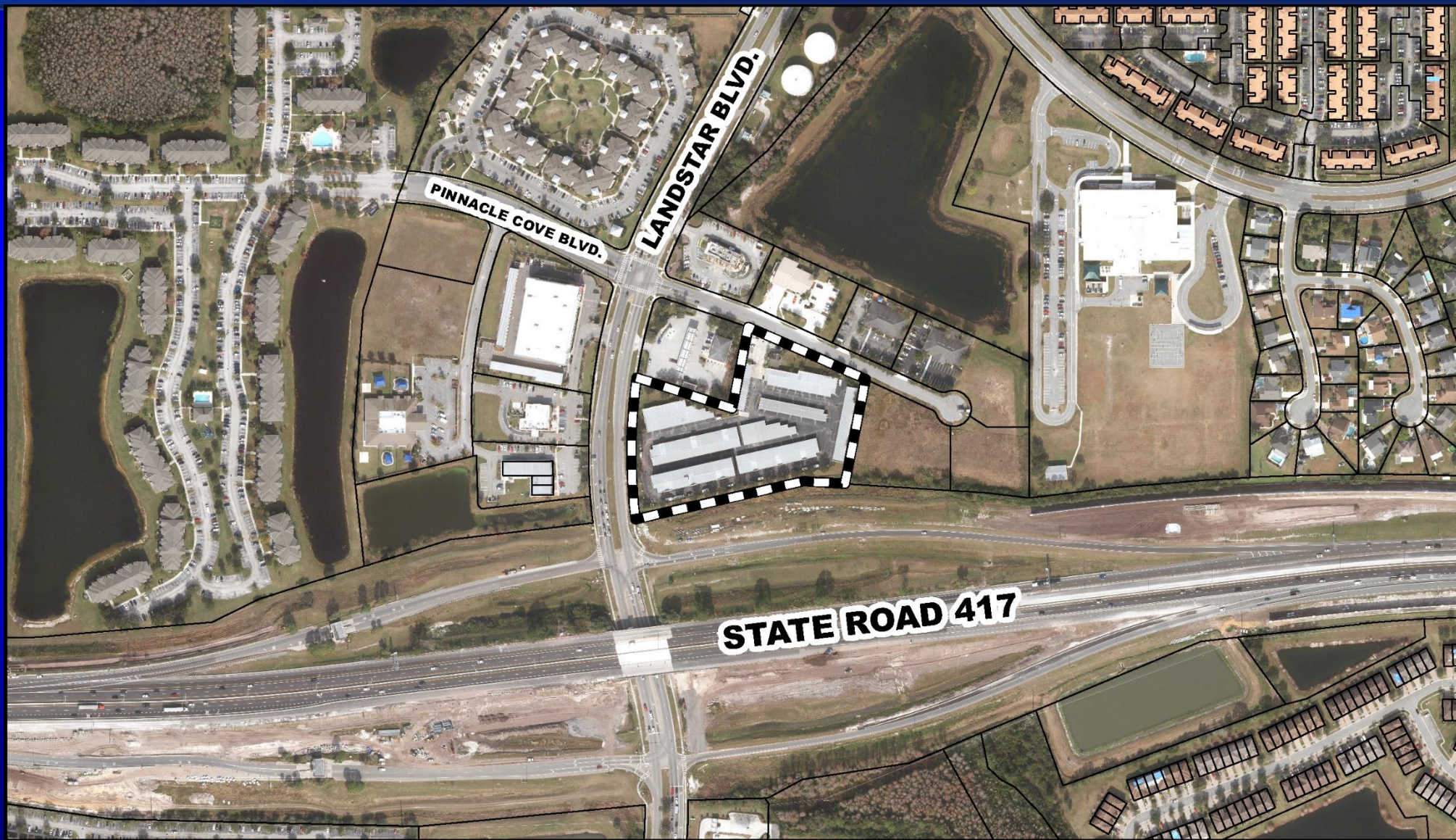
Orlando World Resort Planned Development (PD) Zoning Map

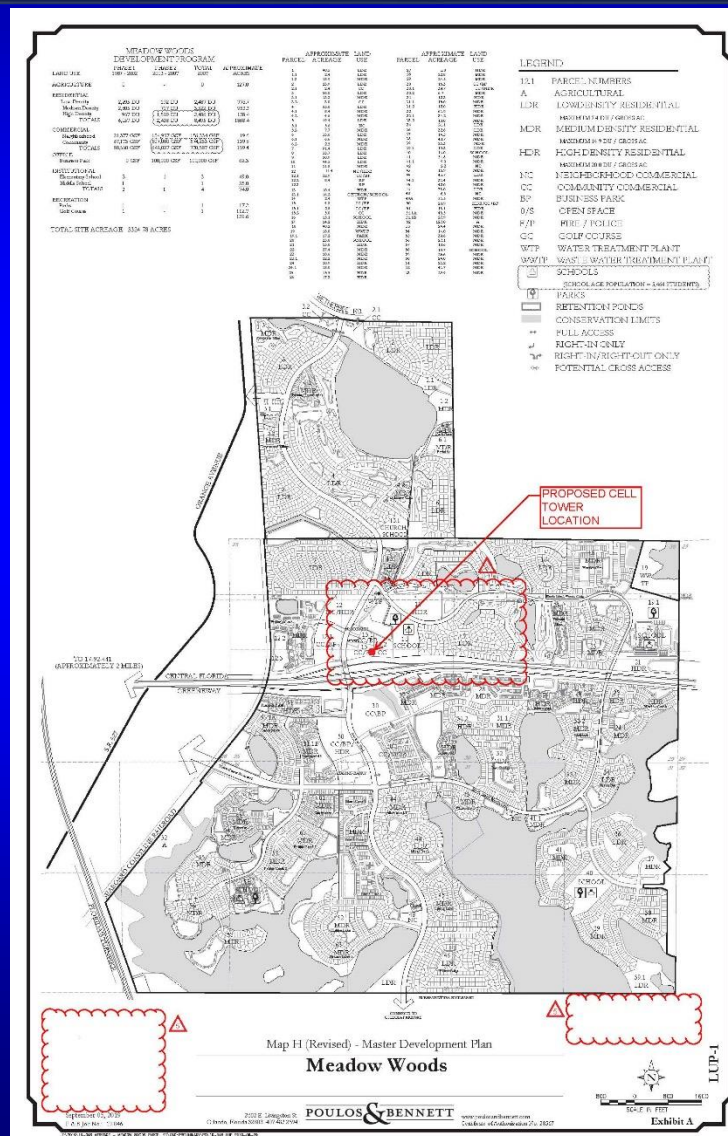


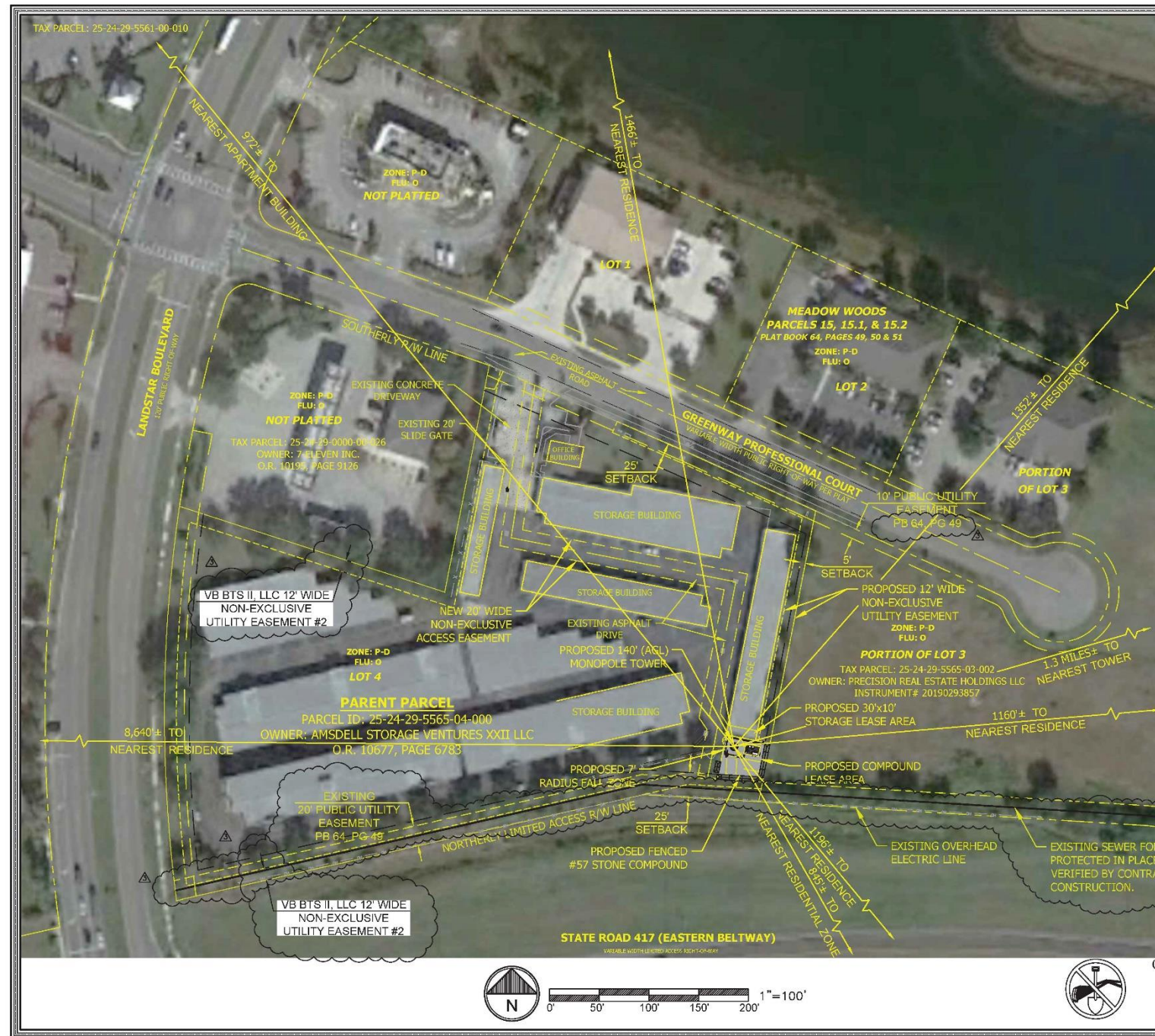


Meadow Woods Planned Development (PD)

Aerial Map







NEAREST RESIDENTIAL STRUCTURES:

NORTH: 1466'±
EAST: 1160'±
SOUTH: 1196'±
WEST: 8640'±

- TOWER HEIGHT = 140'
- 500% OF TOWER HEIGHT = 700'
- NEAREST RESIDENTIAL ZONED PROP. = 845'±



VERTICAL BRIDGE MEADOW WOODS

VB #: US-FL-7125
CDR 21-05-138
800 GREENWAY
PROFESSIONAL COURT
ORLANDO, FL 32824
ORANGE COUNTY
PROPOSED 140' TGT. MONOPOLE
PID #: 25-24-29-5565-04-000

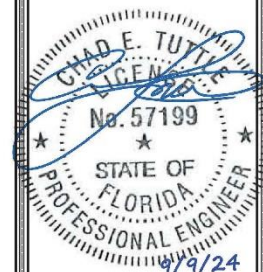
PROJECT NO: G20167984.001.01

CHECKED BY: DLS

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
0	8/22/23	DLS	FINAL
1	9/11/23	MAS	FINAL
2	1/25/24	MAS	FINAL
3	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
THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

AERIAL PLAN

SHEET NUMBER:

C-1.0

CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!





Action Requested

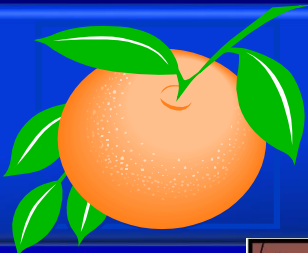
Make a finding of consistency with the Comprehensive Plan and APPROVE the amendment to the Meadow Woods Planned Development (PD) (CDR-24-05-138) dated “Received November 14, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



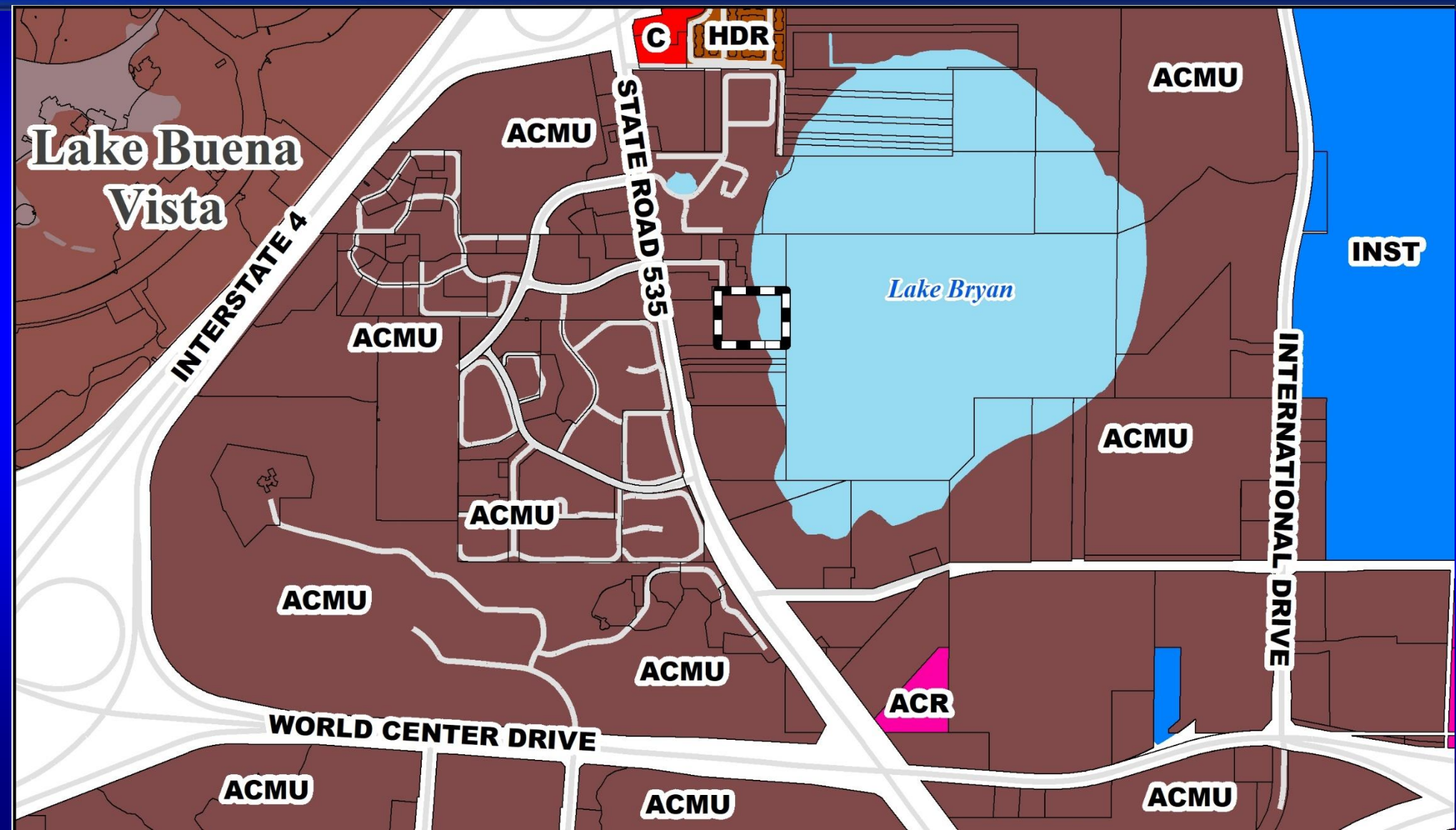
Lake Bryan Square Planned Development (PD)

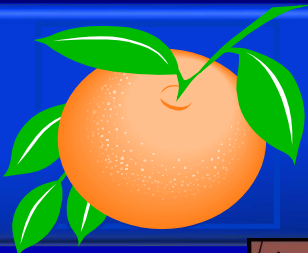
- Case:** CDR-24-06-145
- Applicant:** Robert Paymayesh, PE, PE Group LLC
- District:** 1
- Acreage:** 5.52 acres (affected area)
- Location:** Generally located east of State Road 535, west of Lake Bryan, and north of World Center Drive.
- Request:** *This item is continued from December 3, 2024 and 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)

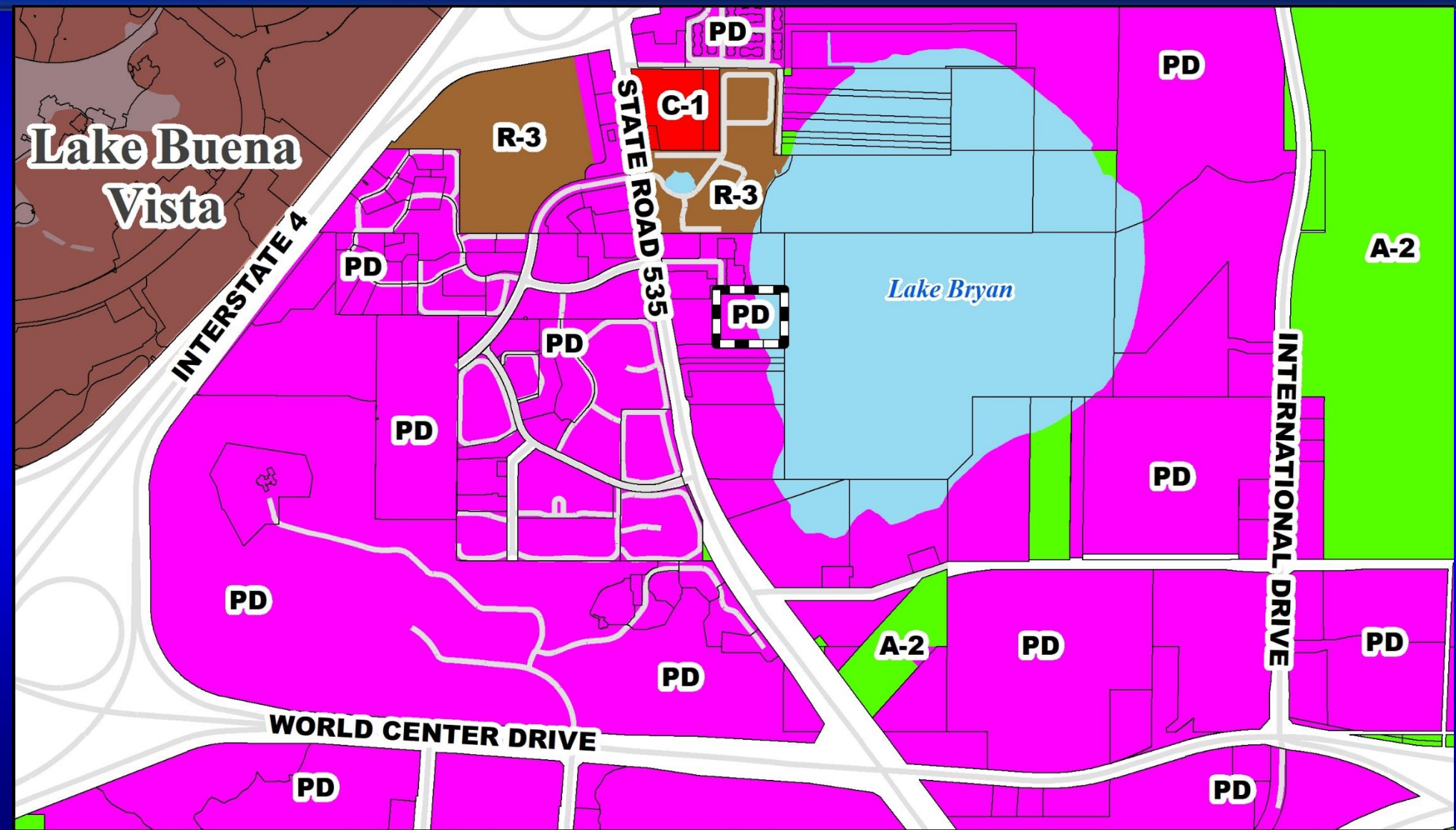
Future Land Use Map





Lake Bryan Square Planned Development (PD)

Zoning Map





Lake Bryan Square Planned Development (PD)

Aerial Map





State Road 535

Access Drive

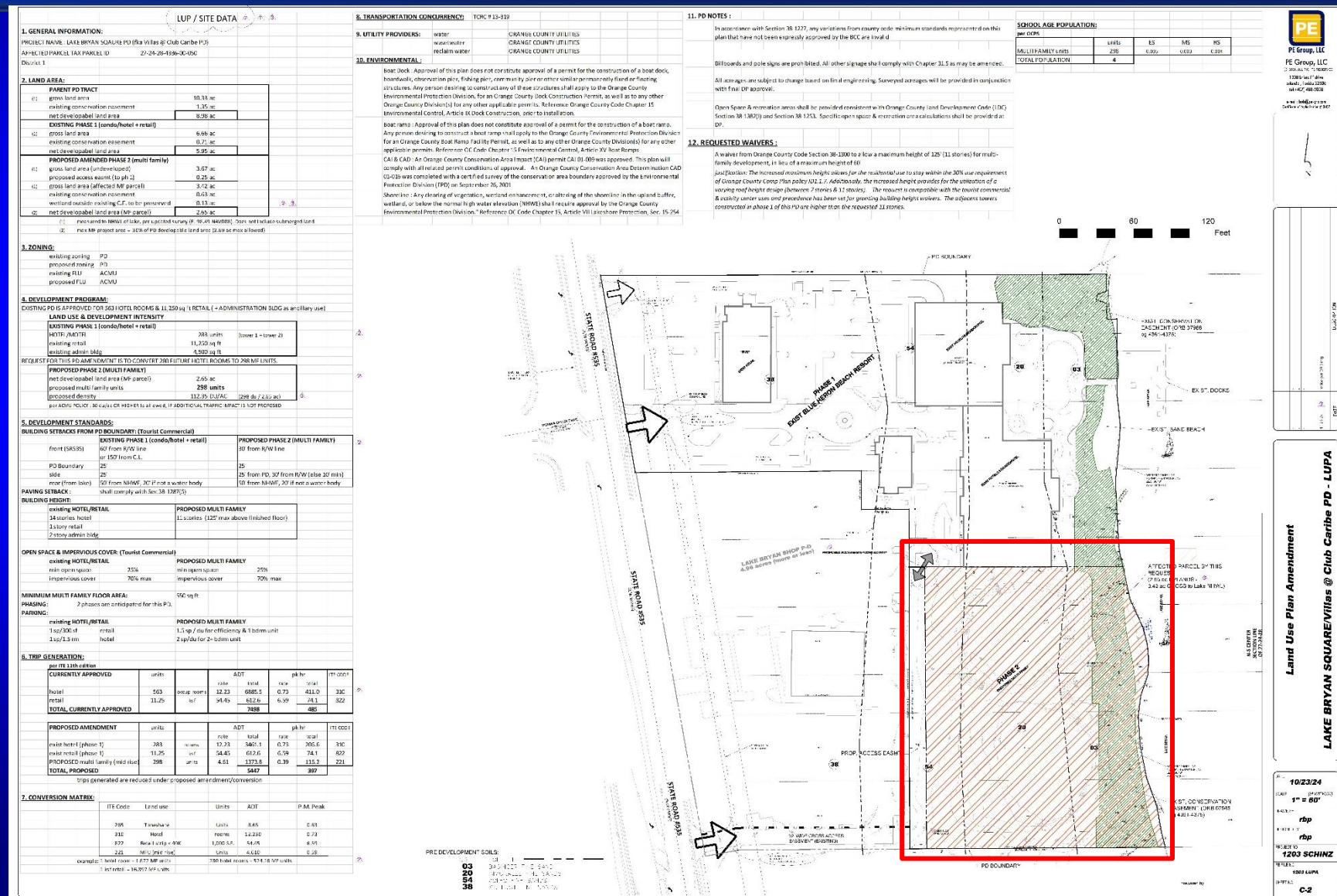
Phase 1 (existing)
Commercial
283 hotel / short term
rental units

Phase 2	
Approved For:	Requested:
Commercial	Residential
280 Hotel / Short Term Rental Units	298 Multi- Family Units



Lake Bryan Square Planned Development (PD)

Overall Land Use Plan





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