

Board of County Commissioners

Public Hearings

June 4, 2019

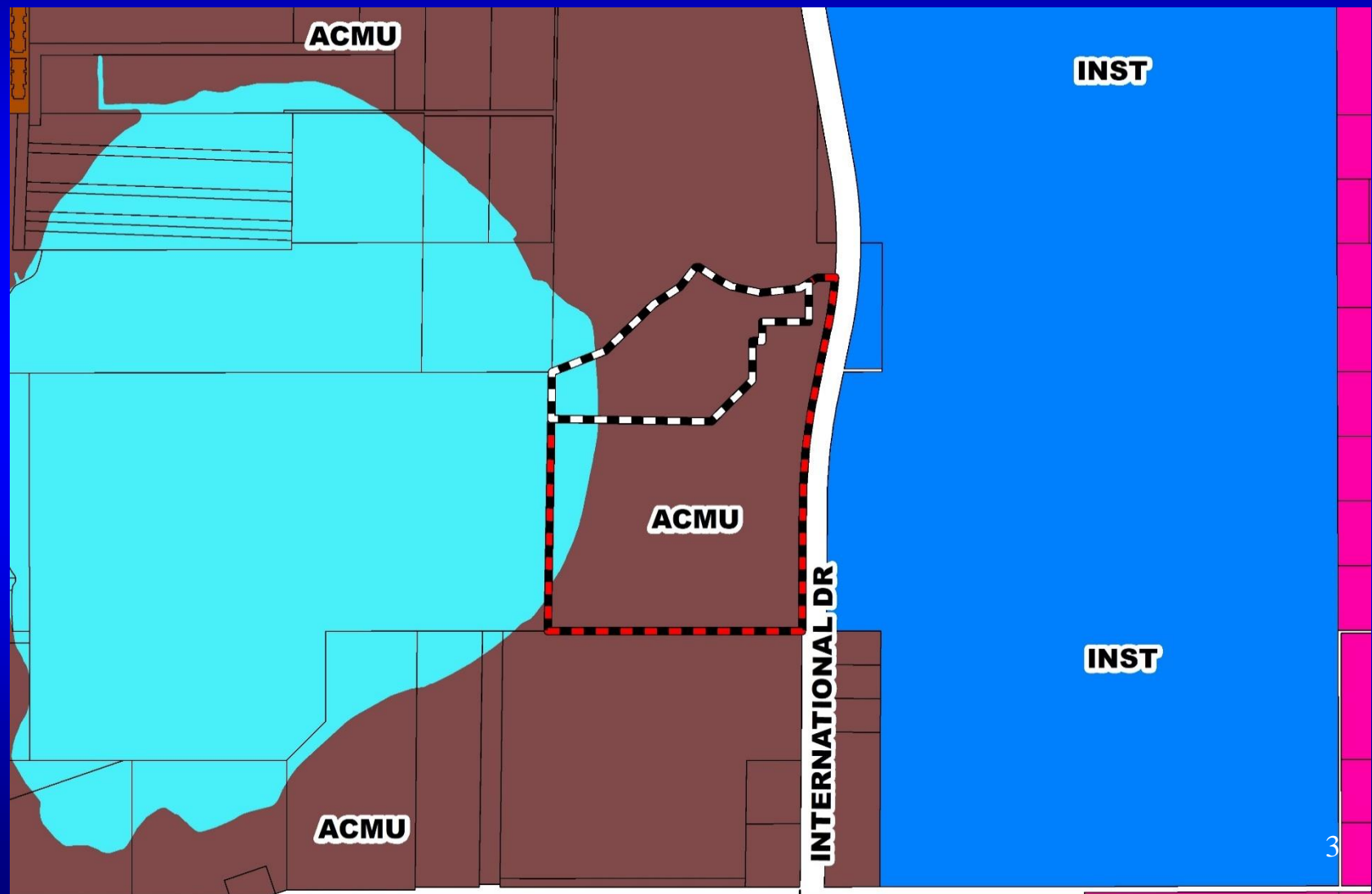


Lake Bryan Resort Planned Development / Land Use Plan

- 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.

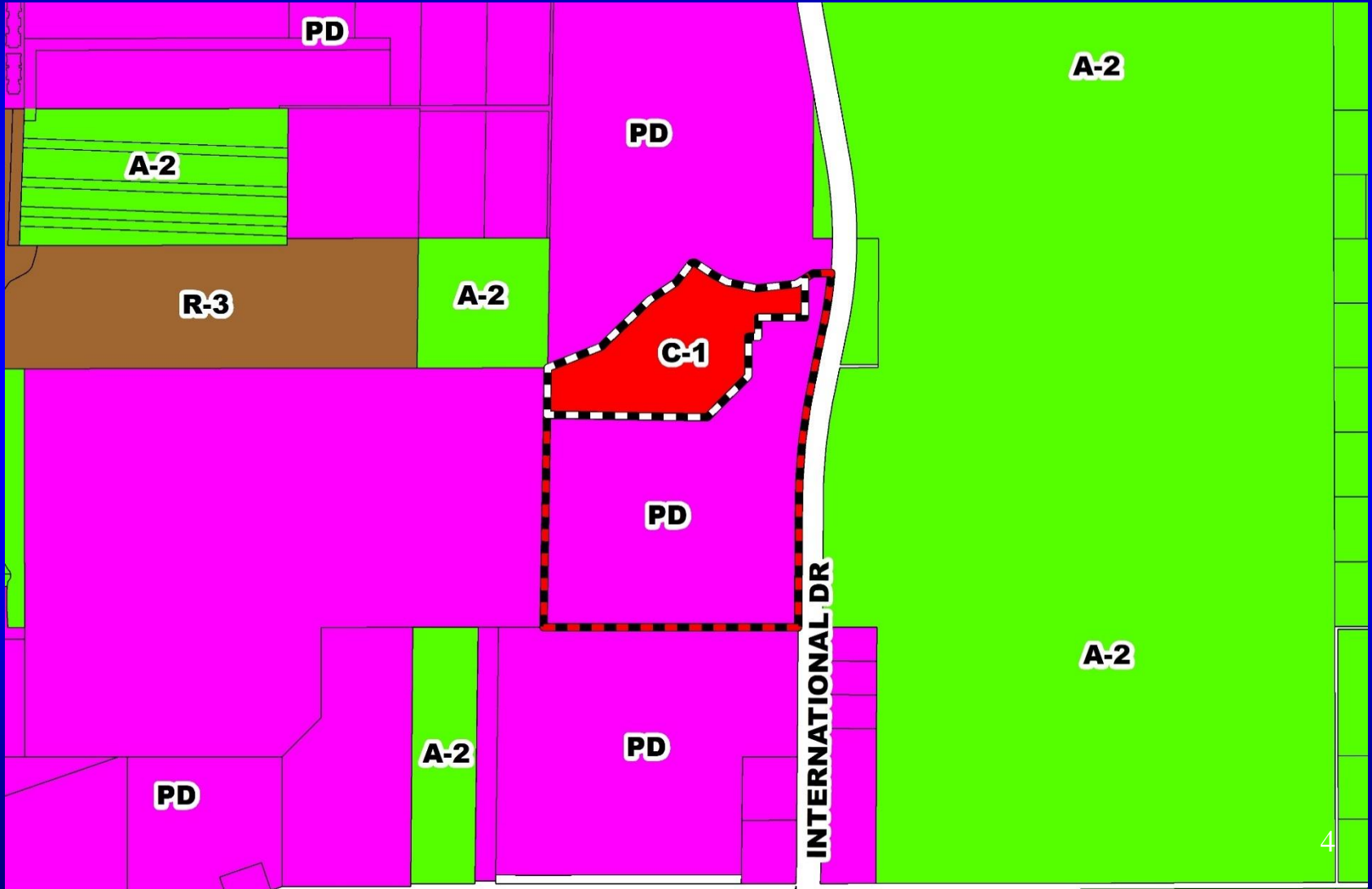


Lake Bryan Resort Planned Development / Land Use Plan Future Land Use Map



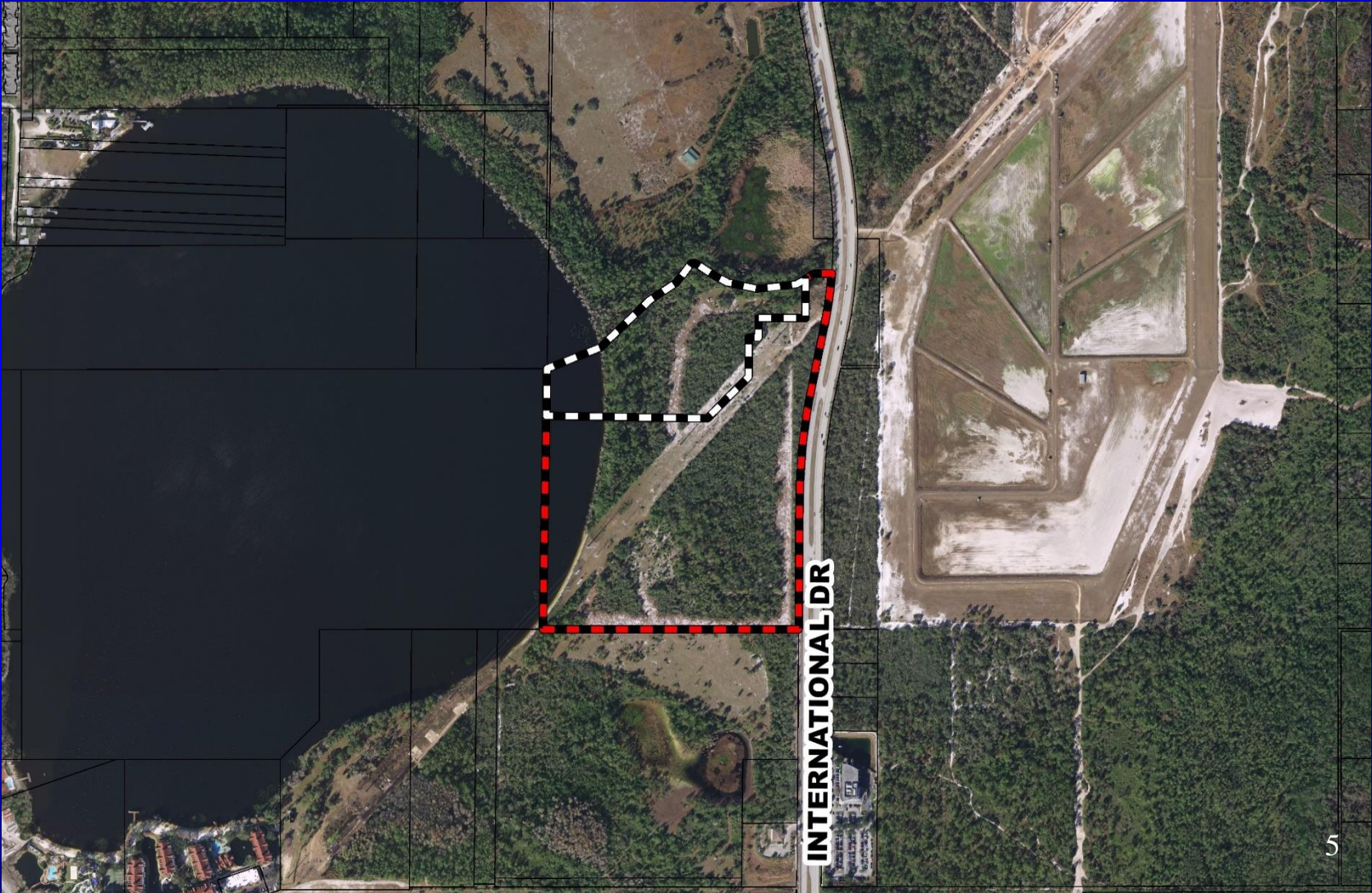


Lake Bryan Resort Planned Development / Land Use Plan Zoning Map



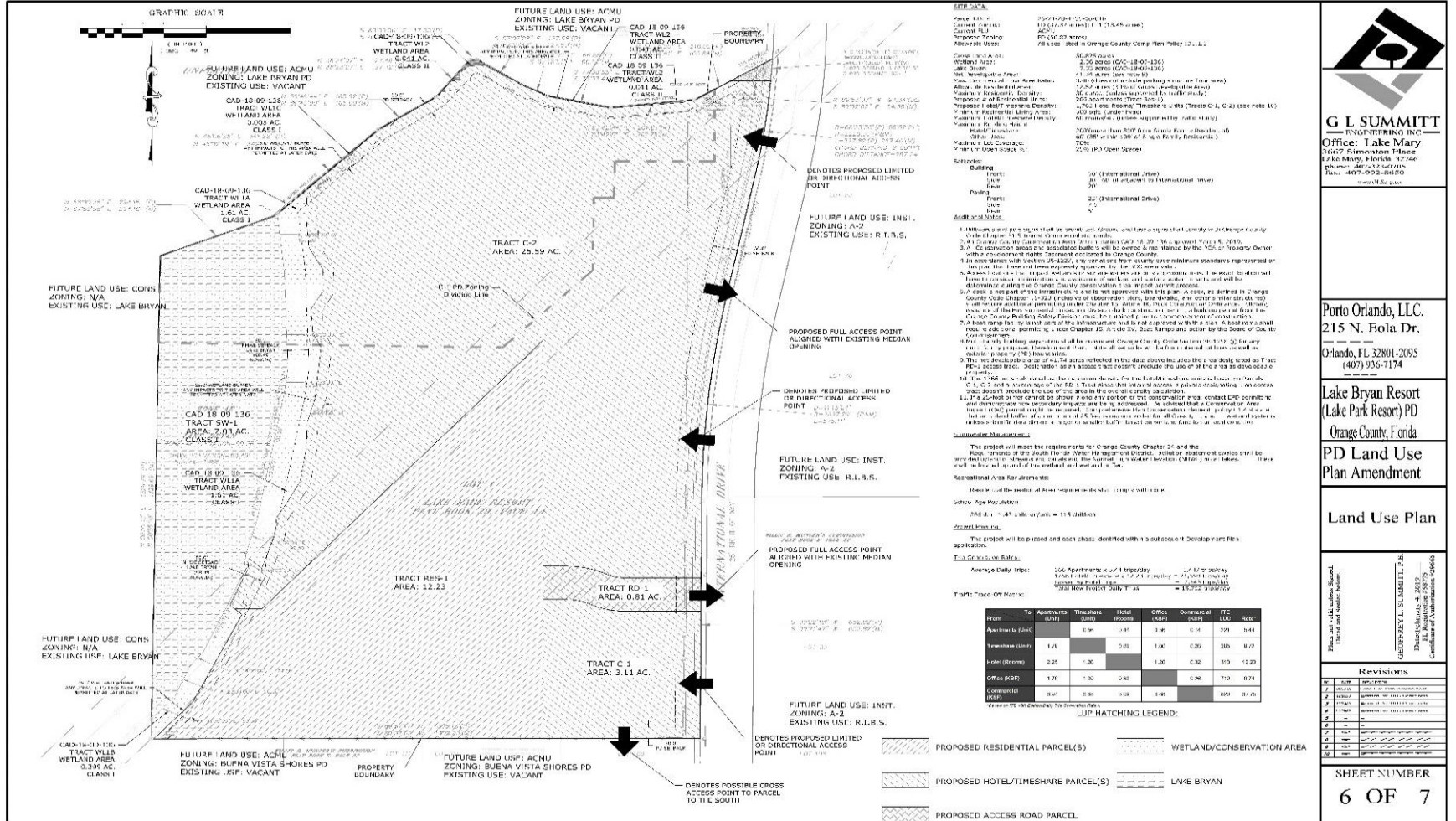


Lake Bryan Resort Planned Development / Land Use Plan Aerial Map





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



G. I. SUMMITT
ENGINEERING INC.
Office: Lake Mary
18077 Simonetta Place
Lake Mary, Florida 32746
Phone: 407-934-8448
Fax: 407-932-8450
www.gisumitt.com

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 LAND USE, ZONING, TRACT AND PARCEL NUMBER

NO.	DATE	REVISIONS
1	02/13/2024	ISSUE FOR PERMITTING
2	02/13/2024	REVISION 1: PERMITTING
3	02/13/2024	REVISION 2: PERMITTING
4	02/13/2024	REVISION 3: PERMITTING
5	02/13/2024	REVISION 4: PERMITTING
6	02/13/2024	REVISION 5: PERMITTING
7	02/13/2024	REVISION 6: PERMITTING
8	02/13/2024	REVISION 7: PERMITTING
9	02/13/2024	REVISION 8: PERMITTING
10	02/13/2024	REVISION 9: PERMITTING
11	02/13/2024	REVISION 10: PERMITTING
12	02/13/2024	REVISION 11: PERMITTING
13	02/13/2024	REVISION 12: PERMITTING
14	02/13/2024	REVISION 13: PERMITTING
15	02/13/2024	REVISION 14: PERMITTING
16	02/13/2024	REVISION 15: PERMITTING
17	02/13/2024	REVISION 16: PERMITTING
18	02/13/2024	REVISION 17: PERMITTING
19	02/13/2024	REVISION 18: PERMITTING
20	02/13/2024	REVISION 19: PERMITTING
21	02/13/2024	REVISION 20: PERMITTING
22	02/13/2024	REVISION 21: PERMITTING
23	02/13/2024	REVISION 22: PERMITTING
24	02/13/2024	REVISION 23: PERMITTING
25	02/13/2024	REVISION 24: PERMITTING

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

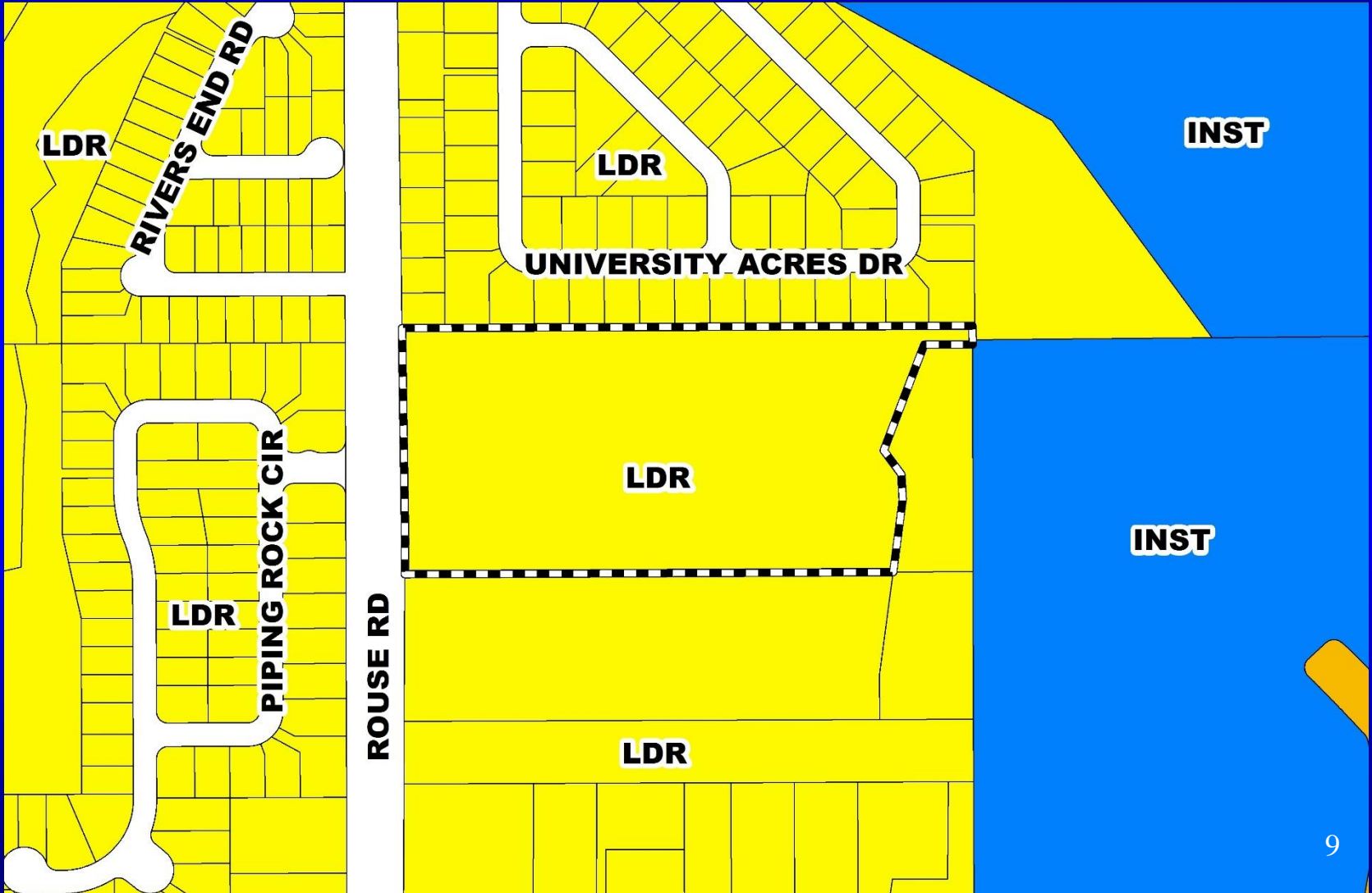


Rouse Road Subdivision Planned Development / Land Use Plan

- 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.

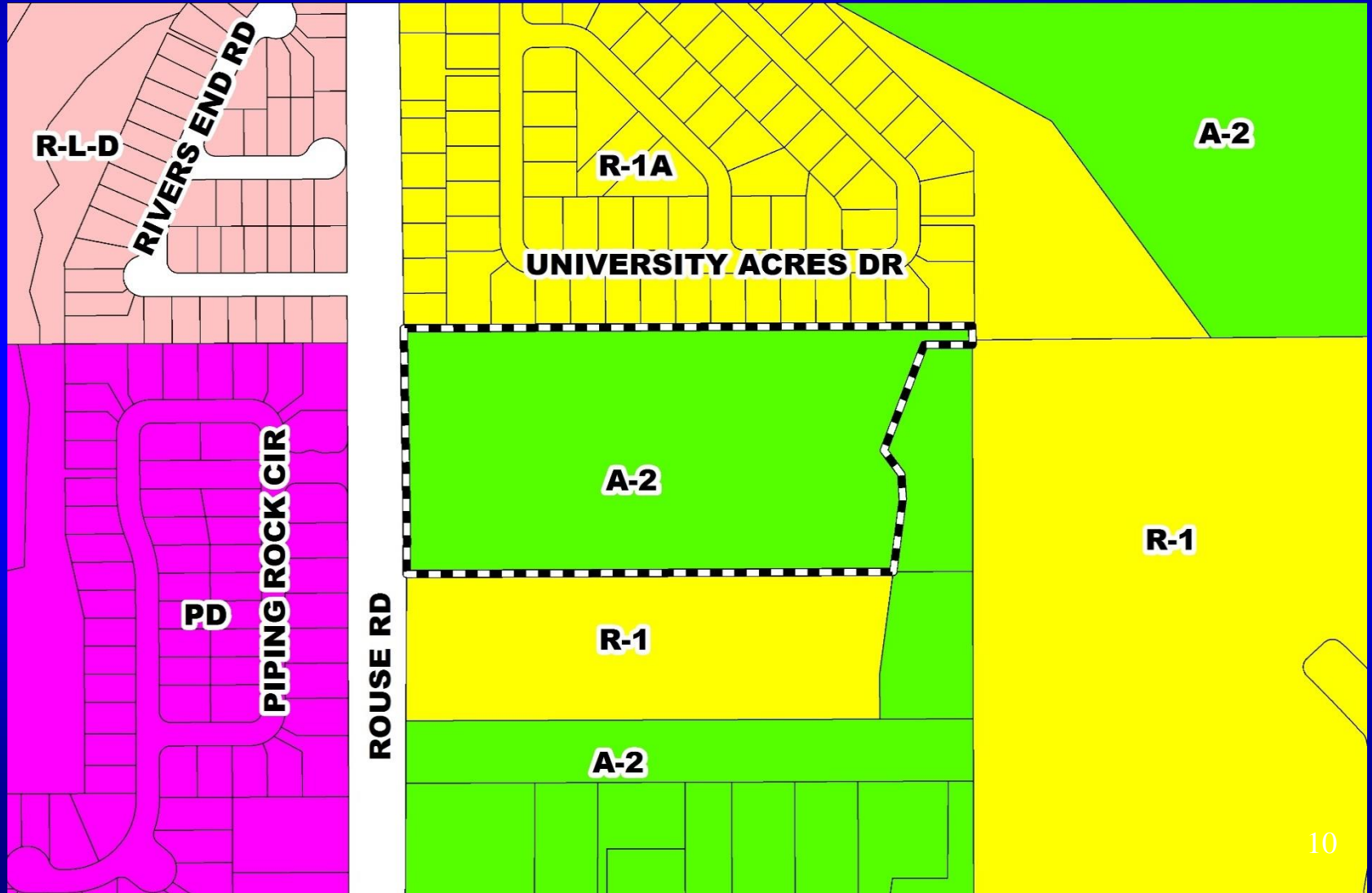


Rouse Road Subdivision Planned Development / Land Use Plan Future Land Use Map



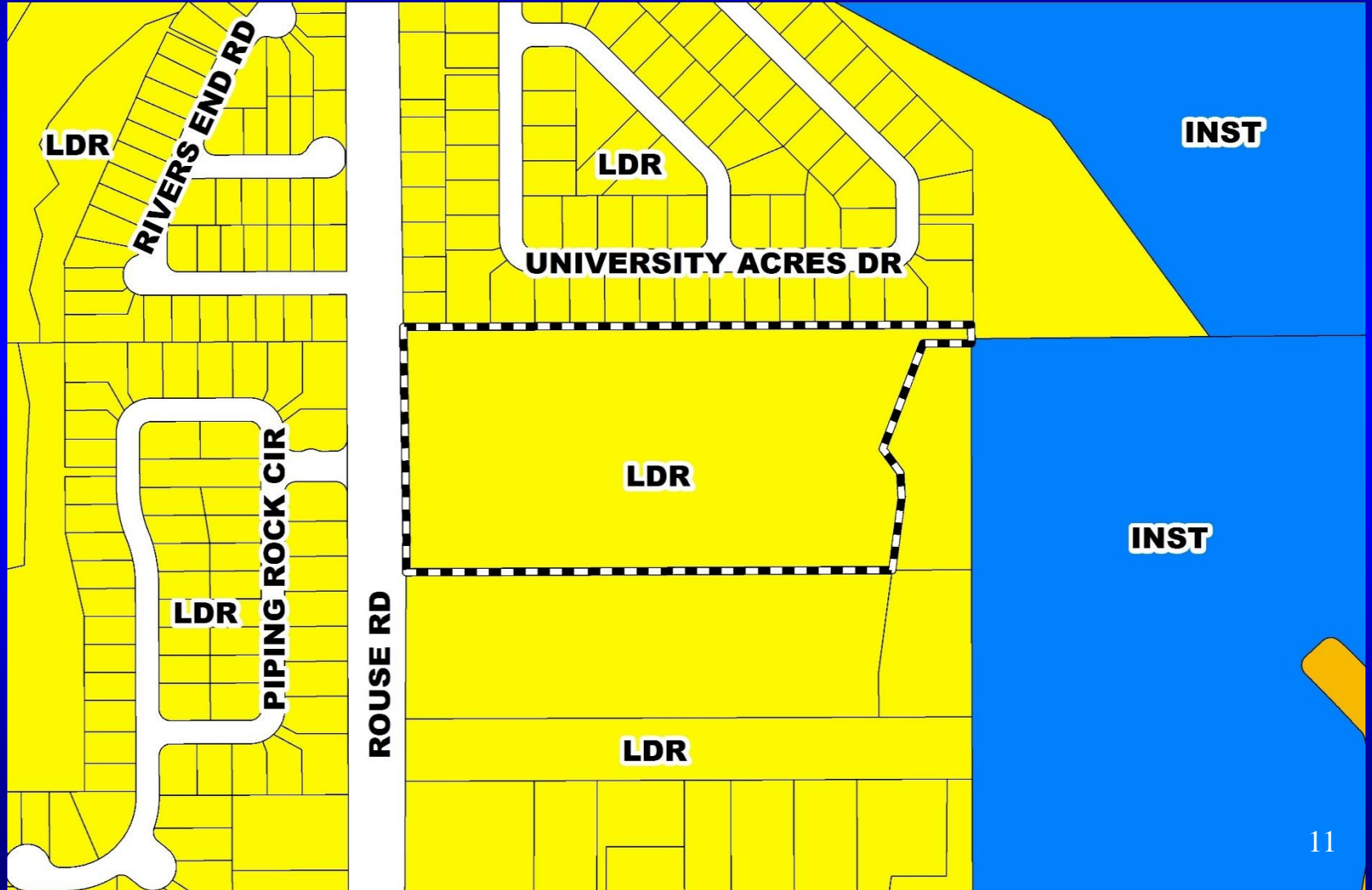


Rouse Road Subdivision Planned Development / Land Use Plan Zoning Map



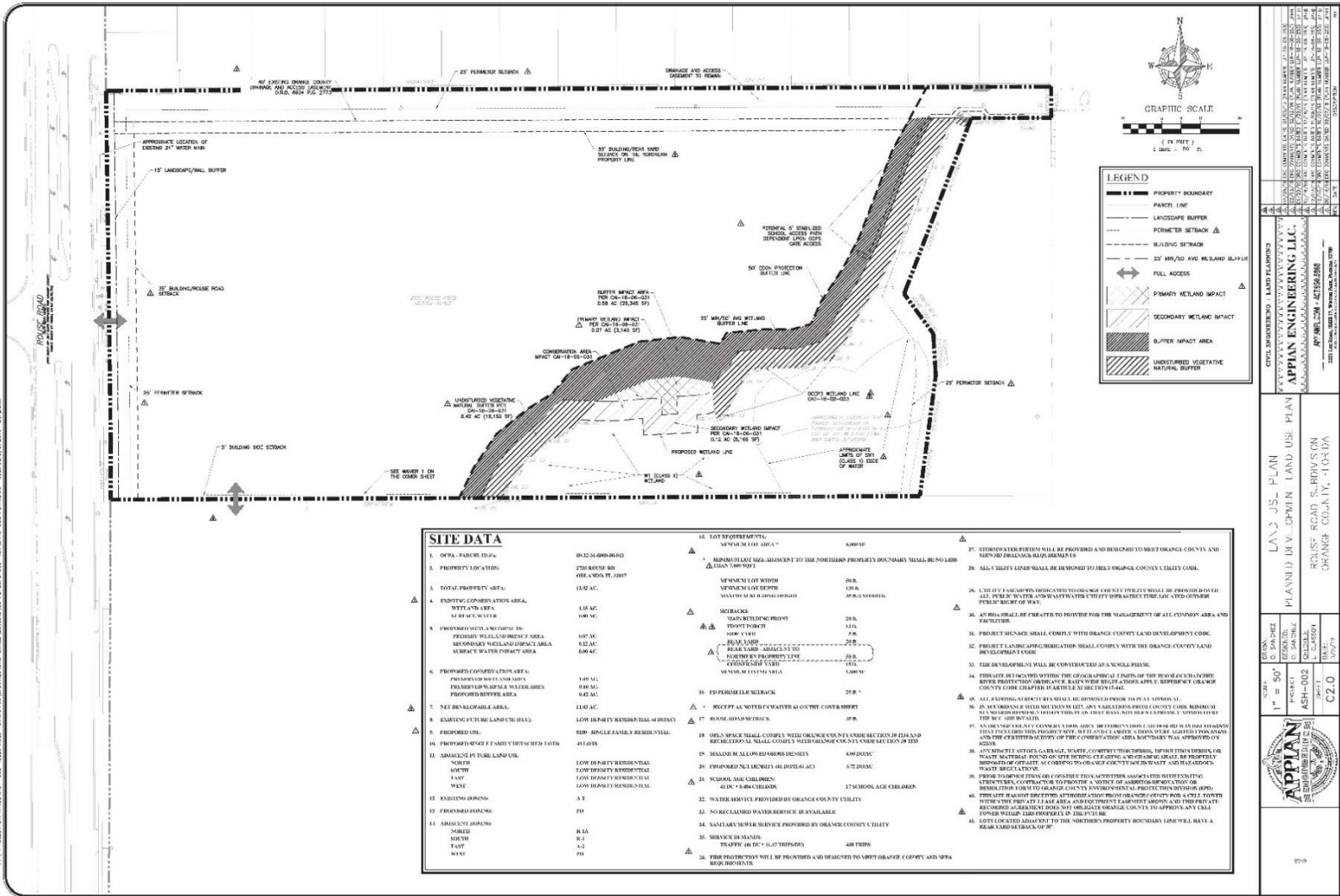


Rouse Road Subdivision Planned Development / Land Use Plan Aerial Map





Rouse Road Subdivision Planned Development / Land Use Plan Overall Land Use Plan



SITE DATA	
1. OFFICE, PARCEL ID NO.	09-02-00000000
2. PROPERTY LOCATION	2700 ROUSE RD ORANGE COUNTY, FL 32817
3. TOTAL PROPERTY AREA	13.02 AC.
4. EXISTING CONSERVATION AREA	WETLANDS AREA 3.00 AC. 3.00 AC.
5. PROPOSED WETLAND IMPACT	PRIMARY WETLAND IMPACT AREA 0.07 AC. SECONDARY WETLAND IMPACT AREA 0.12 AC. RIPARIAN WETLAND IMPACT AREA 0.08 AC.
6. PROPOSED CONSERVATION AREA	PROPOSED WETLANDS AREA 0.24 AC. PROPOSED RIPARIAN WETLANDS AREA 0.42 AC.
7. NET DEVELOPABLE AREA	11.00 AC.
8. EXISTING ZONING (LOCAL OR STATE)	LOW DENSITY RESIDENTIAL (LD-1)
9. PROPOSED ZONING	OR: SINGLE-FAMILY RESIDENTIAL
10. PROPOSED ZONING FUTURE USES WITHIN 100 FT	41-0108
11. SUGGESTED FUTURE LAND USE	LOW DENSITY RESIDENTIAL NORTH SOUTH EAST WEST 1,000 SQ FT PER LOT 1,000 SQ FT PER LOT 1,000 SQ FT PER LOT
12. EXISTING ADJACENT	A-1
13. PROPOSED ADJACENT	P10
14. ADJACENT ADJACENT	SUBDIVISION SOUTH EAST WEST
15. LOT DIMENSIONS	8.15 8.1 8.1 8.1
16. LOT SPACING	10 FT
17. LOT AREA	0.24 AC.
18. LOT DEPTH	120 FT
19. LOT WIDTH	120 FT
20. LOT AREA	14,400 SQ FT
21. LOT DEPTH	120 FT
22. LOT WIDTH	120 FT
23. LOT AREA	14,400 SQ FT
24. LOT DEPTH	120 FT
25. LOT WIDTH	120 FT
26. LOT AREA	14,400 SQ FT
27. LOT DEPTH	120 FT
28. LOT WIDTH	120 FT
29. LOT AREA	14,400 SQ FT
30. LOT DEPTH	120 FT
31. LOT WIDTH	120 FT
32. LOT AREA	14,400 SQ FT
33. LOT DEPTH	120 FT
34. LOT WIDTH	120 FT
35. LOT AREA	14,400 SQ FT
36. LOT DEPTH	120 FT
37. LOT WIDTH	120 FT
38. LOT AREA	14,400 SQ FT
39. LOT DEPTH	120 FT
40. LOT WIDTH	120 FT
41. LOT AREA	14,400 SQ FT
42. LOT DEPTH	120 FT
43. LOT WIDTH	120 FT
44. LOT AREA	14,400 SQ FT
45. LOT DEPTH	120 FT
46. LOT WIDTH	120 FT
47. LOT AREA	14,400 SQ FT
48. LOT DEPTH	120 FT
49. LOT WIDTH	120 FT
50. LOT AREA	14,400 SQ FT
51. LOT DEPTH	120 FT
52. LOT WIDTH	120 FT
53. LOT AREA	14,400 SQ FT
54. LOT DEPTH	120 FT
55. LOT WIDTH	120 FT
56. LOT AREA	14,400 SQ FT
57. LOT DEPTH	120 FT
58. LOT WIDTH	120 FT
59. LOT AREA	14,400 SQ FT
60. LOT DEPTH	120 FT
61. LOT WIDTH	120 FT
62. LOT AREA	14,400 SQ FT
63. LOT DEPTH	120 FT
64. LOT WIDTH	120 FT
65. LOT AREA	14,400 SQ FT
66. LOT DEPTH	120 FT
67. LOT WIDTH	120 FT
68. LOT AREA	14,400 SQ FT
69. LOT DEPTH	120 FT
70. LOT WIDTH	120 FT
71. LOT AREA	14,400 SQ FT
72. LOT DEPTH	120 FT
73. LOT WIDTH	120 FT
74. LOT AREA	14,400 SQ FT
75. LOT DEPTH	120 FT
76. LOT WIDTH	120 FT
77. LOT AREA	14,400 SQ FT
78. LOT DEPTH	120 FT
79. LOT WIDTH	120 FT
80. LOT AREA	14,400 SQ FT
81. LOT DEPTH	120 FT
82. LOT WIDTH	120 FT
83. LOT AREA	14,400 SQ FT
84. LOT DEPTH	120 FT
85. LOT WIDTH	120 FT
86. LOT AREA	14,400 SQ FT
87. LOT DEPTH	120 FT
88. LOT WIDTH	120 FT
89. LOT AREA	14,400 SQ FT
90. LOT DEPTH	120 FT
91. LOT WIDTH	120 FT
92. LOT AREA	14,400 SQ FT
93. LOT DEPTH	120 FT
94. LOT WIDTH	120 FT
95. LOT AREA	14,400 SQ FT
96. LOT DEPTH	120 FT
97. LOT WIDTH	120 FT
98. LOT AREA	14,400 SQ FT
99. LOT DEPTH	120 FT
100. LOT WIDTH	120 FT

APPLICANT'S STATEMENT OF WORK

APPLIAN ENGINEERING LLC

2025 LAKEVIEW DRIVE, SUITE 100, ORANGE COUNTY, FL 32817

(407) 266-1111

WWW.APPLIANENGINEERING.COM

DATE: 08/14/2025

PROJECT: ROUSE ROAD SUBDIVISION

DRAWING: LAND USE PLAN

SHEET: 1 OF 1

SCALE: 1" = 50'

PROJECT NO: ASH-002

SHEET NO: 1

DATE: 08/14/2025

DRAWN BY: J. W. WILSON

CHECKED BY: J. W. WILSON

APPROVED BY: J. W. WILSON

DATE: 08/14/2025



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

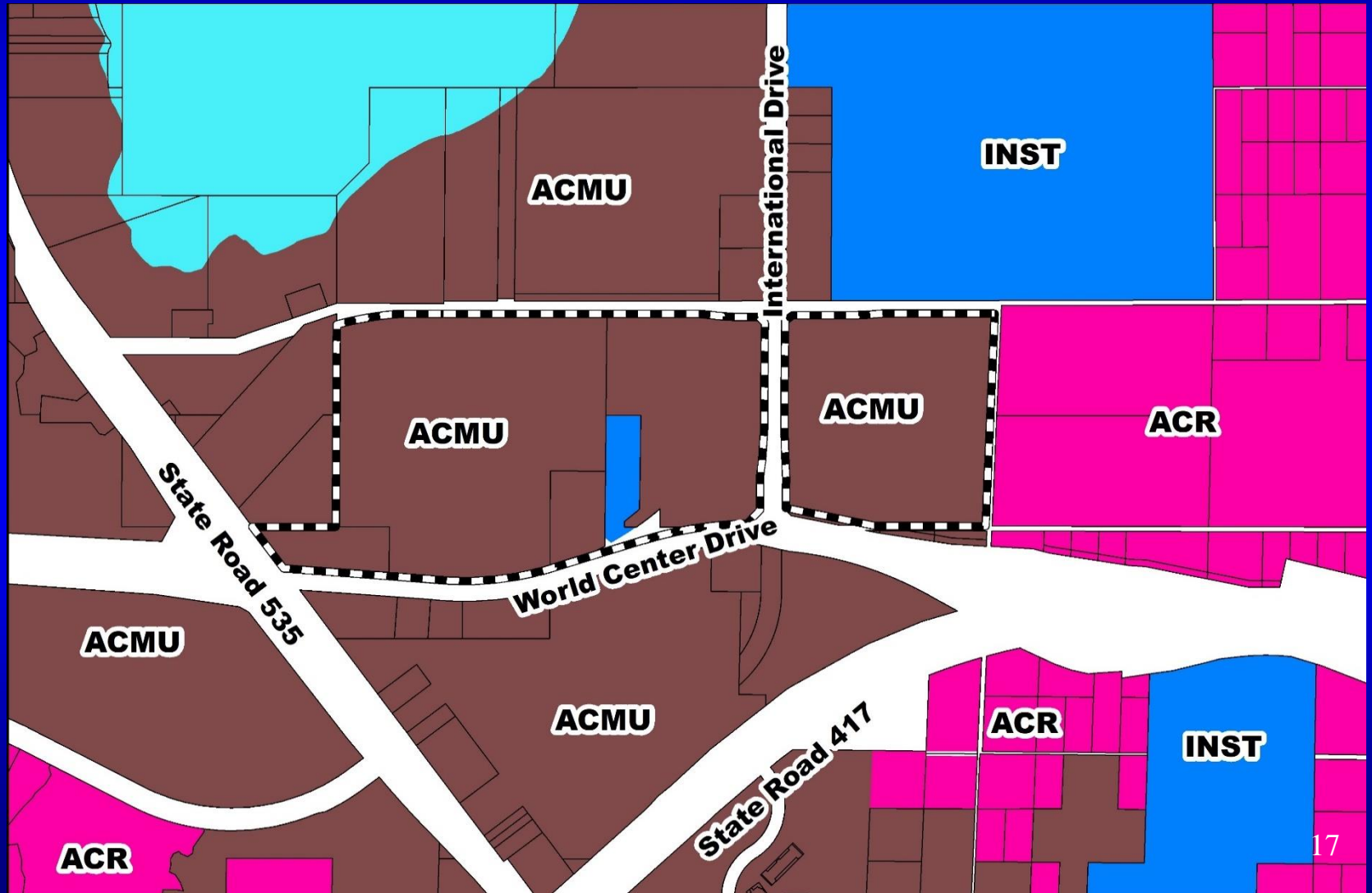
- Case:** CDR-18-09-307
- Project Name:** Nadeen Tanmore II PD/LUP
- Applicant:** Robert B. Paymayesh, PE Group, LLC
- District:** 1
- Acreage:** 130.32 gross acres
- Location:** Generally located north of World Center Drive, east of State Road 535 and, east and west of International Drive
- Request:**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

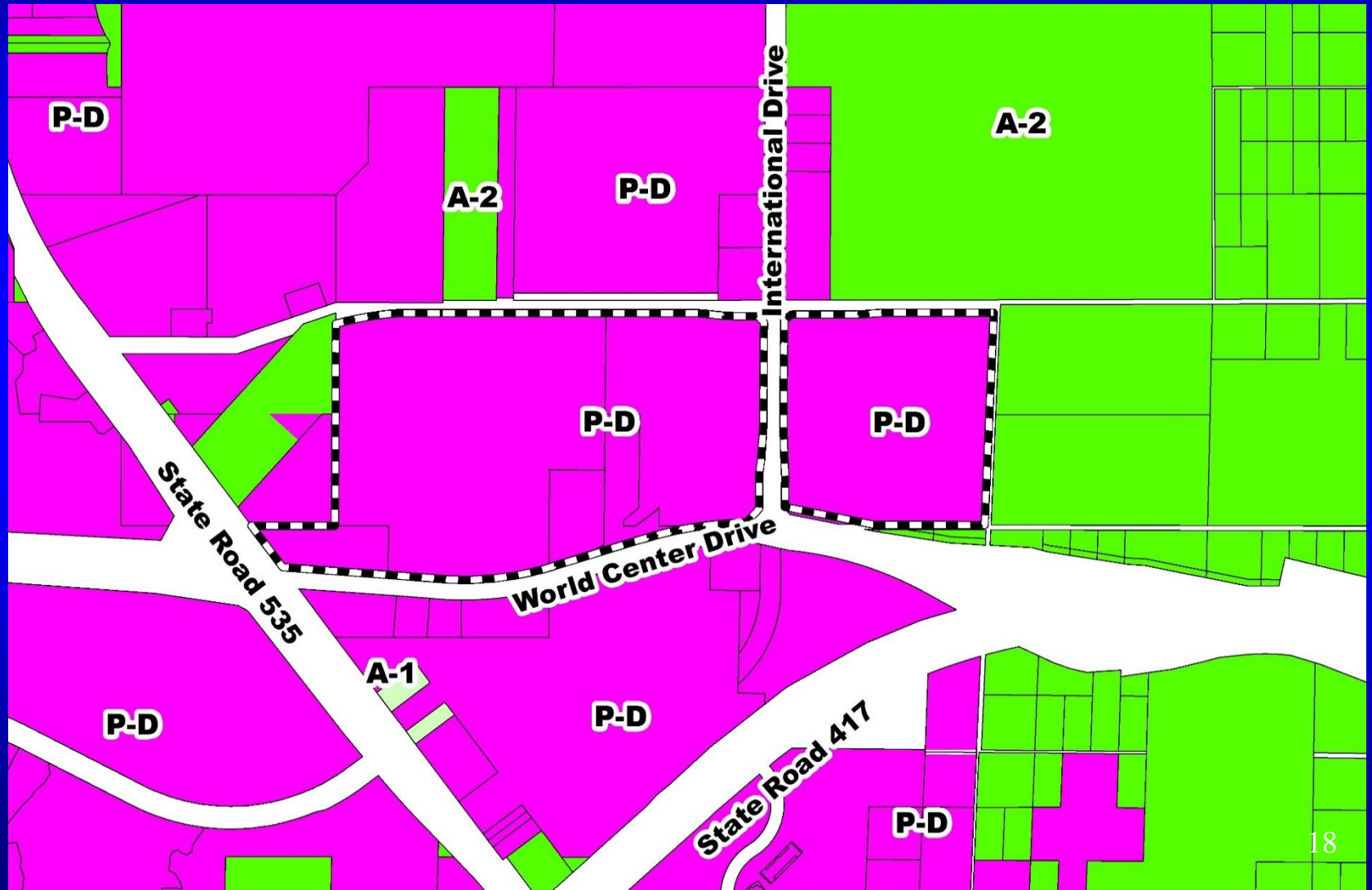
Planned Development / Land Use Plan

Future Land Use Map





Nadeen Tanmore II Planned Development / Land Use Plan Zoning Map





Nadeen Tanmore II Planned Development / Land Use Plan Aerial Map





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.

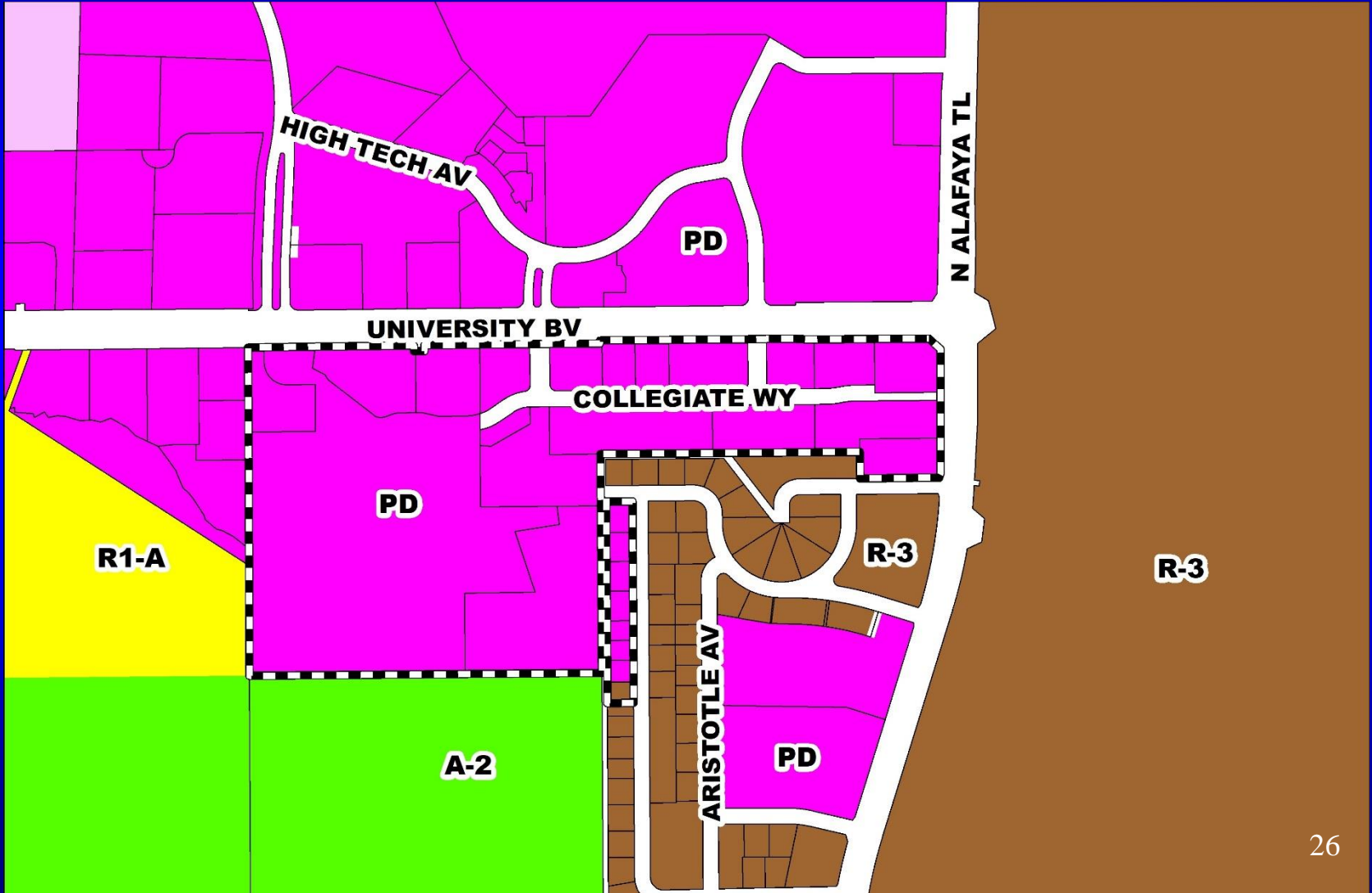


Collegiate Village Planned Development / Land Use Plan Future Land Use Map





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

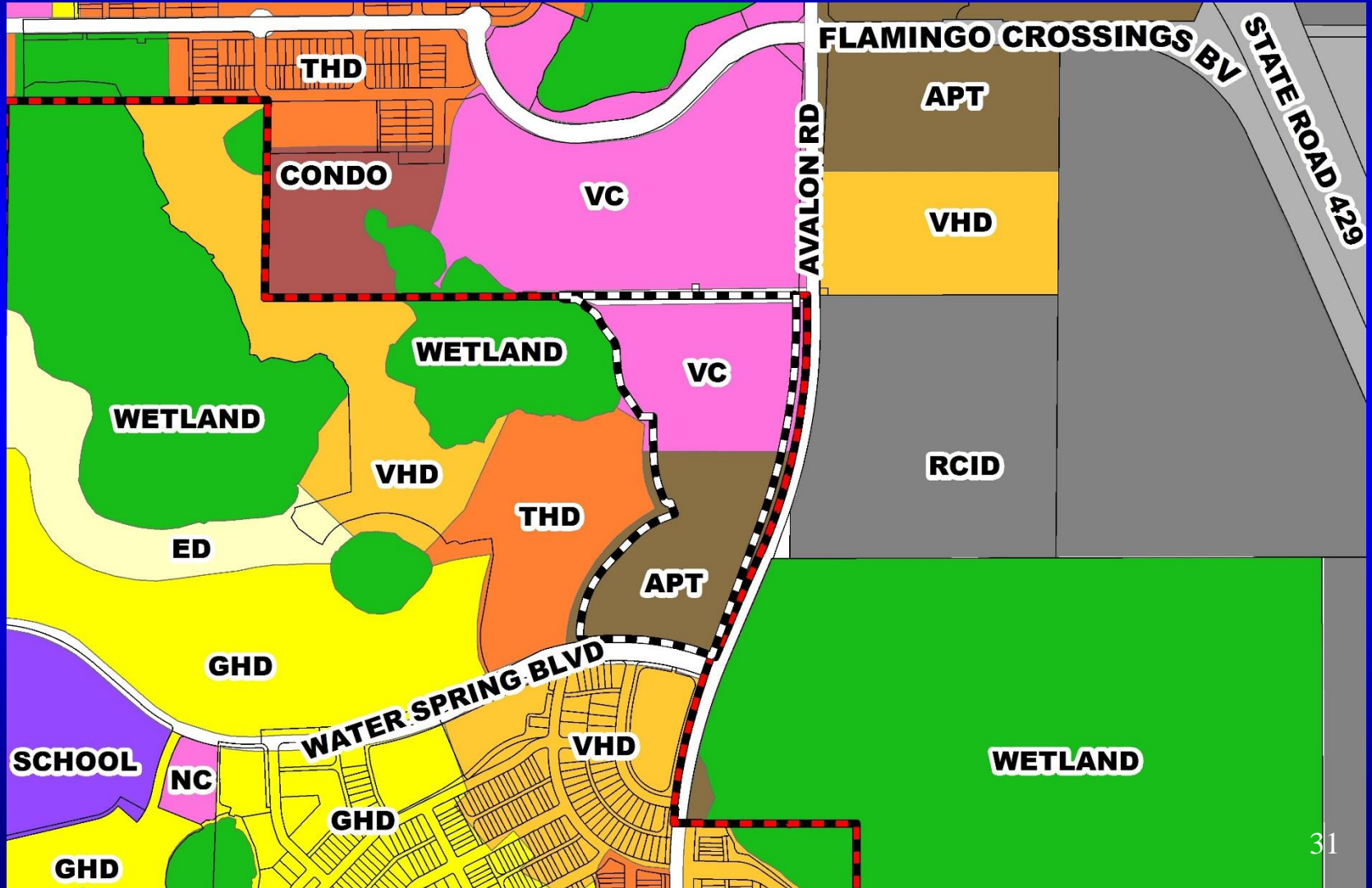


Springhill Planned Development / Land Use Plan

- 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.

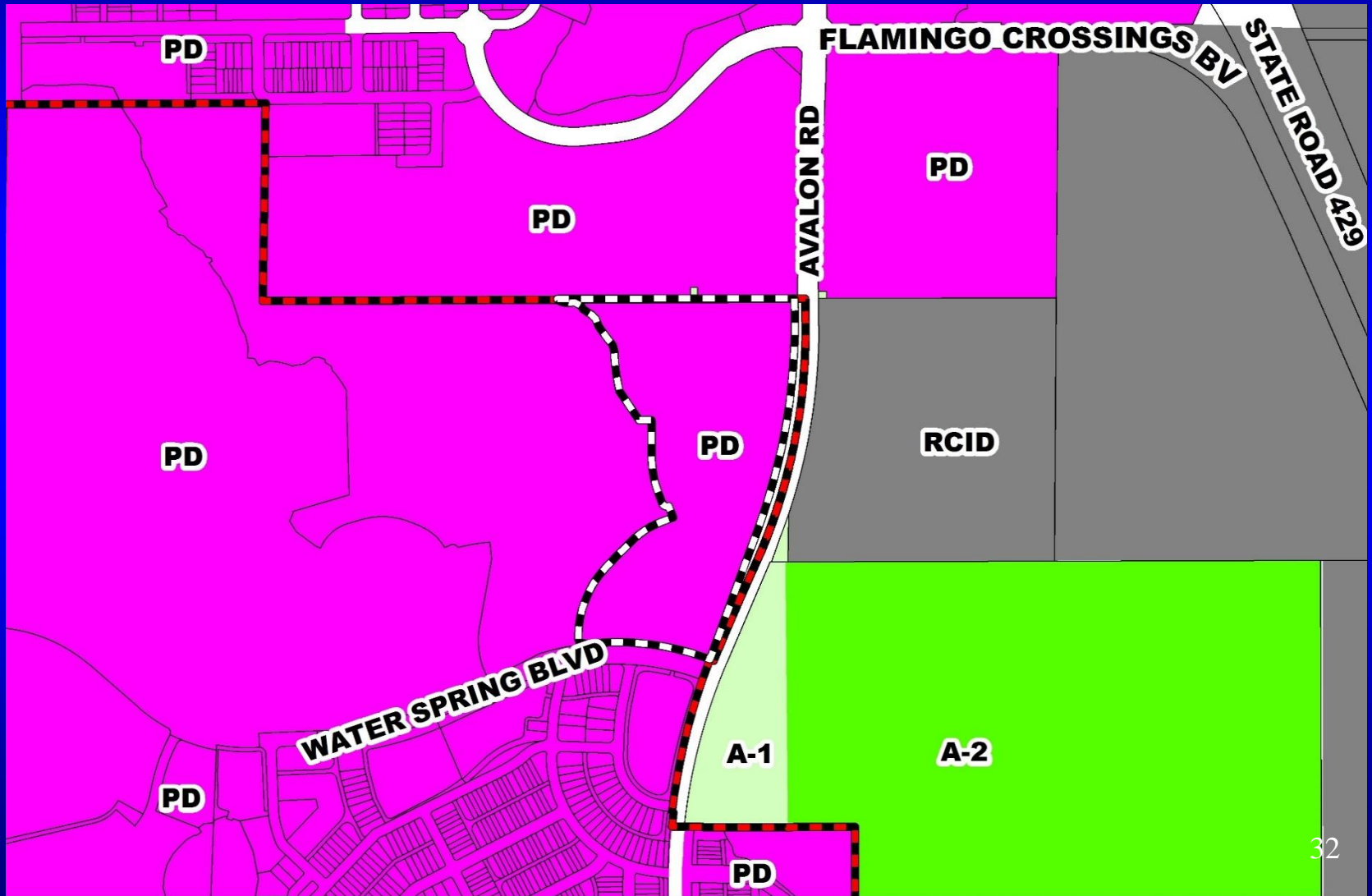


Springhill Planned Development / Land Use Plan Future Land Use Map





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

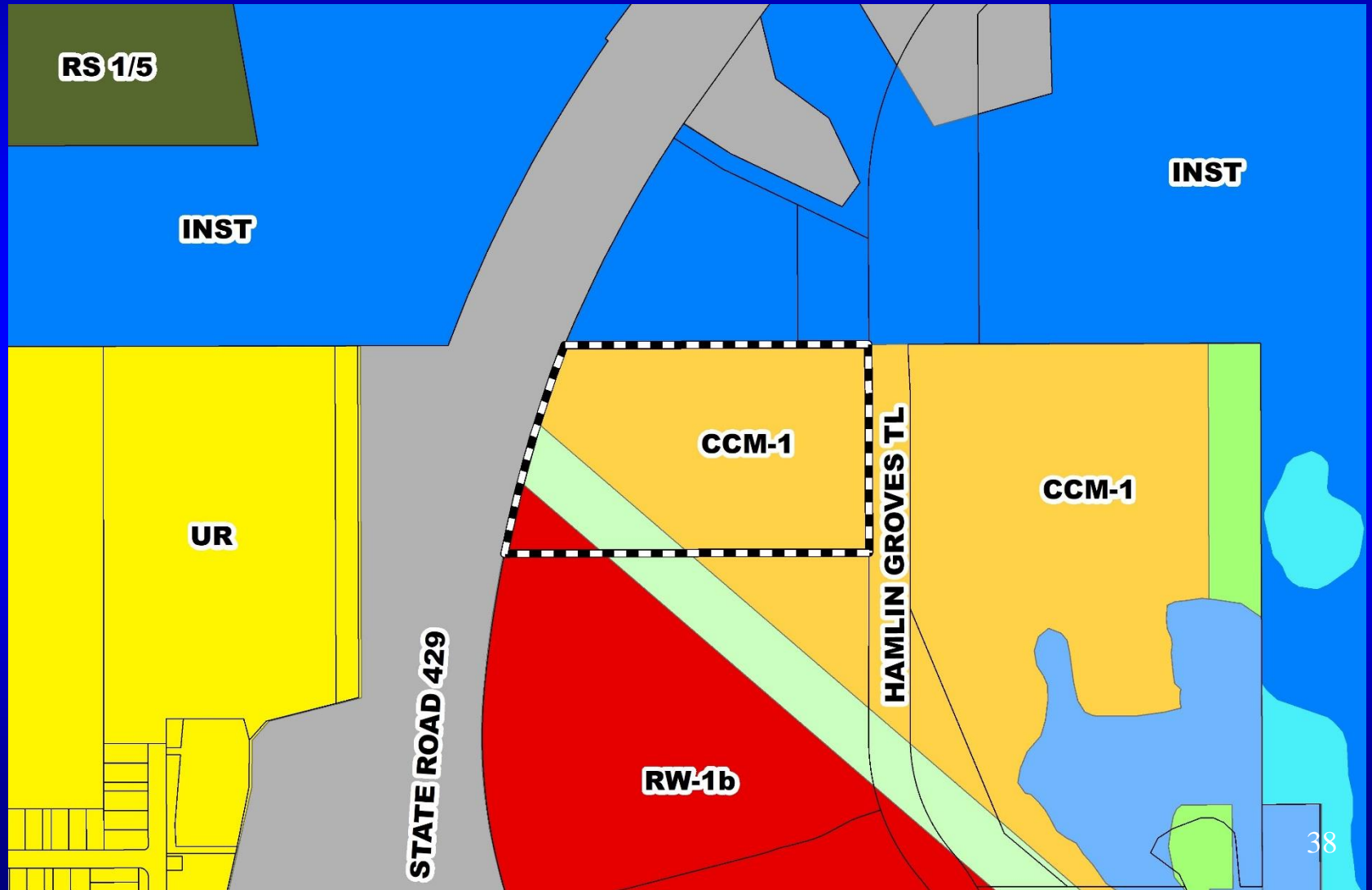


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan

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.

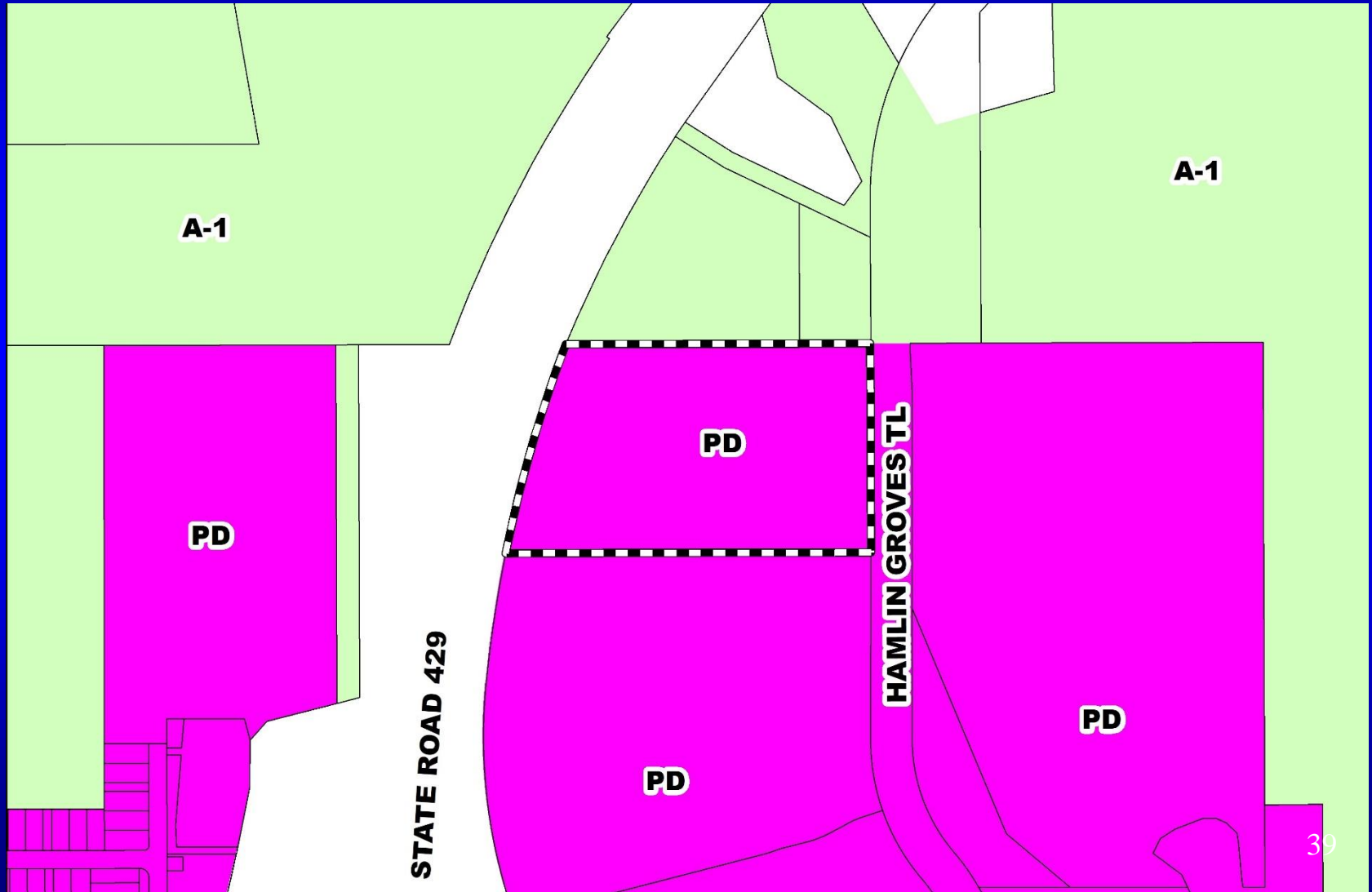


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Future Land Use Map





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



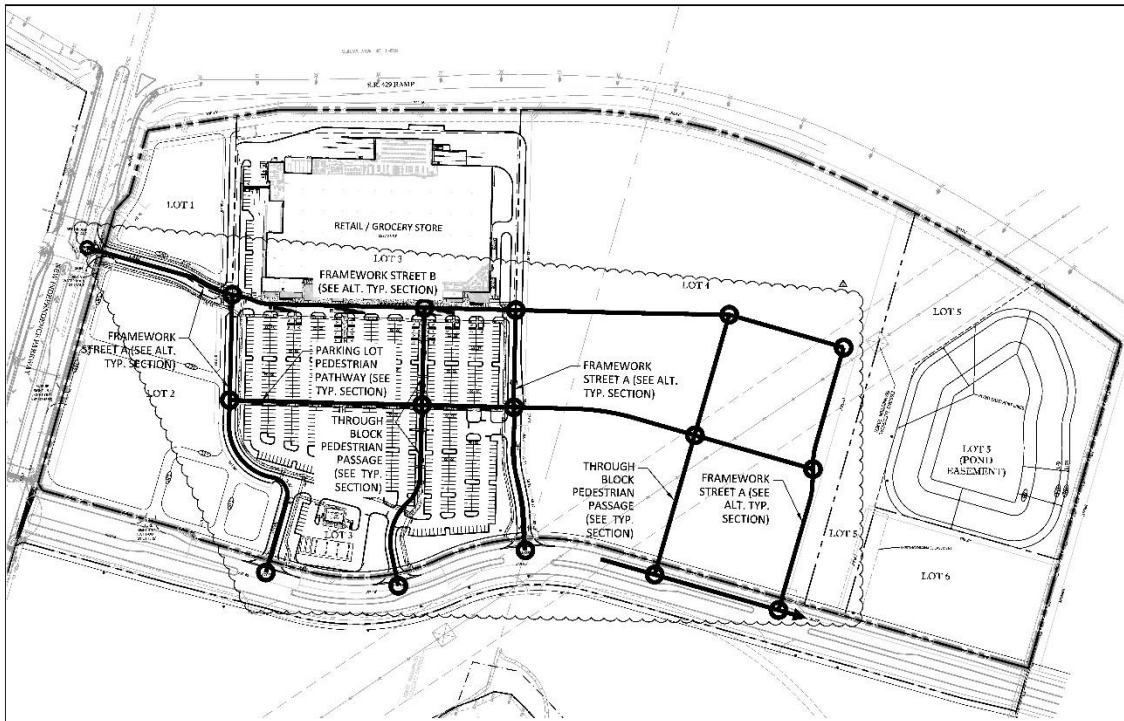


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Aerial Map





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



GENERAL/MISCELLANEOUS

OWNER'S REQUIREMENTS:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

ADDITIONAL NOTES:
 1. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

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 2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

IMPERVIOUS SURFACE RATIO (ISR)

TYPE	ISR	IMPERVIOUS SURFACE	PERVIOUS	TOTAL
LOT 1	1.0	100.00 AC	0.00 AC	100.00 AC
LOT 2	1.0	100.00 AC	0.00 AC	100.00 AC
LOT 3	1.0	100.00 AC	0.00 AC	100.00 AC
LOT 4	1.0	100.00 AC	0.00 AC	100.00 AC
LOT 5	1.0	100.00 AC	0.00 AC	100.00 AC
LOT 6	1.0	100.00 AC	0.00 AC	100.00 AC
TOTAL	6.0	600.00 AC	0.00 AC	600.00 AC

OPEN SPACE

SEE PLAN FOR OPEN SPACE REQUIREMENTS.

CONSERVATION AREA

SEE PLAN FOR CONSERVATION AREA REQUIREMENTS.

TRIP GENERATION TABLE

LOT	AREA (SQ FT)	TRIPS PER HOUR	TOTAL TRIPS
LOT 1	10,000	50	500
LOT 2	10,000	50	500
LOT 3	10,000	50	500
LOT 4	10,000	50	500
LOT 5	10,000	50	500
LOT 6	10,000	50	500
TOTAL	60,000	300	3,000

SOILS

SEE PLAN FOR SOILS REQUIREMENTS.

FLOOD PLAN

SEE PLAN FOR FLOOD REQUIREMENTS.

PARKING SUMMARY

TYPE	REQUIREMENT	PROVIDED
MINIMUM	100	100
MAXIMUM	200	200
TOTAL	300	300

KCCG
 KELLY, COLLINS & GENTRY, INC.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.KCCG.COM

PREPARED FOR:
 SIF/HOYD
 HORIZON WEST, J.V., L.L.C.

PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 100'
DATE: 11/11/2010
SHEET: 1 OF 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