Board of County Commissioners

Public Hearings

December 3, 2024



Case: CDR-23-03-088

Applicant: Garrett George, CESO, Inc.

District: 5

Acreage: 10.66 acres (affected area)

Location: Generally located west of Dean Road north of E. Colonial Drive.

Request: To amend the existing LUP to change the use from 56 multi-family units to 46 single-

family townhome units.

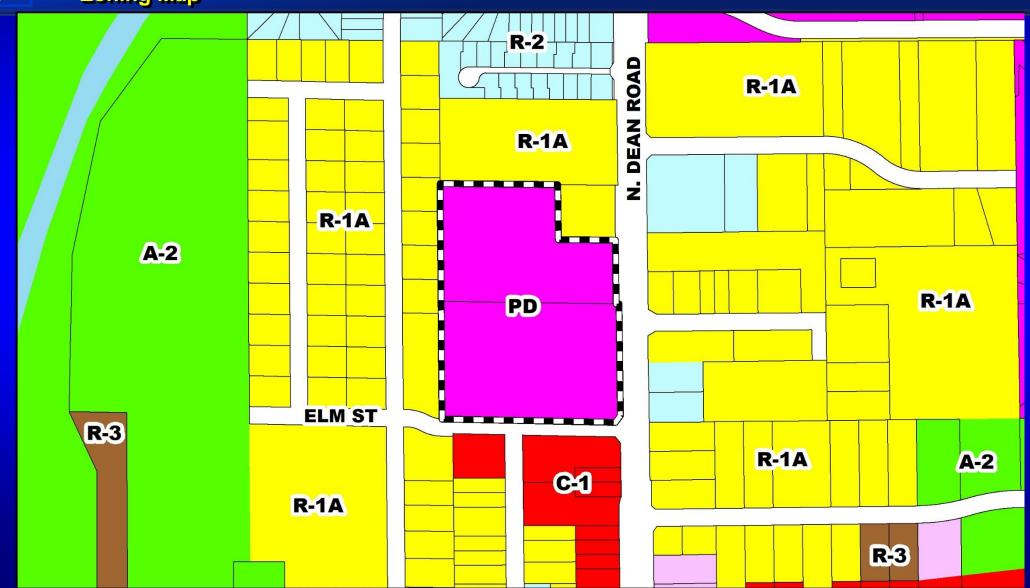


Future Land Use Map









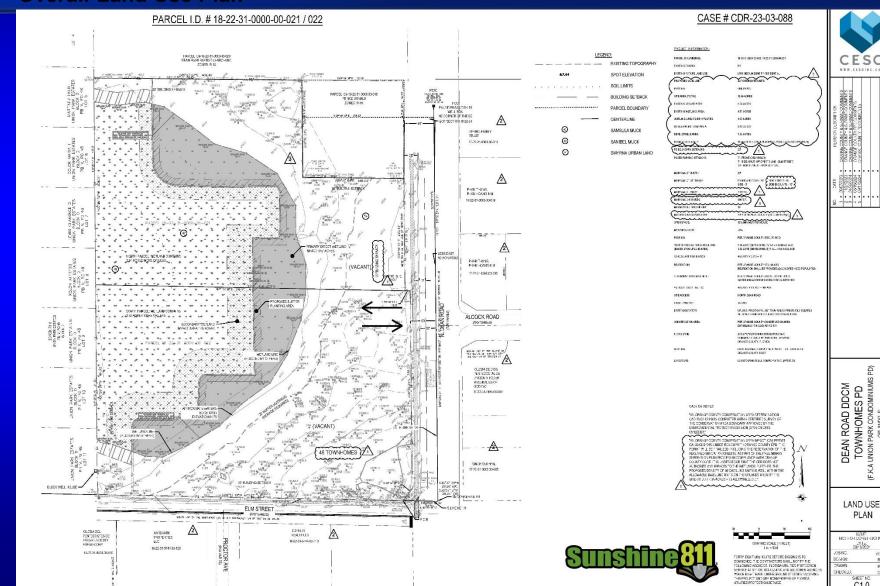


Aerial Map





Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD) (CDR-23-03-088) dated "Received September 18, 2024", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Grassmere Reserve Planned Development (PD)

Case: CDR-24-07-175

Applicant: Derek Ramsburg, P.E., Kimley-Horn & Associates, Inc.

District: 2

Acreage: 129.08 acres (overall PD)

4.89 acres (affected parcel)

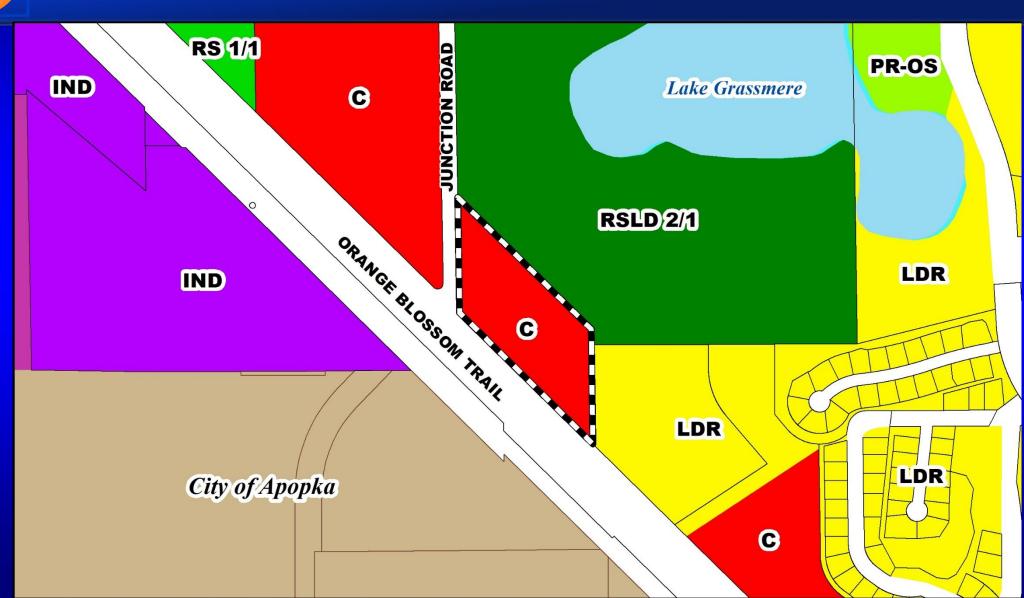
Location: Generally located north of Orange Blossom Trail, south of West Ponkan Road, east of

Junction Road, and west of Cayman Circle.

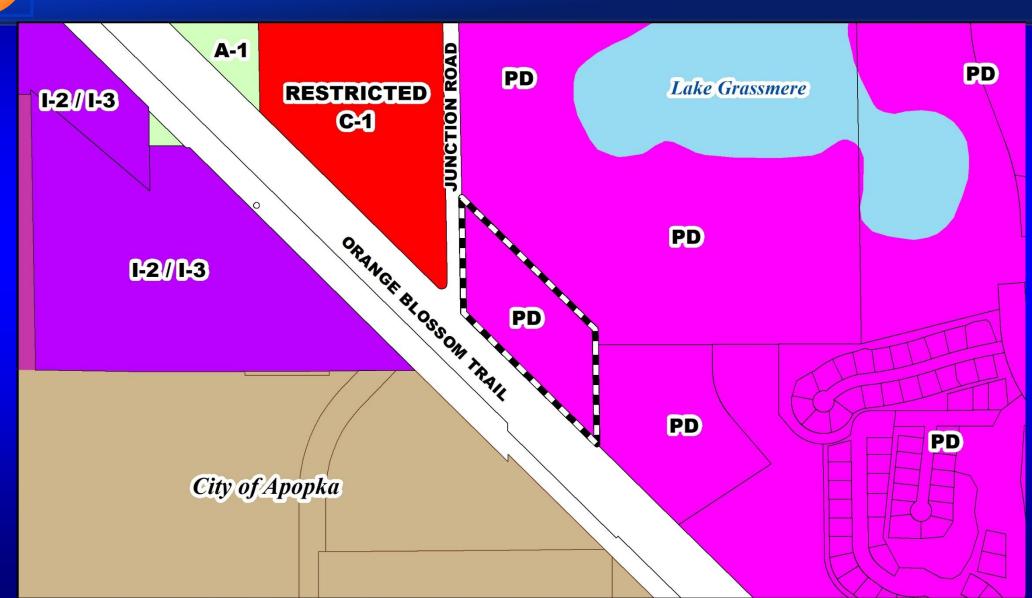
Request: A PD substantial change to add one additional access point from Orange Blossom

Trail to the commercial portion of the site.

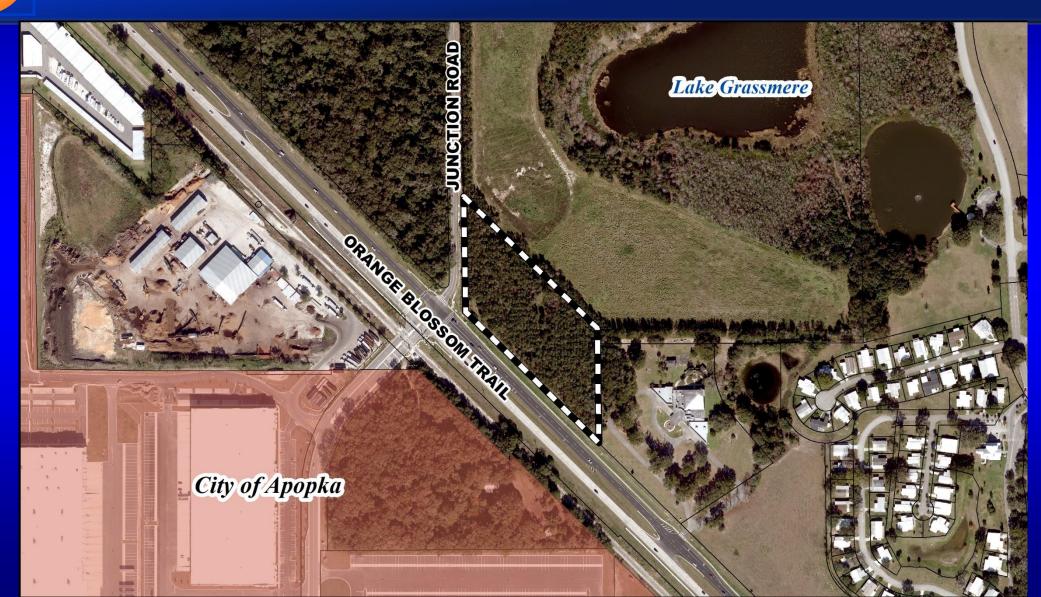
Grassmere Reserve Planned Development (PD) Future Land Use Map



Grassmere Reserve Planned Development (PD) Zoning Map

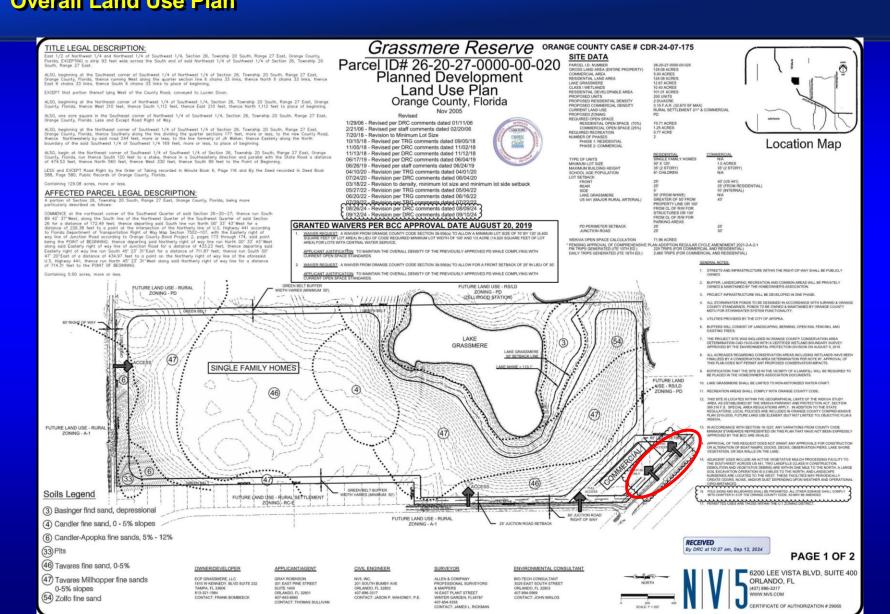








Grassmere Reserve Planned Development (PD) Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Grassmere Reserve Planned Development (PD) (CDR-24-07-175) dated "Received September 12, 2024", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 2



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

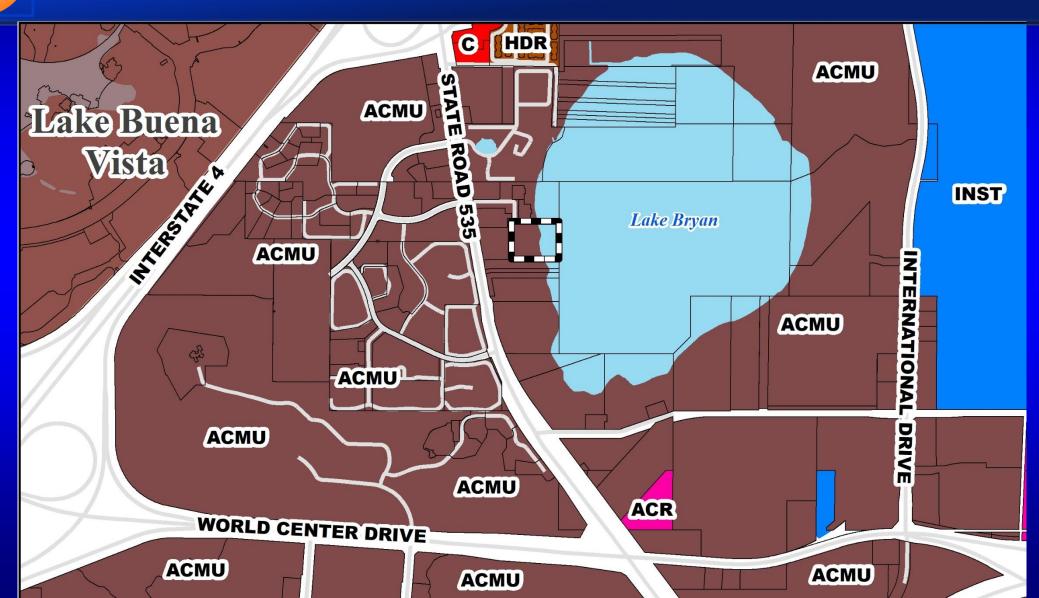
Center Drive.

Request: 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





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

LUP / SITE DATA A. A. A.	8. TRANSPORTATION CONCURRENCY: TCRC # 13-819	11. PD NOTES:	
1. GENERAL INFORMATION:	9. UTILITY PROVIDERS: water CRANGE COUNTY UTILITIES	In accordance with Section 38 1227, any variations from county code minimum standards represented on this SCHOOL AGE POPULATION Det 0.095	Mi Ni
PROJECT NAME: LAKE BRYAN SQAURE PD (fka Villas @ Club Canbe PD)	existewater CRANGE COUNTY UTILITIES	plan that have not been expressly approved by the BCC are invalid	units ES MS HS
AFFECTED PARCEL TAX PARCEL ID 27-24-28-1336-00-050	reclaim water CRANGE COUNTY UTILITIES	MULTIFAMILY UNITS	298 0.005 0.003 0.009 PE
District 1	10. ENVIRONMENTAL:	Bill boards and pole signs are prohibited. All other signage shall comply with Chapter 3L5 as may be amended.	4 PE
Z. LAND AREA;	Boat Dock: Approval of this plan does not constitute approval of a pennit for the construction of a boat- boardwalk, observation plan, fishing plan, community plan or other similar permanently fixed or floating	All acreages are subject to change based on final engineering. Surveyed acreages will be provided in conjunction	12
PARENT PO TRACT	structures. Any person desiring to construct any of these structures shall apply to the Orange County	with final Dhapproyel.	adam Net
e; gross land aren 10.38 ac	Environmental Protection Division, for an Orange County Bock Construction Permit, as well as to any of		
existing conservation resement 1.35 ac	Orange County Division[5] for any other applicable permits. Reference Grange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation.	Open Space & recreation areas shall be provided consistent with Orange County land Development Code (LDC)	P-100 Certion
net developabel land area 8.98 ac EXISTING PHASE 1 (condo/hotel + retail)	Boat rame: Approval of this plan does not constitute approval of a permit for the construction of a boat	Section 38 1382(i) and Section 38 1253. Specific open space & recreation are a calculations shall be provided at mo. DP.	
Gross land area 6.66 ac	Any person desiring to construct a boat 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 an	other 12. REQUESTED WAIVERS :	
net developabel land area 5.95 ac	applicable permits. Reference OC Code Chapter 15 Environmental Control, Article XV Roat Ramps	A waiver from Drange County Code Section 38-1300 to allow a maximum height of 125' (11 stories) for multi-	
PROPOSED AMENDED PHASE 2 (multi family) (i) gross land area (undeveloped) 3.67 ac	CALR: 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	on 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 Enviro	just@cotion: The increased maximum height vibus; for the residential use to stay within the 30% use requirement of Grange County Comp Plan policy ID1.17. Additionally, the increased height provides for the utilization of a	
(1) gross land area (affected MF parcel) 3.42 ac	Protection Division (TPD) on September 26, 2001	and the state of t	
existing conservation easement 0.63 as wetland outside existing C.F. to be preserved 0.13 as	Shoreline: Any clearing of vegetation, wediand enhancement, or altering of the shoreline in the upland wetland, or below the normal high water elevation (NHWE) shall require approval by the Orange Country.		
g: net developabel land area (MF parcel) 2.65 ac	Environmental Protection Division." Reference OC Code Chapter 15, Article VII Lakeshore Protection, Se	15.754 constructed in phase I of this PD are higher than the requested II stories.	
(1) measured to NHWL of lake, per updated survey (F. 98.45 NAVD88). Does not include su	brorgedland	0	60 120
(2) max MF project area = 3D% of PD developable land area (2.69 ac max allowed)		-	Feet
TOWNS			_
2.ZONING: existing zoning PD		> PIC SCUNTARY	7
proposed zoning PD			AV.
existing RU ACMU		- varianta varianta	ininki
proposed FLU ACMU			
DEVELOPMENT PROGRAM:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
XISTING PD IS APPROVED FOR 563 HOTEL ROOMS & 11, 250 sq ft RETAIL (+ ADMINISTRATION BLDG	as ancillary use)		-
LAND USE & DEVELOPMENT INTENSITY	<u>a</u>		- MAT CONSPERVATION
EXISTING PHASE 1 (condo/hotel + retail)			A DASCHILL CONSPECSATION DASCHILL CONSTRUCTION OF STREET
HOTE /MOTE 283 units (tower 1 = tower 2 cuisting retail 11,250 so ft	2.		og 4961-4375;
existing admin bldg 4,500 sq ft			//////////////////////////////////////
EQUEST FOR THIS PD AMENDMENT IS TO CONVERT 280 FUTURE HOTEL BOOMS TO 298 MF UNITS.			
PROPOSED PHASE 2 (MULTI FAMILY)			
net developabel land area (MF parcel) 2.65 ac proposed multi family units 298 units		# 15 6th	amer :
proposed density 112.35 DJ/AC (298 ds / 2.55 ac)	** 1 MA ***	SECOND STATE OF THE SECOND SEC	EX 5", DOCKS
per ADAU POLICY : 50 cu/s c OR HIGHER Is All EWEB, IF ADDITIONAL TRAFFIC IMPACT IS NOT PROPOSED			1 1
5. DEVELOPMENT STANDARDS:	13	S Carrier Co	E'
5. DEVELOPMENT STANDANDS: BUILDING SETBACKS FROM PD BOUNDARY: (Tourist Commercial)			EXIST, SAND BEAUT
EXISTING PHASE 1 (condo/hotel + retail) PROPOSED PHASE	EZ (MULTI FAMILY)		4 l l —
front (SRS35) 60 from R/W line 30 from R/W line			8 1 2 2
or 150' from C.L.			A l
PD Boundary 25 25 side 25 25 75 25 from PD, 37	rom R/W (else 10 min)		March 1
rear (from lake) 50 from NHWF, 20 if not a water body 50 from NHWF,	XV if not a water body		1000 - 10000 - 10 100 - 10000 - 10 100 - 10000 - 10
PAVING SETBACK: shall comply with 5cc. 38-1287(5)			IIII A II
BUILDING HEIGHT: cxisting HOTEL/RETAIL PROPOSED MULTI FAMILY			////A
14 stories hotel 11 stories (125' max above finished floo	0 1 1	The state of the s	////t
1story retail			###
2 story admin bldg			
OPEN SPACE & IMPERVIOUS COVER: (Tourist Commercial)		LAME BRY AN SHOPP P.D.	////// <u>5</u>
existing HOTEL/RETAIL PROPOSED MULTI FAMILY		LAME MAY Engre (more at	
min open space 25% min open space 25%	w i	100 mm	ATEGUES PARCEL SYTHIS
impervious cover 70% max impervious cover 70% max	12		(7 No so 1 M ANDS - 3 242 ac C CS3 to Lake W DVL)
MINIMUM MULTI FAMILY FLOOR ARFA: 550 sq ft	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	- 1////////////////////////////////////	A CONTRACTOR OF THE PARTY OF TH
PHASING: 2 phases are antidipated for this PO.	0.00		₩ ₩₩\
PARIONG:	SEAT 120 AM 2535		1866 A
existing HOTEL/RETAIL PROPOSED MULTI FAMILY 1.5 o/300 st retail 1.5 sp / du for officiency & 1 bd my unit			XIIIIIII A.S. 3
1sp/s.u.sr retail 1.5 sp/ au for ethiclency & 1 communit 1sp/1.5 mm hotel 2sp/du for 2= bdm unit			S sum S
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per ITE 11th edition CURRENTLY APPROVED units ADT	pkhr 17 0001		5 J
	piche TTF-000°		National Control of the Control of t
hatel 563 occup rooms 12.23 6885.5 0.	73 411.0 300 7		XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
retail 11.25 k/ 54.45 612.6 6.	59 74.1 322		34000000 ·
TOTAL, CURRENTLY APPROVED 7498	485		SHAMA
PROPOSED AMENDMENT units ADT	pk hr ITE CODE	1 1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1	
rate total n	rice topial		//////////////////////////////////////
exist hatel (phase 1) 283 norms 12.23 3461.1 0.	78 206.6 310	1 2 // // // // // // // // // // // // /	03
exist retail (phase 1) 11.25 isr 54.45 612.6 6 PROPOSED multi family (mid rise) 298 units 4.61 1373.8 0.	59 74.1 922 39 115.2 221	PROP. OCCISS CASH	CANALIA
PROPOSED multi family (mid rise) 298 units 4.61 1373.8 0. TOTAL PROPOSED 5447	39 115.2 221 397	38 ss///////////////////////////////////	Corner :
trips generated are reduced under proposed amendment/conversion			- 10 P
CONVERSION MATRIX:		Surface Control of the Control of th	KST, CONSERVATION ISSUED
ITE Code Land use Units ADT	P.M. Poak	28	(421-425) 6-01-01
285 Tapeshare Links 8.65	E48		NUMBER OF THE PROPERTY OF THE
310 Hotel room 12:230	120	* * * * * * * * * * * * * * * * * * *	CONT.
827 Real strip < 40K 1,000 S.E. 54,45	6.39	19 WONT CROSS ACCURED DISSIPACE DISS	XIIIIIIIXX
221 MFU (mid rise) Units 4.010	0.38 PRE DEVELOPMENT SOILS:	A LANGE TO THE PARTY OF THE PAR	120
oxample: 1 hotel com = 1.872 MF units 230 hotel coars = 524.16 VF s 1 list cristil = 16.397 VF units		PD BOUNDARY	PERLEKS
1.83.0001 - 16.557 AVE UNIS	03 345415 76,6405 20 45,640 71,5402 54 61,640 75,640 38 61,641 55,640		•
	54 AM - 0 - 3 - 3 AM - 0 - 3 AM -	 対 機能 	resource by



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE 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

December 3, 2024