

*Board of County Commissioners*

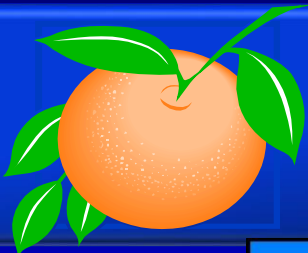
# Public Hearings

**December 3, 2024**

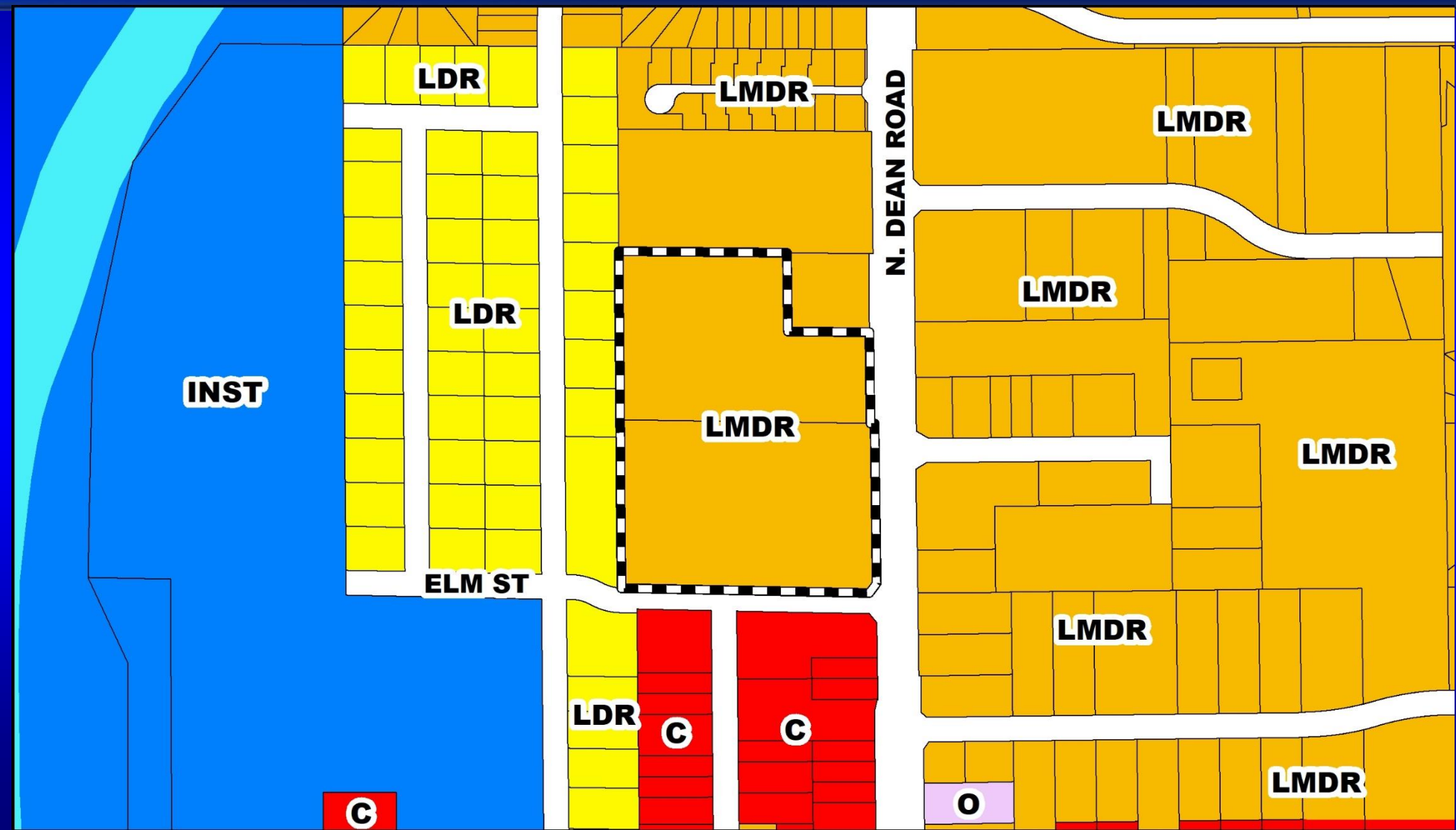


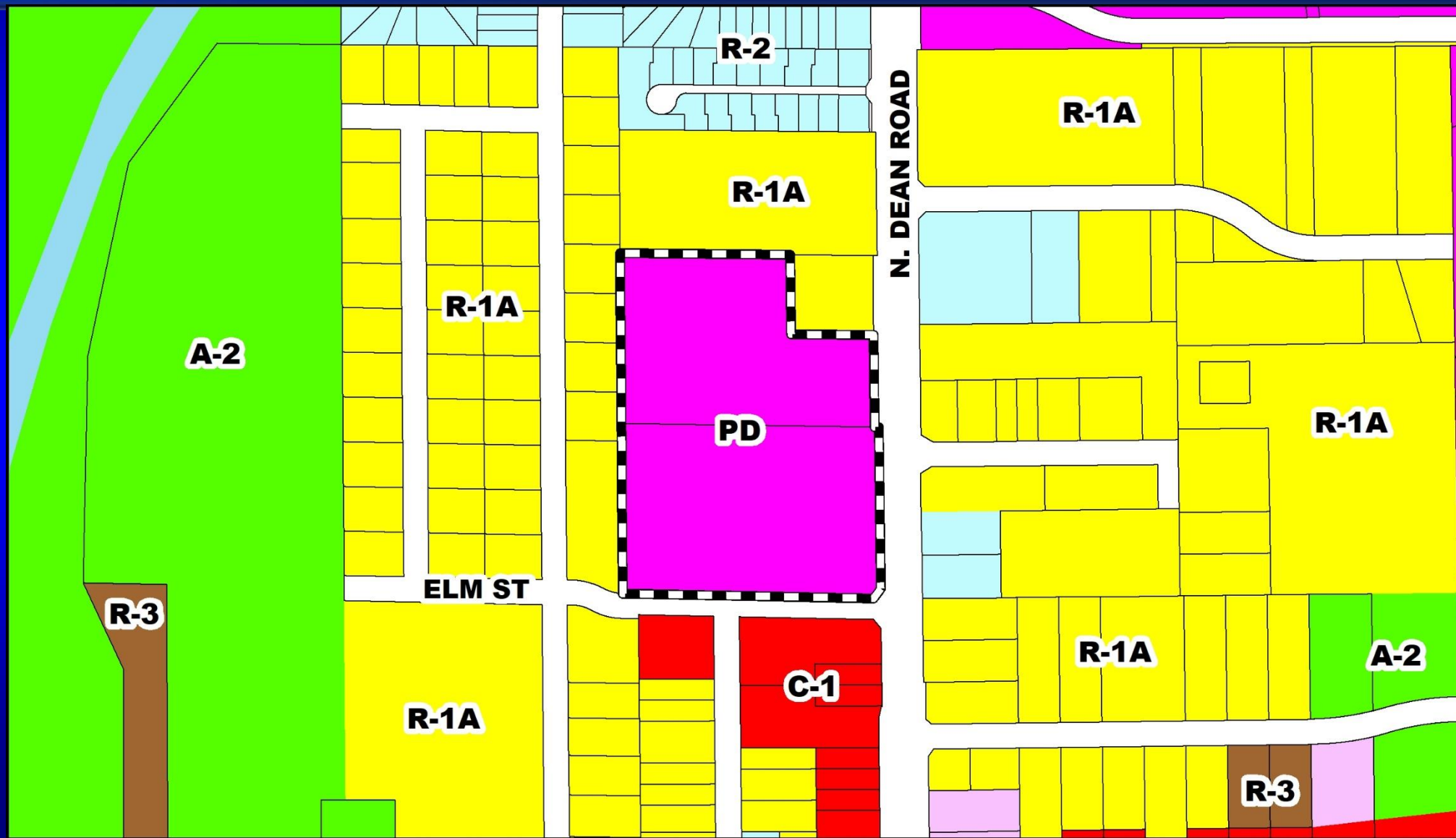
## **Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD)**

<b>Case:</b>	CDR-23-03-088
<b>Applicant:</b>	Garrett George, CESO, Inc.
<b>District:</b>	5
<b>Acreage:</b>	10.66 acres (affected area)
<b>Location:</b>	Generally located west of Dean Road north of E. Colonial Drive.
<b>Request:</b>	To amend the existing LUP to change the use from 56 multi-family units to 46 single-family townhome units.



# Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD) Future Land Use Map

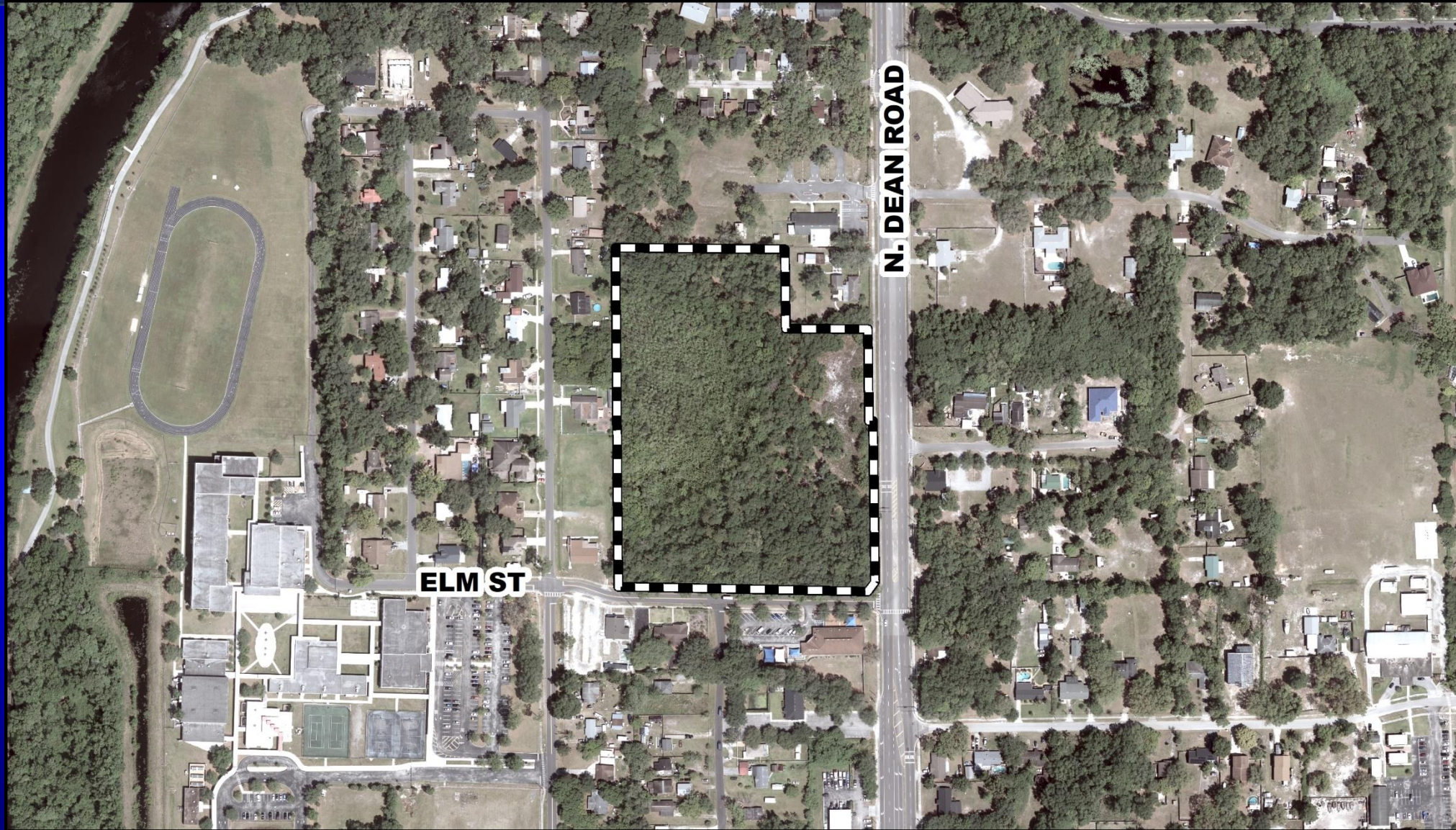








# Dean Road DDCM Townhomes (fka Union Park Condominiums) Planned Development (PD) Aerial Map





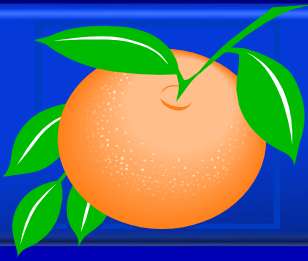




# Action Requested

**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.**

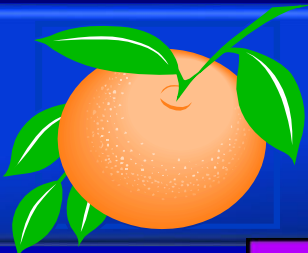
**District 5**



## Grassmere Reserve Planned Development (PD)

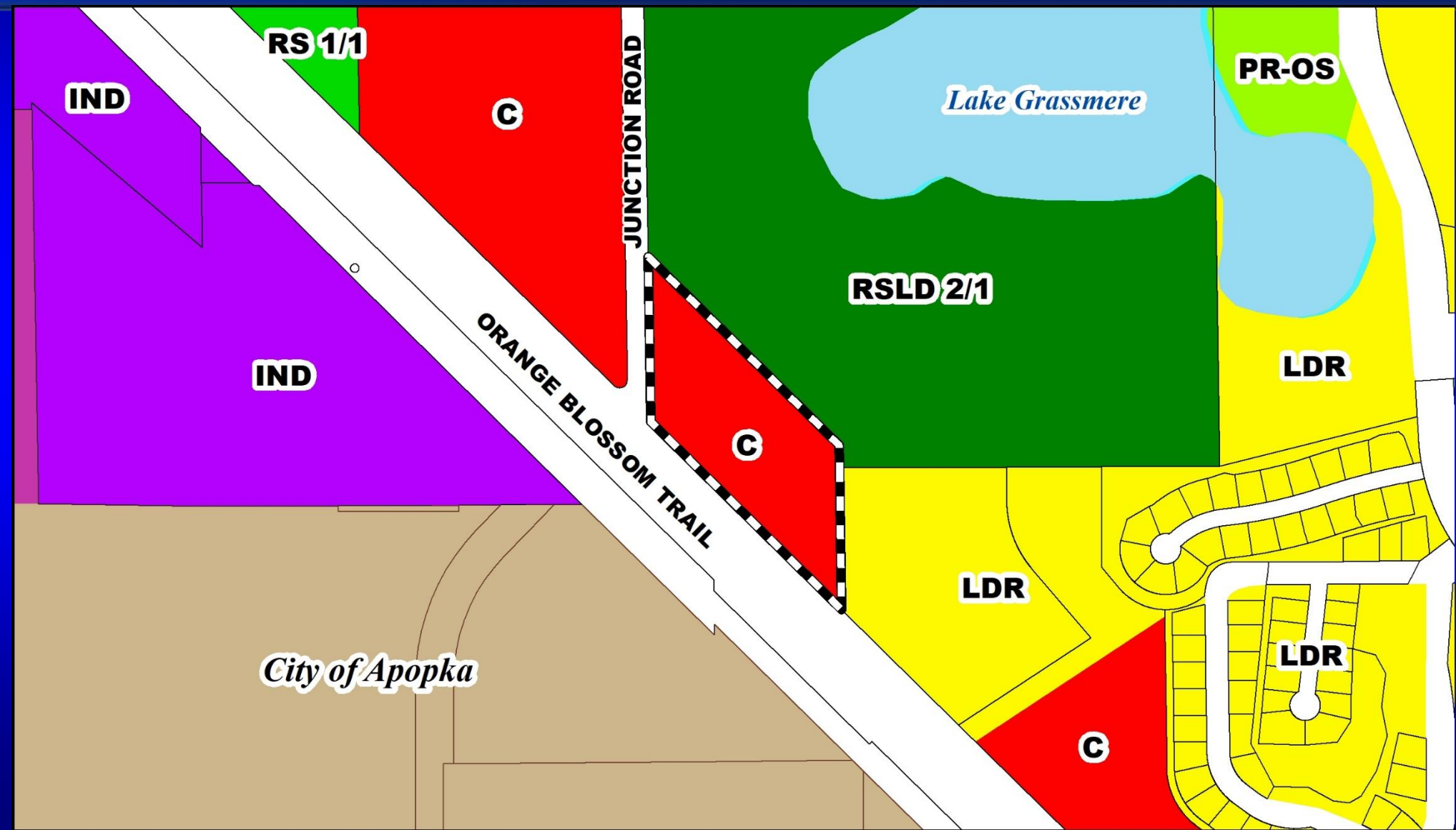
<b>Case:</b>	CDR-24-07-175
<b>Applicant:</b>	Derek Ramsburg, P.E., Kimley-Horn & Associates, Inc.
<b>District:</b>	2
<b>Acreage:</b>	129.08 acres (overall PD) 4.89 acres (affected parcel)
<b>Location:</b>	Generally located north of Orange Blossom Trail, south of West Ponkan Road, east of Junction Road, and west of Cayman Circle.
<b>Request:</b>	A PD substantial change to add one additional access point from Orange Blossom Trail to the commercial portion of the site.

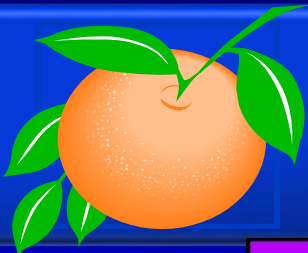




# Grassmere Reserve Planned Development (PD)

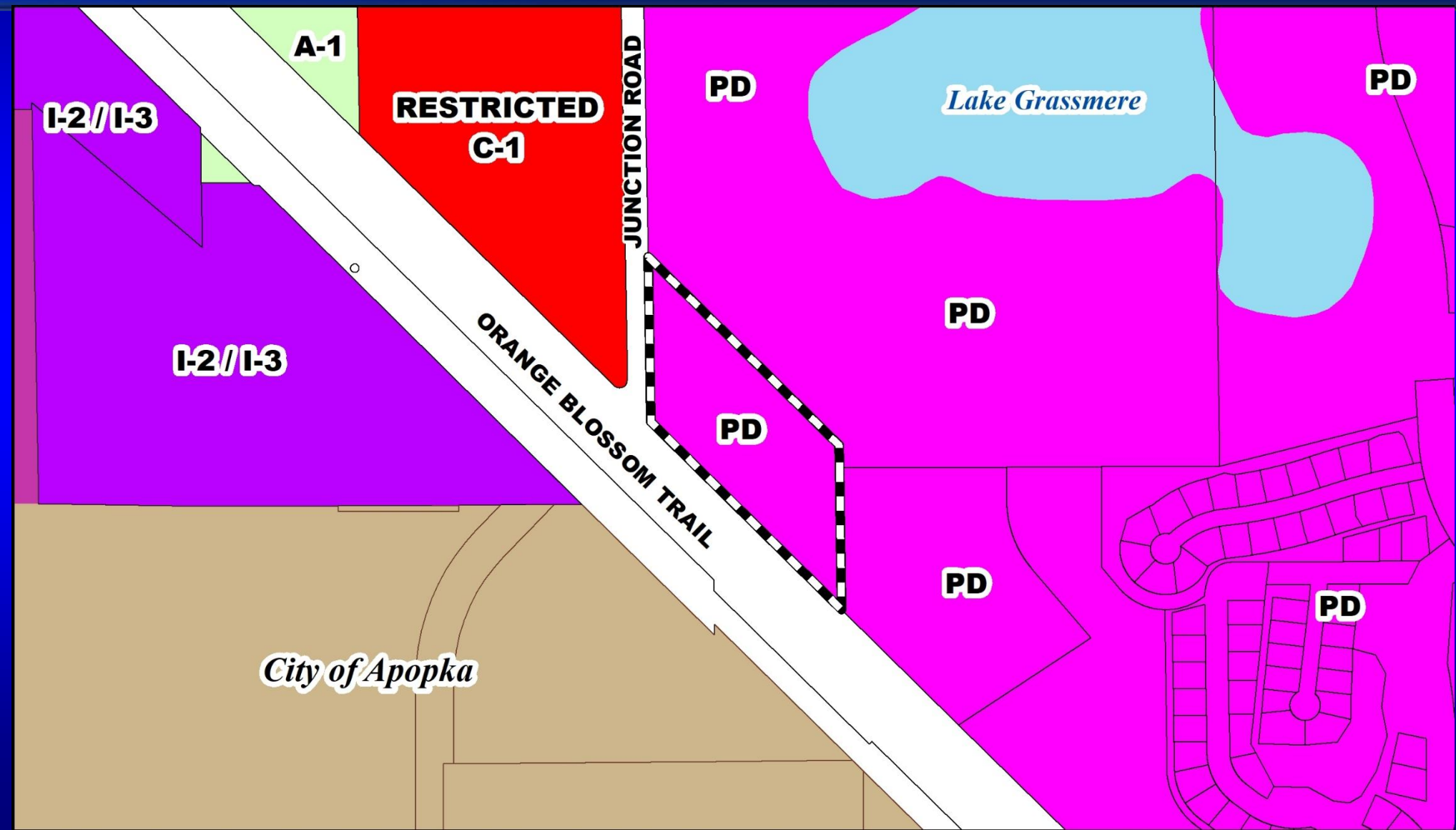
## Future Land Use Map



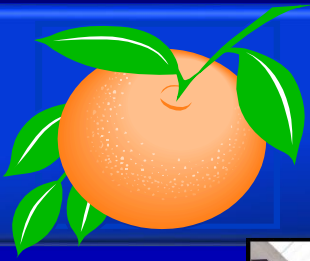


# Grassmere Reserve Planned Development (PD)

## Zoning Map







# Grassmere Reserve Planned Development (PD)

## Aerial Map





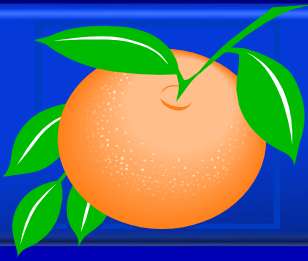




# Action Requested

**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.**

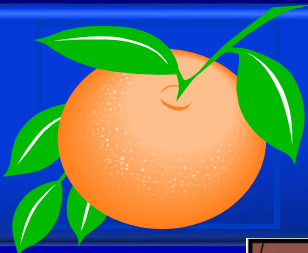
**District 2**



## Lake Bryan Square Planned Development (PD)

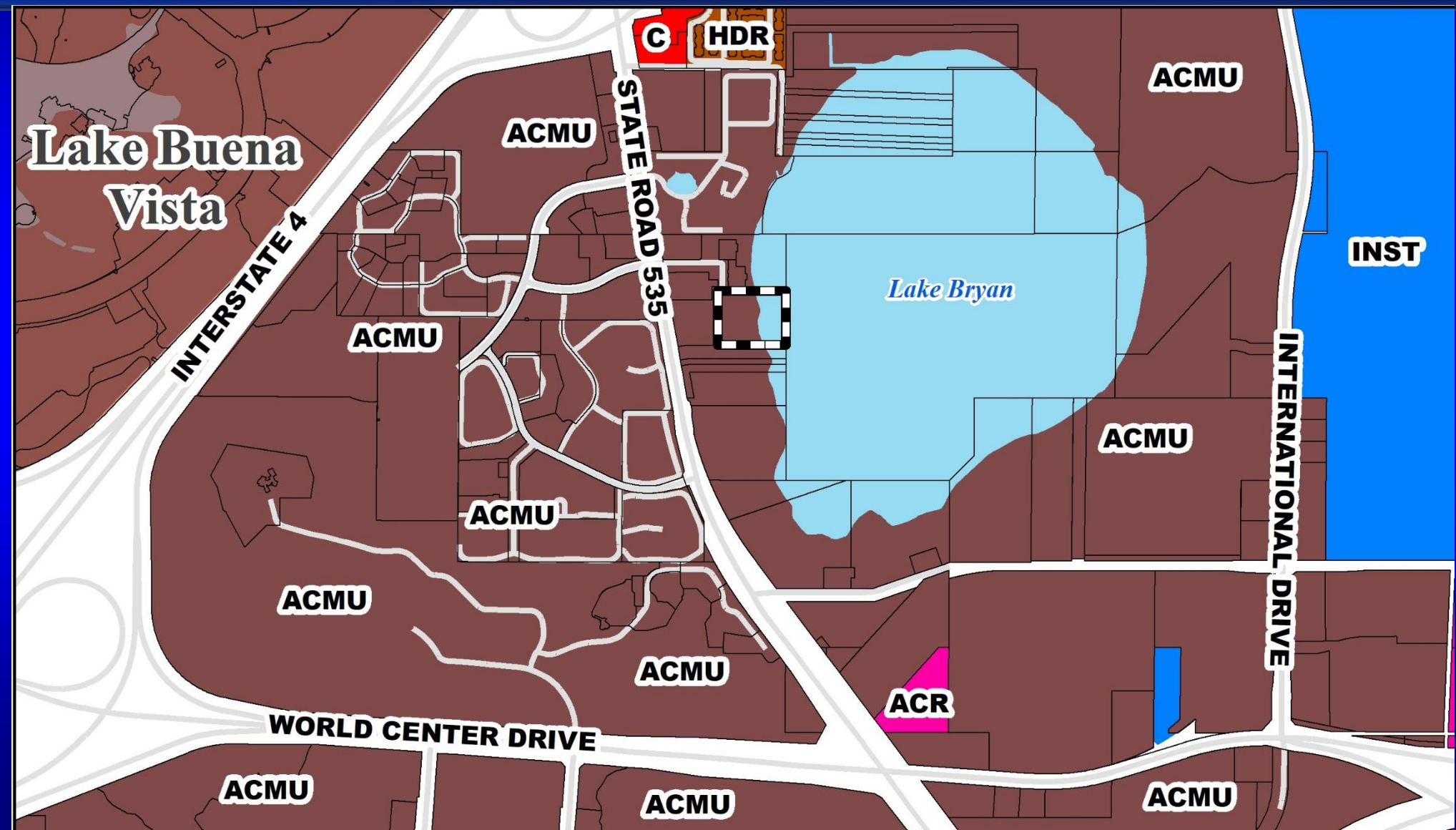
- Case:** CDR-24-06-145
- Applicant:** Robert Paymayesh, PE, PE Group LLC
- District:** 1
- Acreage:** 5.52 acres (affected area)
- Location:** Generally located east of State Road 535, west of Lake Bryan, and north of World Center Drive.
- Request:** A PD substantial change to use the trip conversion 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'.

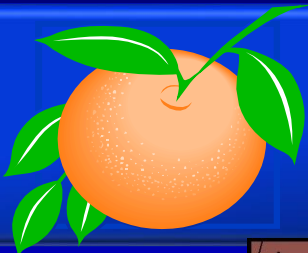




# Lake Bryan Square Planned Development (PD)

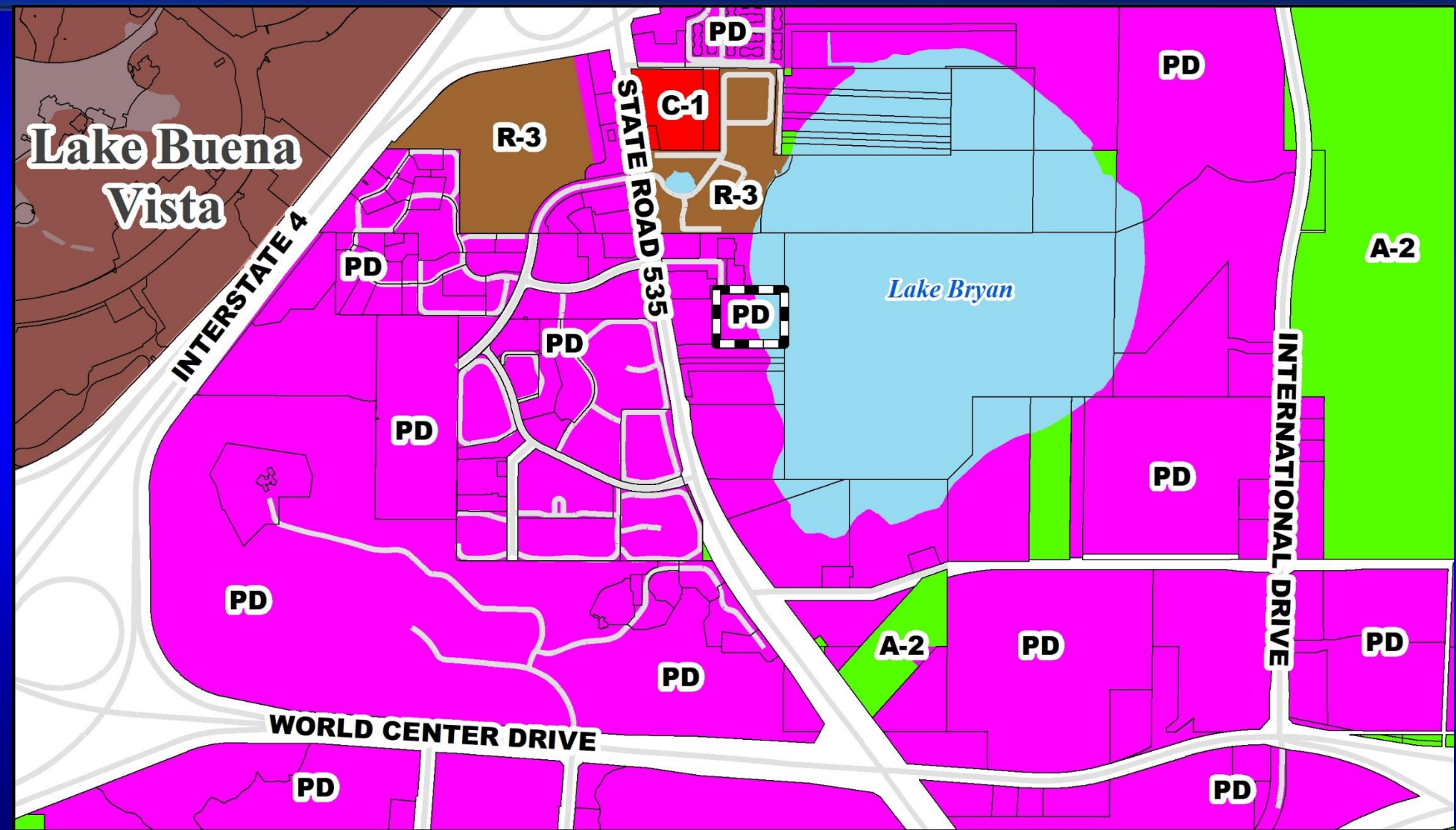
## Future Land Use Map





# Lake Bryan Square Planned Development (PD)

## Zoning Map





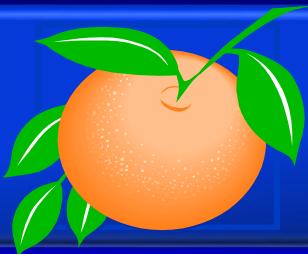


# Lake Bryan Square Planned Development (PD)

Aerial Map

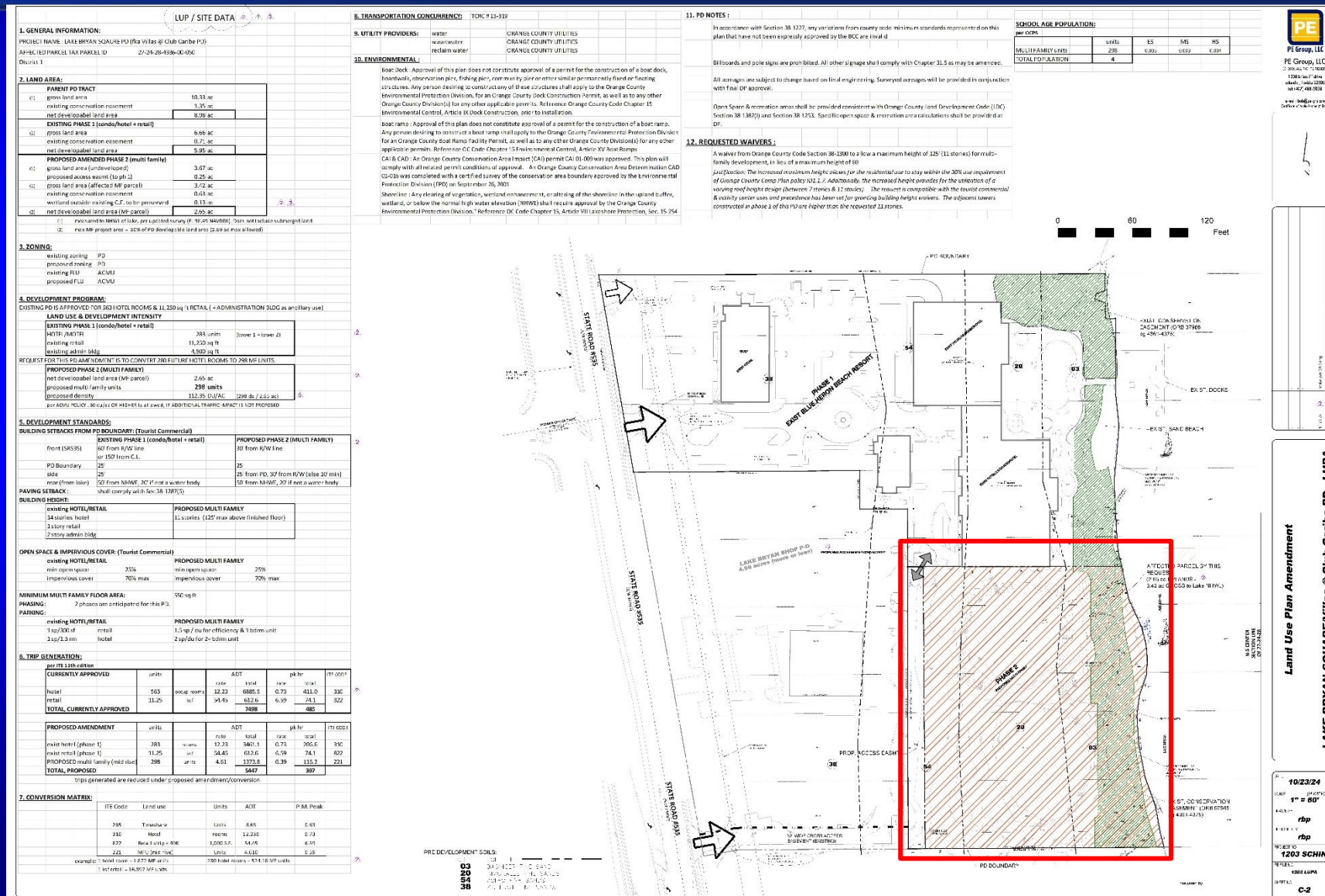






# Lake Bryan Square Planned Development (PD)

## Overall Land Use Plan





# 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**