Board of County Commissioners

Public Hearings

August 30, 2022



CDR-20-06-170 Marriott Orlando World Center Planned Development/Land Use Plan

Case: CDR-20-06-170

Project Name: Marriott Orlando World Center Planned Development/Land Use Plan

Applicant: Mitch Colllins, P.E., Inc

District: 1

Acreage: 205.96 gross acres (overall PD)

2.34 gross acres (affected parcel only)

Location: North of World Center Drive (SR 535); east of Interstate 4

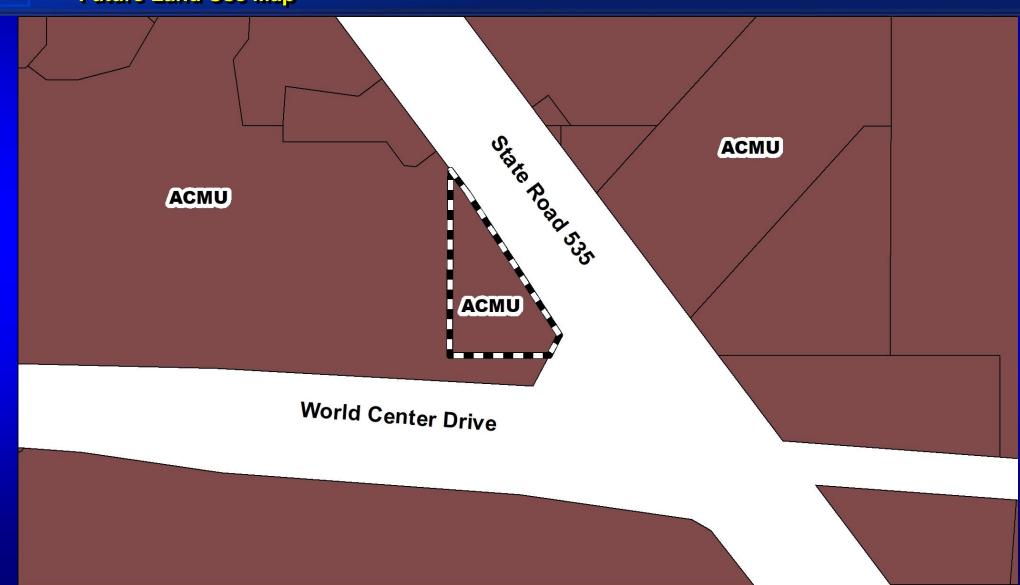
Request: A PD substantial change to convert 19,100 sq. ft of Commercial/Retail Use to a 216

Room Hotel at Parcel D. In addition, the applicant has requested five (5) waivers from

Orange County Code.

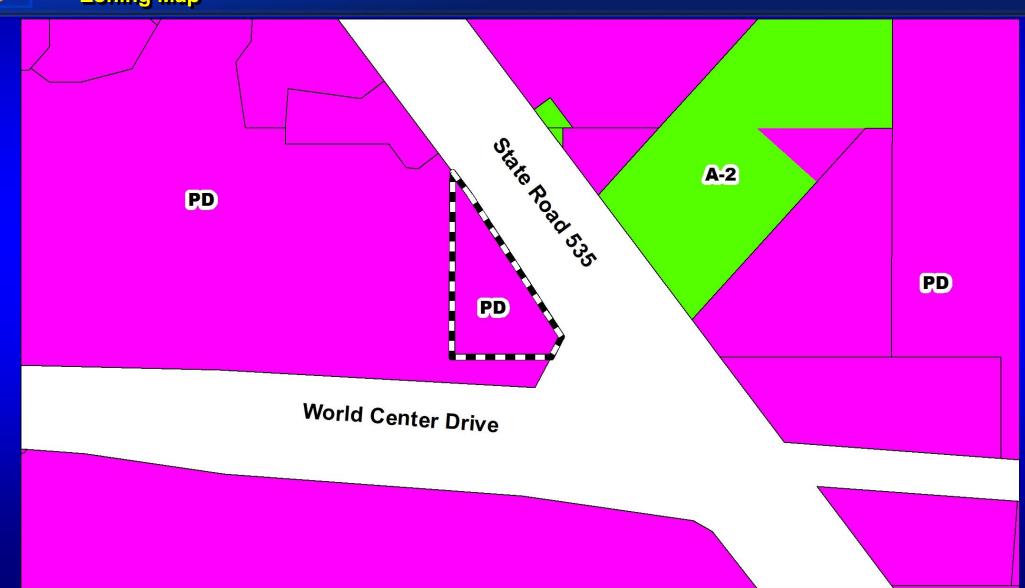


CDR-20-06-170 Marriott Orlando World Center Planned Development/Land Use Plan Future Land Use Map





CDR-20-06-170 Marriott Orlando World Center Planned Development/Land Use Plan Zoning Map







CDR-20-06-170 Marriott Orlando World Center Planned Development/Land Use Plan

CASE # CDR -20-06-170 PARCEL ID #: 34-24-28-0000-00-047

ORANGE COUNTY, FLORIDA; RUN NORTH: 39 DEGREES 56 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 34, 1660 01 FEET TO THE WEST LINE OF THE LAST HALF OF THE THWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID CTION 34; THENCE RUN SOUTH OO DEGREES OZ MINUTES SO SECONDS EAST 688.68 PEET ONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST CHARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14 HENCE BUN NORTH BY DEGREES SAMINUTES 25 SECONDS EAST BISA OR FEET ALONG THE SOUT LINE OF THE WORTH HALF OF THE NORTHEAST OWARTER OF THE NORTHWEST QUARTER O LINE OF THE WORTHWALL OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF WORTHWALL OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF WORTHWALL OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF WORTHWALL SECOND STANDARD OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE WORTHWALL SECOND STANDARD OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE BECOMMENT, THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE BECOMMENT, THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE BECOMMENT, THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE SECONDARD OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE WORTHWALL OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE WORTHWALL OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE WORTHWALL OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE WORTHWALL OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE WORTHWALL OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE WORTHWALL OF THE HOSTINGAS QUARTER OF THE HOSTINGAS QUARTER OF THE WORTHWALL OF THE HOSTINGAS QUARTER OF THE W RTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34; THENCE RUN NORTH 89 GREES SO MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF THE MORTHWEST QUARTER FTHE NORTHEAST QUARTER OF SAID SECTION 34. A DISTANCE OF 207 SRIFFET TO A POINT ON HE AFOREMENTIONED EXCHT OF WAYLING OF STATE BOAD NO. 536: THENCE NORTH 27 ENGINEER/CONSULTANT SECONDS WEST SOBIO4 PEET; THENCE NORTH 37 DEGREES OF MINUTES 03 SECONDS WEST 85:94 FEET TO THE POINT OF BEGINNING

TOTAL AREA OF SITE + 2 346 + AC



RESURVILC. MY AIRSH PATEL 3022 CASTELLU BLVD. MOUNT DORA, FL 32757-6519

Apatel@prosperahotels.com PROJECT DEVELOPER AVISTA PROPERTIES 5353 CONROY ROAD, SUITE 200

ORLANDO, FL 32811 anil@avista.com SHRIDHAR S. RAO, MS. PE

LANDSMART CONSULTANTS 13639 GLYNSHEL DRIVE WINTER GARDEN, FL 34787 Ph. 407-694-5148 shri@landsmartconsultants.com

LANDSCAPE ARCHITECT: Ms. KATY MAGLEY 1817 FAST WASHINGTON STREET ORIANDO EL 32803 Ph 407,898,0223 katymagley@magleydesign.com

Legend

WORLD CENTER DRIVE (S.R. 536)

Time-share

Potential Parking

Expansion Areas

A-1 & A-2

B-1 & B-2

S. Domate: Single Family Soft 2007 to Mint Bondy S.	of 355 + hunter of craft for \$1 units + 2.50 + Humber	of multiplends until
6. From its mismost and not signified		

OVERALL PD DEVELOPMENT PROGRAM							
CURRENT ENTITLED USE	DENSITY	APPROVED	BUILT				
Hotel (RM)	9.7 RM/Ac.	2,253*	2,003				
TIMESHARE/VILLAS	1.4 Villa/Ac	333	249				
EXHIBIT SPACE (SF)	0.05 FAR	486,000	418,000				
PARKING SPACES		2,990	2,075				
GOLF (HOLES)		18	18				
*REQUEST FOR CONVERSION OF RETA	AIL TO FOLLOWING EQUIVALE	NT HOTEL USE FOR PARCEL D					
*HOTEL (PM) AT PARCEL D		216	Proposed				

ANDSCAPE WAIVERS REQUESTED FOR PARCEL D (HOTEL) ONL

Warver(s) associated with Case CDR-20-06-170

SUMMARY OF TRIPS AT PARCEL D

Retail pass by rate used where ITE does not specify a pass-burste for the subject us

Trip Rate

8.36

9.74

109.16

100.03

83.84

112.18

470.95

-4/SR 536 INTERCHANGE & RIGHTS-OF-WAY SR 535/SR 53

NTERSECTION SR 535/LAKE BRYAN DRIVE INTERSECTION

ESTAURANT, HEALTH CLUB, RECREATION COURTS; 333

ALL MEETING, RESTAURANT, LOBBY AND CIRCULATION

YEAR FLOODPLAIN. THE 100-YEAR/72-HOUR FLOOD

LEVATION OF APPROXIMATELY ELEVATION 103.30.

6 DU/ACRE FOR HOTEL OVERALL PD AREA; 1.4 ILLAS/ACRE FOR TIMESHARE

Pass By% New Rate

55.67

46.95

65.02

49% 35%

43%

TOTAL ALLOCATED/EXISTING USE	ITE CODE NO.	TRIPS (ADTs)	ESTIMATED AVERAGE DAIL TRIPS		
PROPOSED 216 ROOM HOTEL	310	8.36	541		
PER TRAFFIC IMPACT STUDY*					
AMENDED L	AND USE PLA	AN - SITE DATA			
AMENDED L	AND USE PL	AN - SITE DATA ANDO WORLD CENTER - AMENDED LAND			

PORTION OF SECTIONS 28, 33 AND 34, TOWNSHIP 24 1. A WANTE FROM DRANGE COUNTY CODE SECTION \$8.1291/(320 allow understory two LEGAL DESCRIPTION SOUTH, RANGE 28 EAST GROSS ACREAGE ±205.96 ACRES (TOTAL MARRIOTT ORLANDO WORLD CENTER SITE) REQUIRED BY 200% ALONG THIS OVERHEAD UTILITY EASEMENT WITH UNDERSTOR PROGRESS ENERGY CORPORATION LITTLETY FASEMENT 2. A WAIVER FROM ORANGE COUNTY CODE SECTION 38-129t/c) to allow understory tree SOUTH AND EAST OF SUBJECT SITE APPROVED SITE USES: 2253 HOTEL ROOMS*, 486,000 SF MEETING SPACE, abuting side and rear property lines, IN LIEU OF 1 TREE EVERY 25 LF. WE JUSTIFY THIS WAVIER REQUEST BY INCREASING THE QUANTITY OF TREES TIMESHARE UNITS, 18 HOLE GOLF COURSE, POOL REQUIRED BY 260% ALONG THIS OVERHEAD UTILITY EASEMENT WITH UNDERSTORY PARCEL D (Proposed Use) 216 ROOM HOTEL 3. A WAIVER FROM GRANGE COUNTY CODE SECTION 38-1291(e)(3) to allow understor trees (7" H NRN/2" CAL. MIN) in the parking lot islands in the Duke Utility Easement, IN TOTAL SQUARE FOOTAGE OF COMMERCIAL INDUSTRIAL OR FAR: SPACE ANCILLARY TO THE HOTEL LAND USE THE MARRIOTT DEVELOPMENT IS NOT WITHIN THE 100-FLOOD/FLOOR ELEVATIONS: WE DISTRY THE WALLER PROVINCE BY INCREASING THE QUARTITY OF THE ELEVATION IS 103-30. THE MINIMUM FINISHED FLOOR ELEVATION FROM THE ORIGINAL SEWMO PERMIT IS 4. A WAIVER FROM DRANGE COUNTY CODE SECTION 38-1251(52) to allow 0 trees along 106.00. THE PROPOSED FINISHED FLOOR ELEVATION the east and south building facades, IN DEU OF PROVIDING 1 TREE PER 200 SQUARE FEET OF BUILDING FACADE LANDSCAPE AREA. (106.50) IS ABOVE THE 100-YEAR/72-HOUR FLOOD WE JUSTIEY THIS WAVER REQUEST BY INCREASING THE QUANTITY OF REQUIRED SITE CONSTRAINTS, WE ARE INSTEAD PLACING 7 ADDITIONAL SHADE TREES IN THE

Office (KSF)

Retail (KSF)

tiarmacy w/ Drive-Thru (KSF)

Bank w/ Drive-thru (KSF)

Quality Restaurant (KSF)

BUILDING SETBACKS

APPROVED UP TO FIVE (5) STORIES. ANY PROPOSED STRUCTURE OVER 200 EFFT SHALL REQUIRE FAA APPROV APPROVED UP TO TWENTY FIGHT STORIES SR 535 R/W: 60' (50' FOR PARCEL D ONLY) 3R 536 R/W: 6 1-4 R/W: 75 PROPERTY LINE: 25 AVERAGE DAILY TRIPS ACTUAL (FROM 11/2004 SURVEY): EXTERNAL AM PEAK: 901 EXTERNAL PM PEAK: 1 773

APPROVED ENCUMBERED TRIPS: 14.71 ESTIMATED TRIPS BASED ON

SETBACK WAIVER REQUEST FOR PARCELD ONLY

WE JUSTIFY THIS REQUEST BY PROVIDING A SLIGHTLY MORE URBAN FORM ADJACENT TO STATE ROAD

LANDSMAR When Cardin, Phrist No. Engineer of Record

TT WORLD CENTER PD EL D DEVELOPMENT E COUNTY, FLORIDA E NO: CDR-20-06-170

FE eterts DIAMNI SSIGNEOUS SS

OVERALL LAND US PLAN EXHIBITA

SITE PD PLAN



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE of the Marriott Orlando World Center Planned Development / Land Use Plan (PD/LUP), dated "June 23, 2022", subject to the 16 conditions listed under the DRC Recommendation in the staff report.

District #1



Oasis Reserve Preliminary Subdivision Plan

Case: PSP-21-10-314

Project Name: Oasis Reserve Preliminary Subdivision Plan

Applicant: David Kelly, Poulos & Bennett, LLC

District: 3

Acreage: 14.59 gross acres

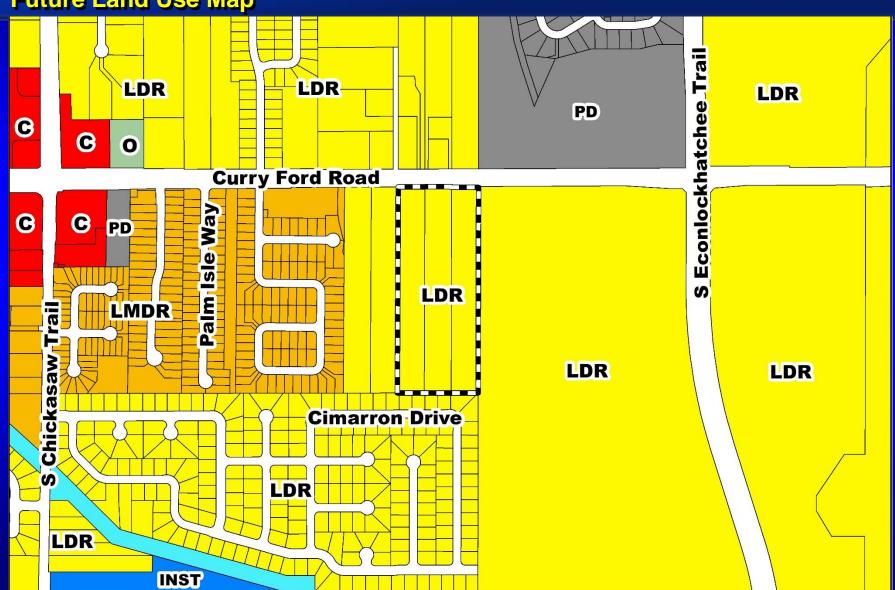
Location: South of Curry Ford Road / West of Econlockhatchee Trail

Request: To subdivide 14.59 acres in order to construct 56 Single-Family Residential Dwelling

Units

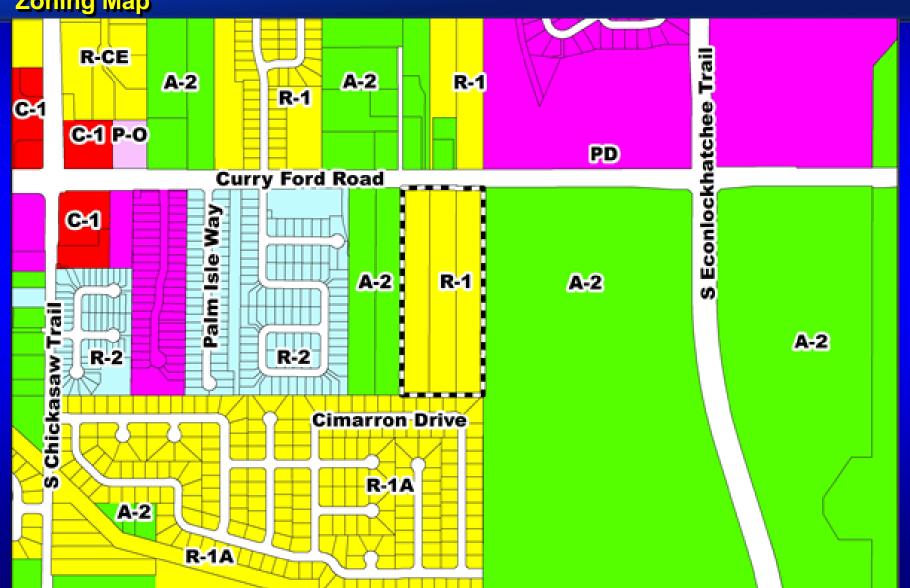


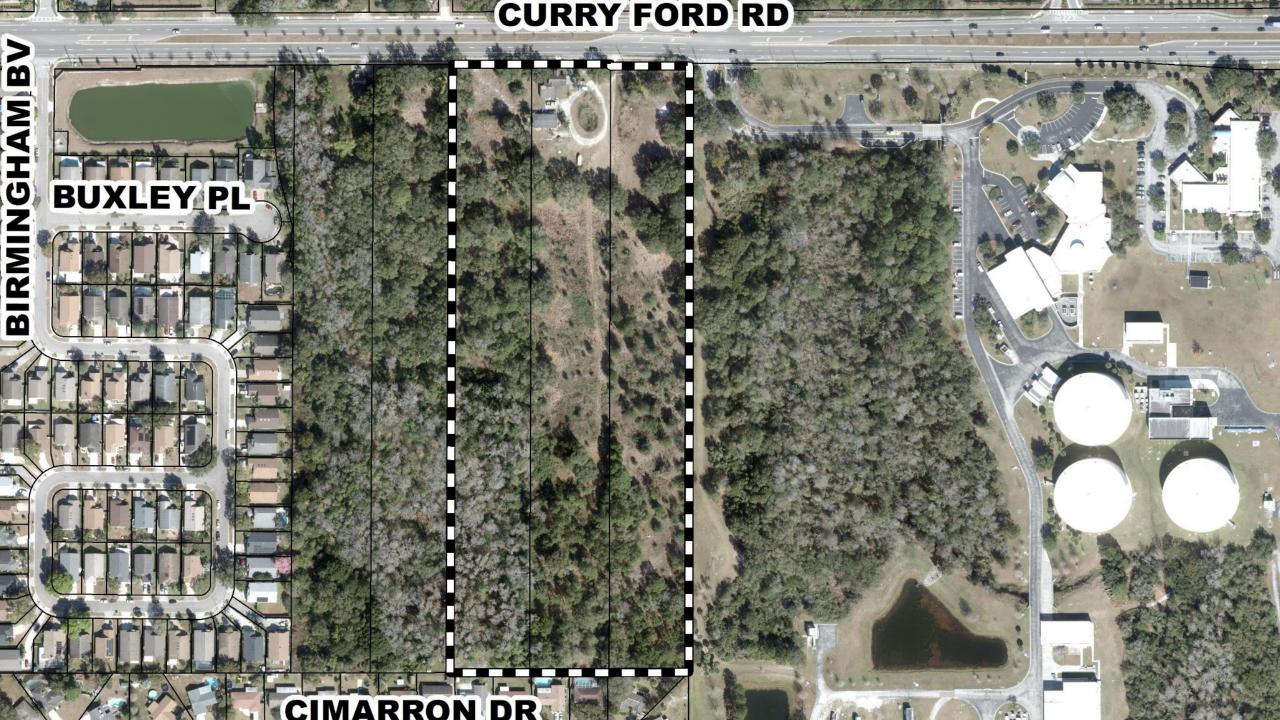
Oasis Reserve Preliminary Subdivision Plan Future Land Use Map

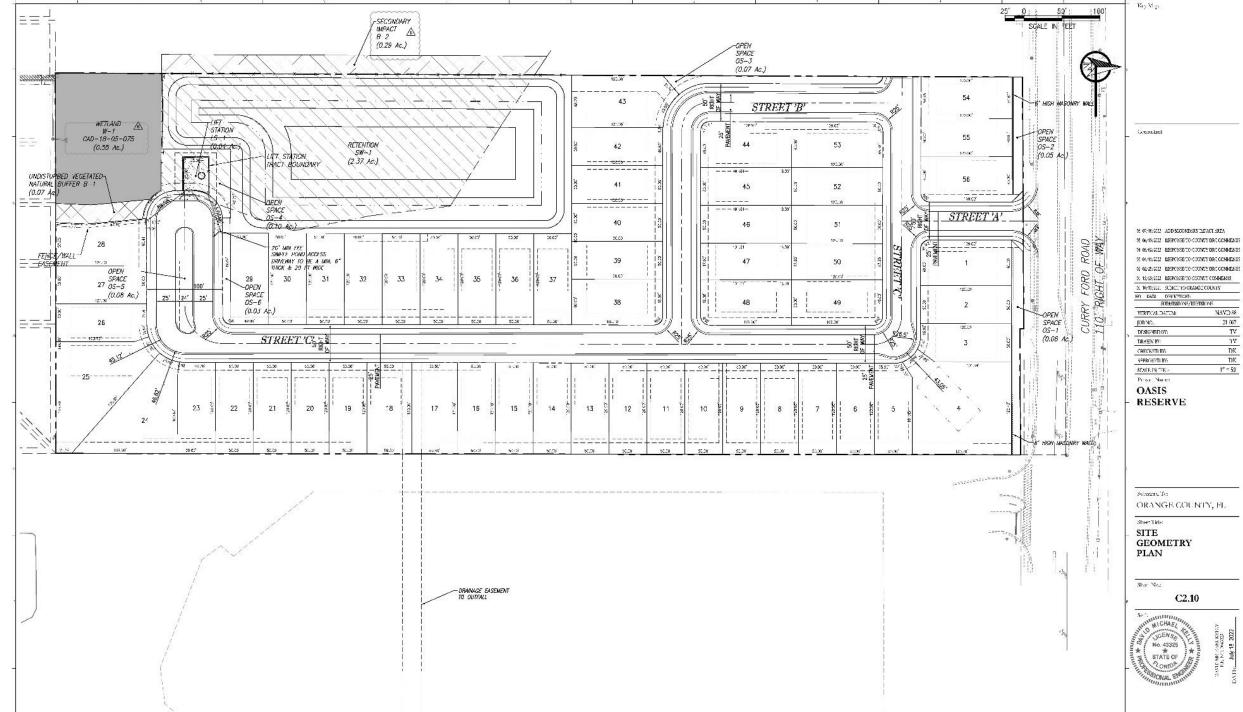




Oasis Reserve Preliminary Subdivision Plan Zoning Map







100	SUBMISSIONS/RE	STRICORS
V	URITCAL DATUM	NAVD 88
Ic	ON NO.	21 067
D	CSIGNED BY:	TV
D	RAWN IN	ήV
C	HECKED IN:	DK
- 4	SERCIVET) TO:	DK



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Oasis Reserve Preliminary Subdivision Plan dated "Received July 12, 2022," subject to the 26 conditions listed under the DRC Recommendation in the staff report.

District 3



Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan

Case: PSP-21-08-254

Project Name: Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1)

Preliminary Subdivision Plan

Applicant: Marc Stehli, Poulos & Bennett, LLC,

District: 1

Acreage: 142.93 gross acres

Location: North of Schofield Road / West of Avalon Road

Request: To subdivide 142.93 acres to construct 449 single family residential lots and

associated infrastructure.

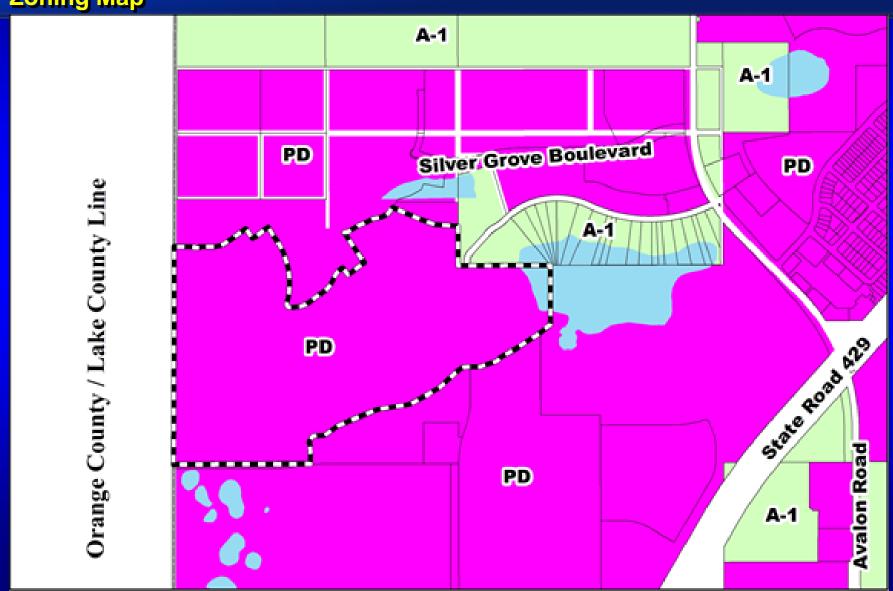


Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan





Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan Zoning Map





Silverleaf Planned Development – Regulating Plan/Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan







Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Silverleaf Phase 3 (Tract FD-1) Preliminary Subdivision Plan dated "Received July 20, 2022," subject to the 31 conditions listed under the DRC Recommendation in the staff report.

District 1



Parks of Mount Dora Planned Development/Parks of Mount Dora Preliminary Subdivision Plan

Case: PSP-21-10-316

Project Name: Parks of Mount Dora Planned Development/Parks of Mount Dora Preliminary

Subdivision Plan

Applicant: Brett Tobias, Halff & Associates, Inc.

District: 2

Acreage: 63.57 gross acres

Location: North of Stoneybrook Hills Parkway / East of US Highway 441

Request: To subdivide 63.57 acres in order to construct 177 single family residential dwelling

units

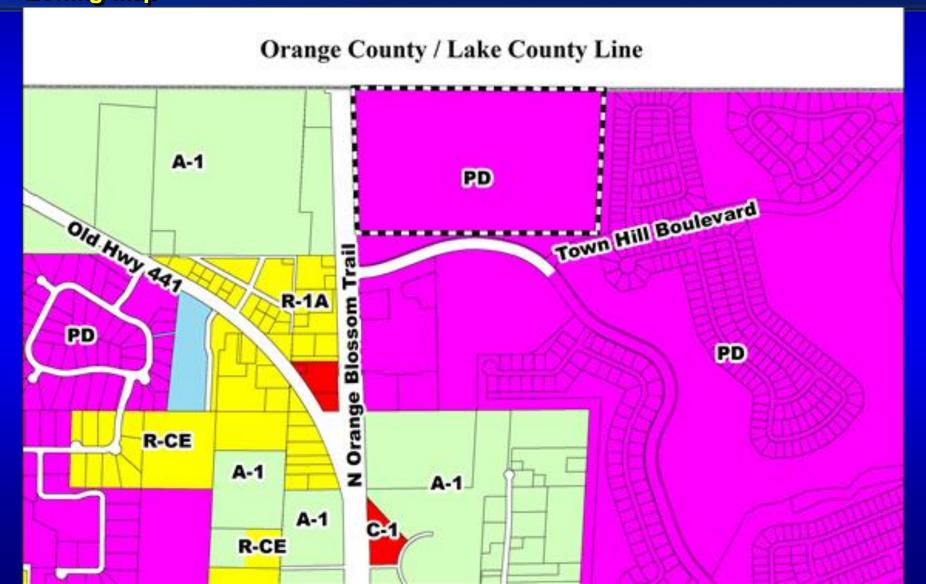


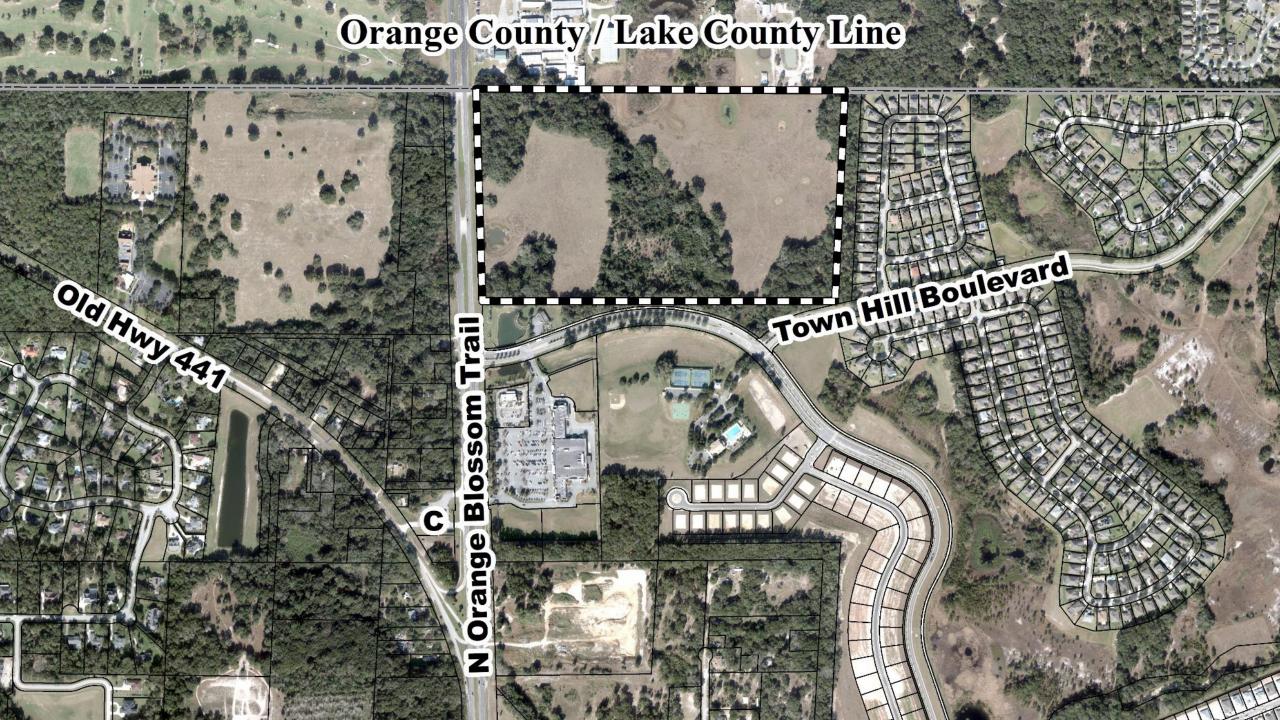
Parks of Mount Dora Planned Development/Parks of Mount Dora Preliminary Subdivision Plan Future Land Use Map

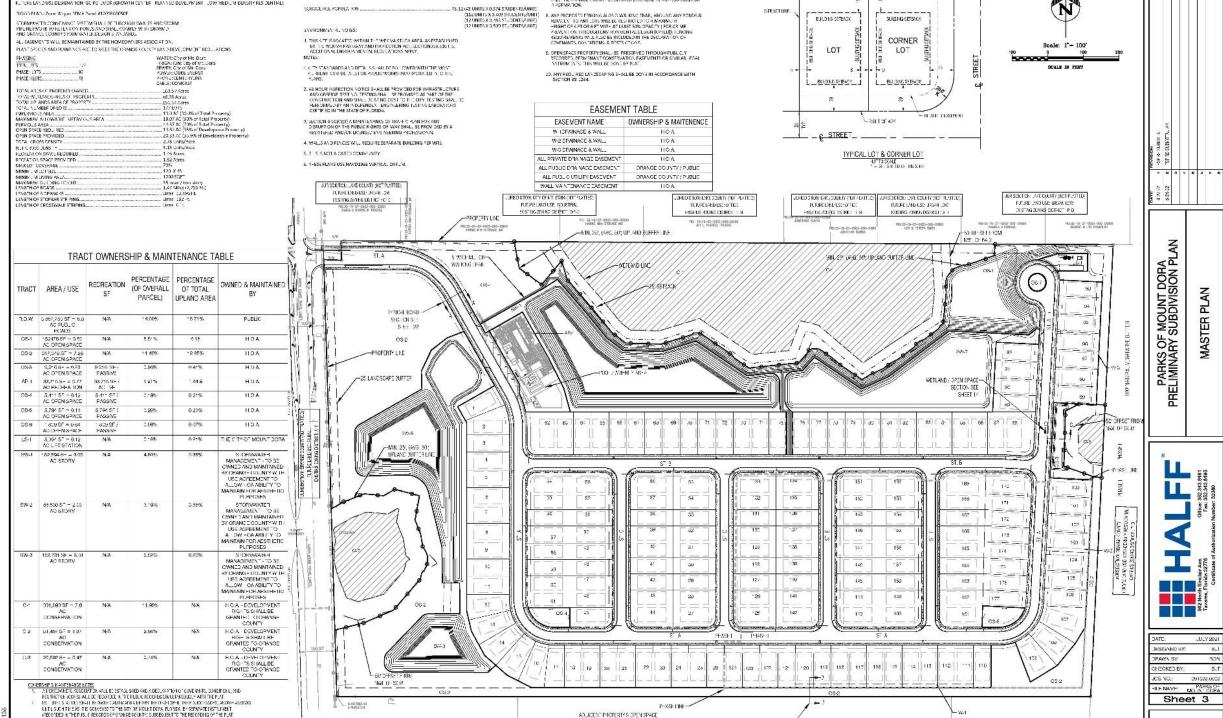




Parks of Mount Dora Planned Development/Parks of Mount Dora Preliminary Subdivision Plan Zoning Map









Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Parks of Mount Dora Planned Development / Parks of Mount Dora Preliminary Subdivision Plan dated "Received August 1, 2022," subject to the 26 conditions listed under the DRC Recommendation in the staff report.

District 2



LUP-20-08-239 Selnik Land Use Plan

Case: LUP-20-08-239

Applicant: Erika Hughes, VHB, Inc

District: 1

Location: 5504 Winter Garden Vineland Road; generally located on the west side of Winter

Garden Vineland Road, approximately 1,300 feet north of the Figuette Road and Winter

Garden Vineland Road intersection.

Acreage: 33.7 gross acres

17.74 net acres

From: R-CE (Country Estate District)

To: PD (Planned Development District)

Request: To rezone one (1) parcel containing 33.7 gross acres from R-CE to PD, in order to

construct 110 attached and detached residential units. There are no waivers associated

with this request.

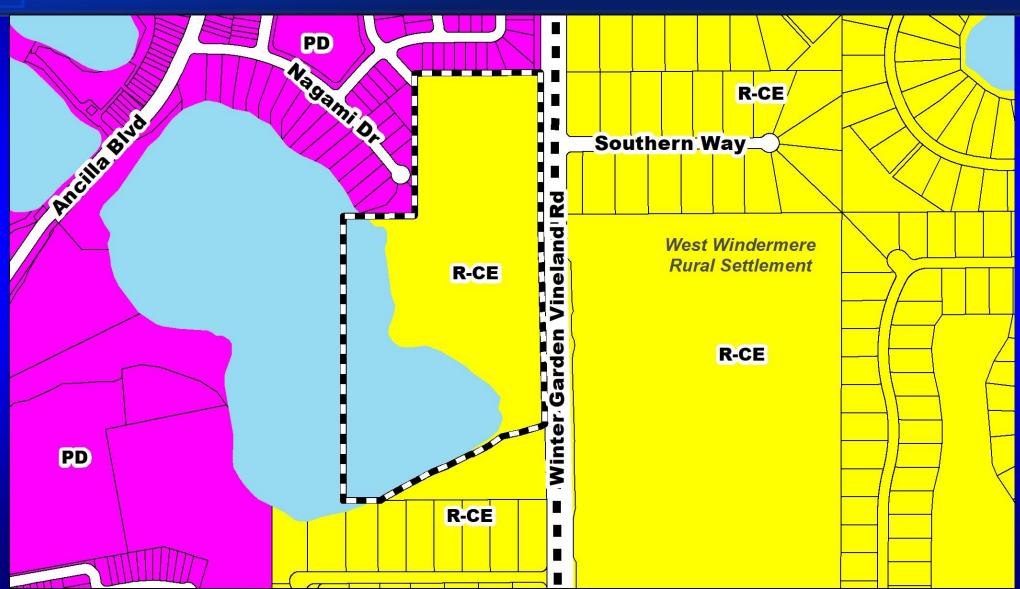


Selnik Land Use Plan Horizon West Map



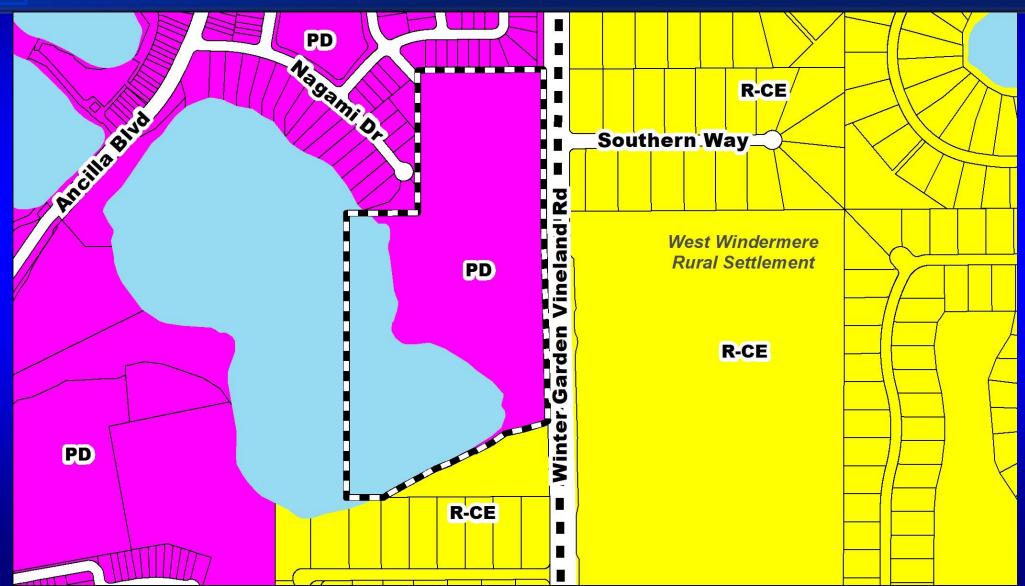


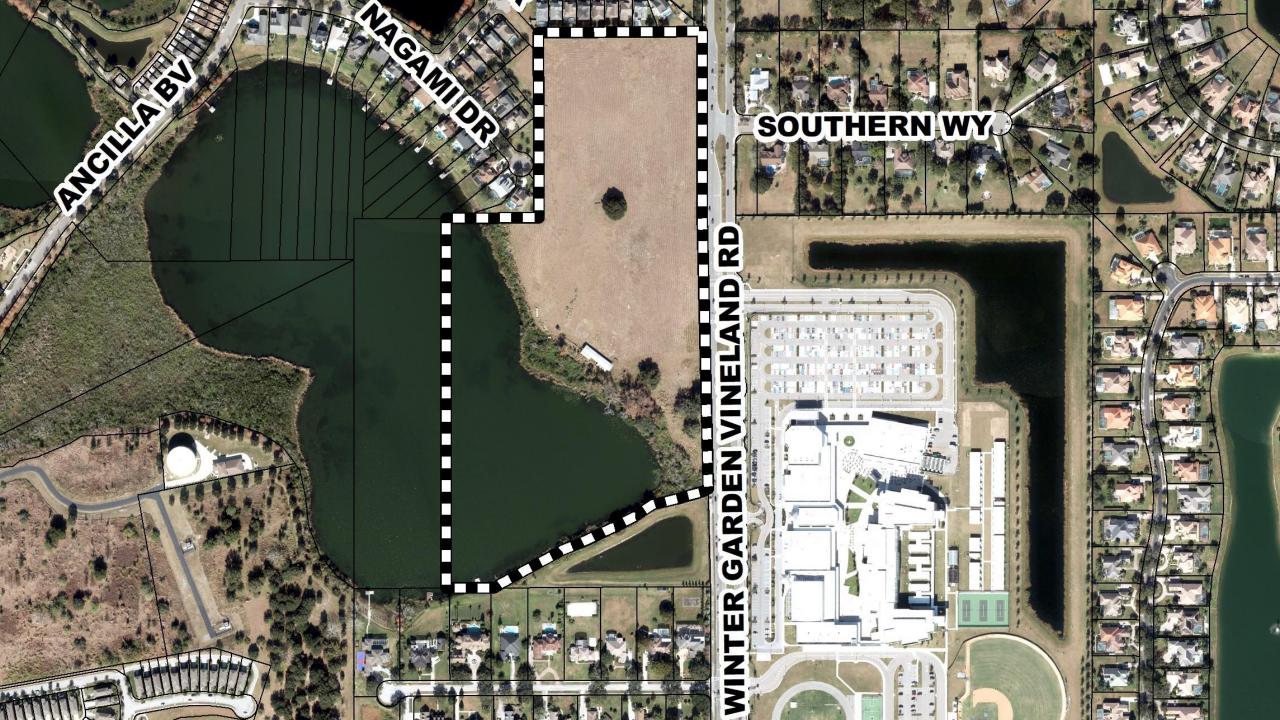
Selnik Land Use Plan Zoning Map





Selnik Land Use Plan Proposed Zoning Map





SW-1 W-1 13.6 1.33 0.01 W-2 Greenbelt velopable Acreage: 17.74 ture Land Use:

Village (Village of Bridgewater) sting Zoning:

Soring J. Christy.

Mr.L. Sposed Zoning: Village Planned Development*

n accordance with Change County Code. Chyster IB. Article VIII. Division B. Village Planned Consistence of Code. Exceller 2-25. Change County Code. Chapter 19. Article VIII. Division B. Adequate Aldri Aralities, Sorthon 30 P.B. 20 PM and Change County Code. Chapter 19. Article XIV. Christian B. Adequate Aldri Aralities, Sorthon 30 PB. 20 PM and Change County Code. Chapter 30. Article XIV. Christian B. Adequate Aldri Aralities, Sorthon 30 PM. 20 PM. 20 PM. Chapter 30. Article XIV. Christian B. Adequate Aldri Aralities Sorthon 30 PM. 20 PM. 20

posed Development Program:

d Use

Owelling Units gle Family Detached unhomes

trict Development Standards

Single Family Detached

Maximum Building Height: ximum Building Height: 2-stories / 35° 2-stories / 35° Minimum Living Area: 1,200 sf nimum Living Area: 1,000 sf Minimum Lot Width nimum Lot Width:

nimum Building Setbocks

157/10" for front porch ront Setbado ide Setback

0'/7' for end units

ide Street Setback: ear Setback:

akefront Setback агарк uilding Separation: 50' (From NHWE) Per Section 38-1384(g)

Front Setback: Side Setback: Side Street Setback: Rear Setback: Lakefront Setback:

Minimum Building Setbacks

Garage:

50' (Feom NHWE)

Per Section 38-1384(g)

20'/10' for front porch

P.D. Site Datum

SAP Land Use	Extinuted Developable Acres [®]	Entimated Stormaster (18.0%)	Estimated Public Open Space Tracts (3.75%) ⁽²⁾	Estimated Net Developable Acres [©]	Densit	ly Runge Al	lowed	Uni	ts Allo	und	Proposed Durelling Unts	Required TOROX	Propose Density
					SAP Requirement	104 Ordinance Minimum	104 Ordinance Maximum	SAP Req	TOR. Min	TOR Max			
Townhome District	17.7	1.2	1.0	18.8	8.0	4.0	12:0	110	55	165	110	0	8.0
Development Sub Total	17.7	3.2	6.7	13.6							110		8.0
Greenbelt	1.1												
API Acres	0.0	1											
Wetlands	14.9	1											

Total PD-Area 15.7 (1) Developable Aures reports total land area less natural materiordies, werlands and AM Assals.

(2) Considers with Change County Code Section IN 1982() Required public open upon and tracts includes 13% of developable land over an defined in the not 4.18.18, up to 8.75% of the required

park and seen space may be satisfied through esothetically designed steenwater pends .

(3) Not Developable Acres equals the developable acres colluding upland generators and and for Adequate Public Facilities (APFs) lends, then insu extinuited stremwater area, and required non-APF Public ages upwar and public traction.

Adequate Public Facilities	Acres
APF Right-of-Way (Excluding Stormwater)	0.0
APF Right of Way Stormwater	0.00
Total:	0.0
ARF Required (1 oc ARF/5.5 Dev. oc):	2.7
Alf Provides:	0.0
APF Deficit:	-2.7

ransfer of Development Rights Summary

TDR Type	Acres	TDR Ratio	Available TDR Credits	
Preserved Wetlands	14.9	1/29 sores	5.1	
Total:	14.9	N/A	5.1	

TDR Credits Available TDR Credits Received Total TDR Credits Used TDR Credits Remaining

rip Generation Comparison

ITE				Daily	PM Peak Hour			
Code	Land Use 1	Size	Units	Trips	% in	Total	Enter	Exi
пром	nd Zoning							
210	Single Family	17	DU	204	43%	19	12	7

221 Multi-Family Mid-Riser 93 DU 505 41% 41 25

Total Trips



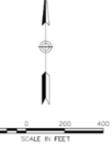
Planned Development Notes:

- 1. All acreages are subject to change based on final engineering. Surveyed acreages will be provided in conjunction with final PSP approval.
- 2. Open Space shall be provided consistent with Orange-County-Land Development Code (LDC) Section 38-1387.1(3). Specific open space calculations shall be provided at MSP.



225 E. Robinson Street Suite 300 Orlando, FL 32801 407.839.4006 Certificate of Authorization Number FL #3932





Selnik PD

Orange County, Florida

February 4, 2021

Not Approved for Construction

DRC Approval



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE of the Selnik Planned Development / Land Use Plan (PD/LUP), dated "Received April 27, 2022", subject to the 19 conditions listed under the DRC Recommendation in the staff report.

District #1

Board of County Commissioners

Public Hearings

August 30, 2022