

Lake Bryan

Planned Development / Land Use Plan (PD / LUP)

Case: CDR-16-06-214

Project Name: Lake Bryan PD / LUP

Applicant: Thomas Cloud, Gray Robinson

District: 1

Acreage: 162.48 gross acres (*overall PD*)

Location: East of Vineland Avenue, west of International Drive, and north of World Center Drive

Request: To incorporate the following PD/LUP modifications, concurrent with a request to rescind the Lake Bryan Development of Regional Impact (DRI):

Incorporate existing DRI / Development Order (DO) Conditions 3, 4, 5, 6, 11, 12, and 15 as PD Conditions of Approval (with modifications); add / update Parcel ID numbers; add previous BCC Conditions of Approval; and add notes related to wetland, buffer, mitigation / enhancement and conservation area acreages, boat docks or ramps and impact permit requirements.



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Future Land Use Map

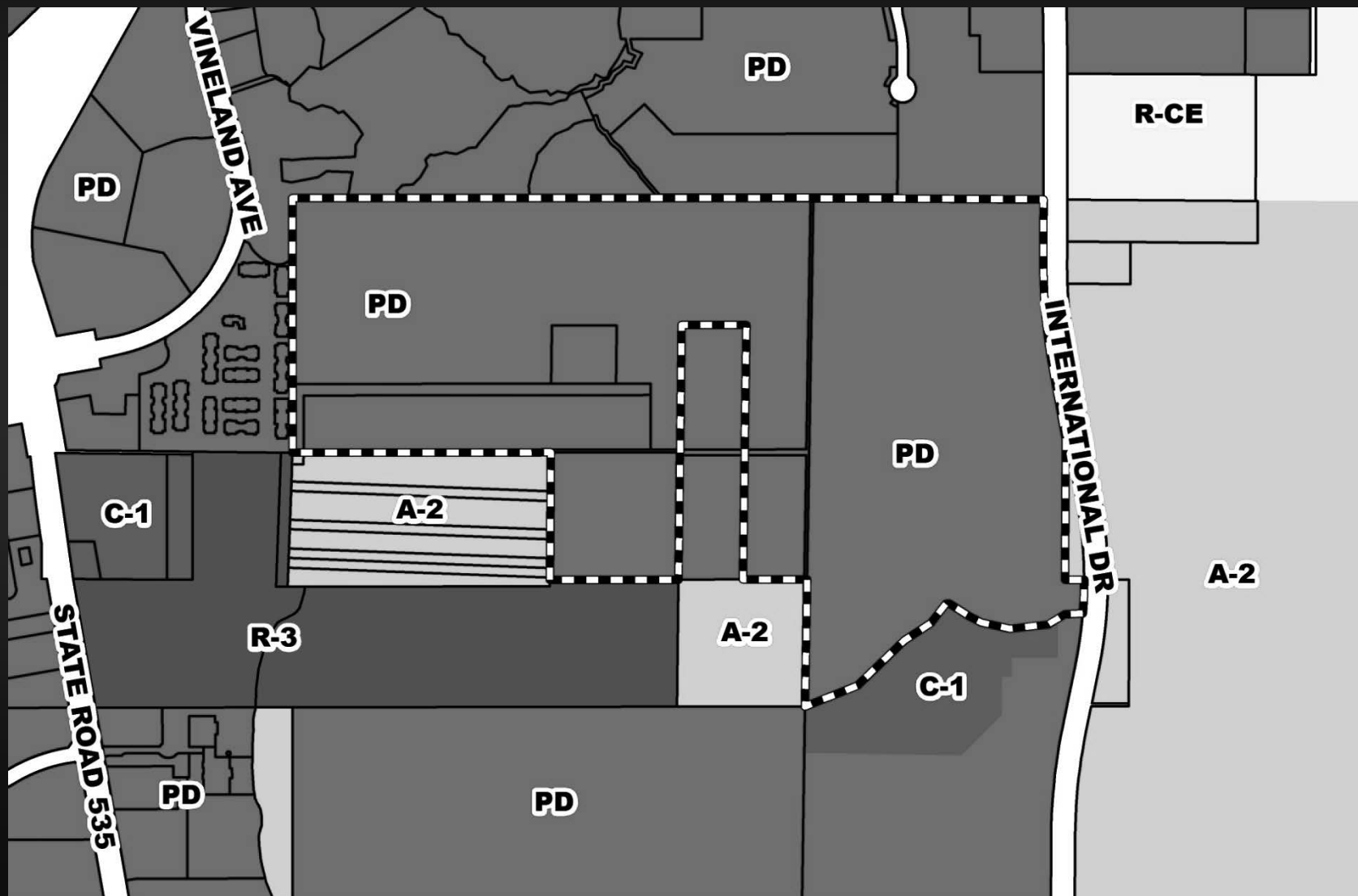




Lake Bryan

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Zoning Map





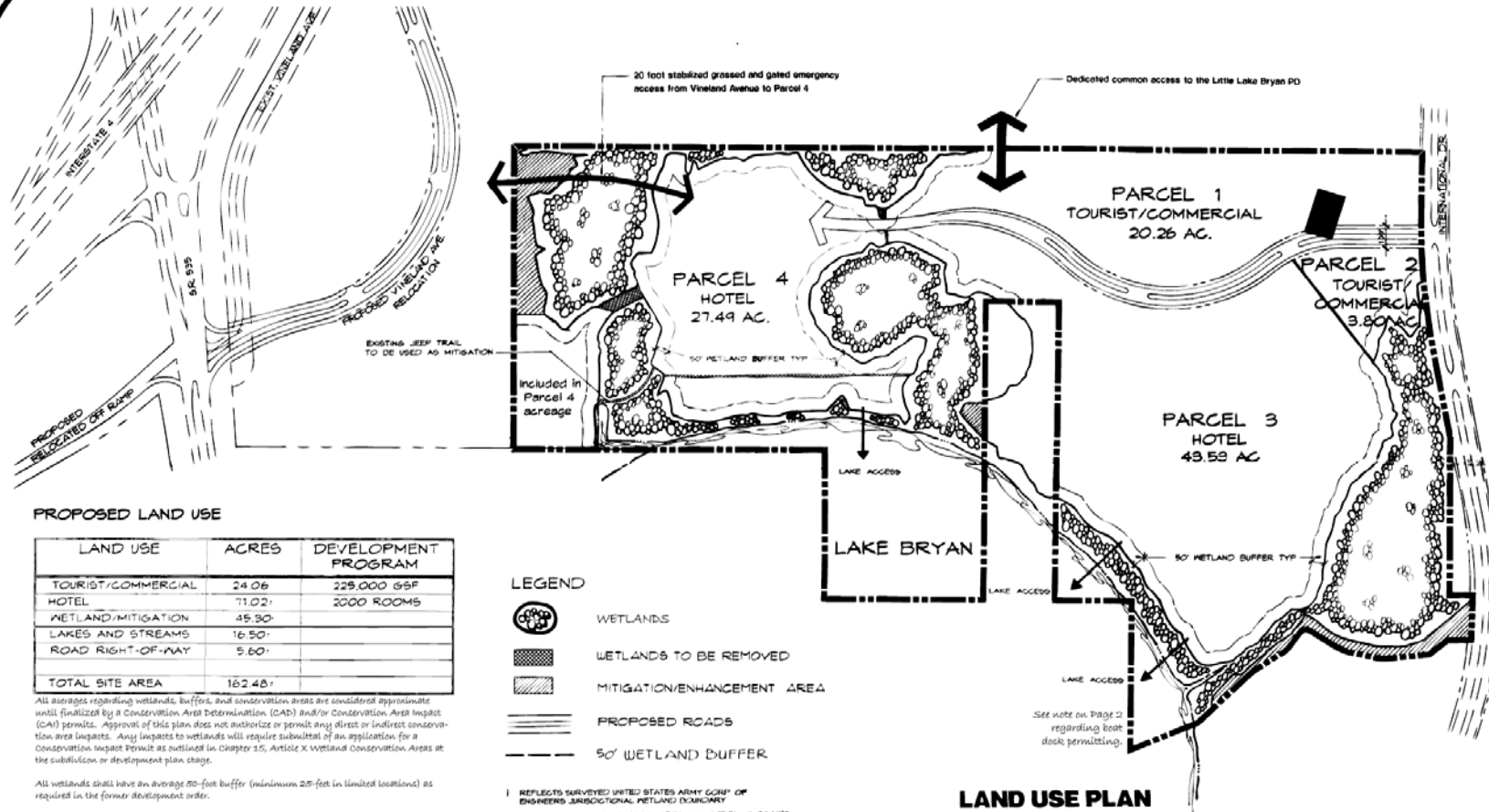
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Aerial Map



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PROPOSED LAND USE

LAND USE	ACRES	DEVELOPMENT PROGRAM
TOURIST/COMMERCIAL	24.06	225,000 GSF
HOTEL	71.02	2000 ROOMS
WETLAND/MITIGATION	45.30	
LAKES AND STREAMS	16.50	
ROAD RIGHT-OF-WAY	5.60	
TOTAL SITE AREA	162.48	

All acreages regarding wetlands, buffers, and conservation areas are considered approximate until finalized by a Conservation Area Determination (CAD) and/or Conservation Area Impact (CAI) permits. Approval of this plan does not authorize or permit any direct or indirect conservation area impacts. Any impacts to wetlands will require submittal of an application for a Conservation Impact Permit as outlined in Chapter 15, Article X Wetland Conservation Areas at the subdivision or development plan stage.

All wetlands shall have an average 50-foot buffer (minimum 25-feet in limited wetlands) as required in the former development order.

Access locations and road that impact wetlands are only approximations and not approved with this plan. The exact location will have to consider minimization and avoidance of wetland impacts and will be determined during the Orange County CAI/CAI permit process.

LEGEND

- WETLANDS
- WETLANDS TO BE REMOVED
- MITIGATION/ENHANCEMENT AREA
- PROPOSED ROADS
- 50' WETLAND BUFFER

1 REFLECTS SURVEYED UNITED STATES ARMY CORP. OF ENGINEERS JURISDICTIONAL WETLAND BOUNDARY

2 LAKE ACCESS WILL COMPLY WITH ORANGE COUNTY'S SHORELINE AUTOMATIC ORDINANCE AND CONSTRUCTION ORDINANCE.

Any development shown on this plan that is later determined to be an Orange County jurisdictional wetland cannot be assumed to be developable without Orange County and other jurisdictional governmental agency wetland permits. Financial gain based upon any assumed wetland encroachment is speculative and may not be approved.

LAND USE PLAN

prepared by:



Miller Sellen Associates, Inc.
Urban Planners & Engineers



200' 0 100' 200' 400'

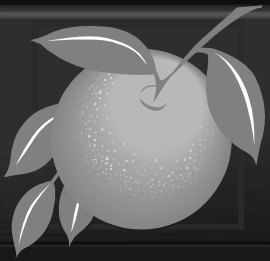
Scale: 1"=200'

RECEIVED

By The Department of Planning Committee (DPC) Office at 4:57 PM, Jul 08, 2015

Lake Bryan
PLANNED DEVELOPMENT

MAP H • CONCEPT PLAN



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Lake Bryan Planned Development / Land Use Plan (PD/LUP) dated “Received July 8, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1