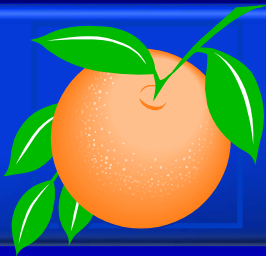


A large, stylized orange with several leaves is centered in the background. The orange is a darker blue color with a textured surface, and the leaves are a lighter blue. The entire graphic is set against a solid blue background.

Board of County Commissioners

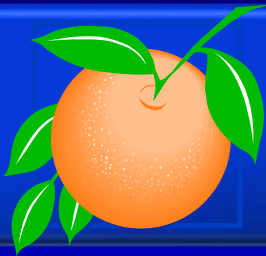
Public Hearings

April 25, 2017

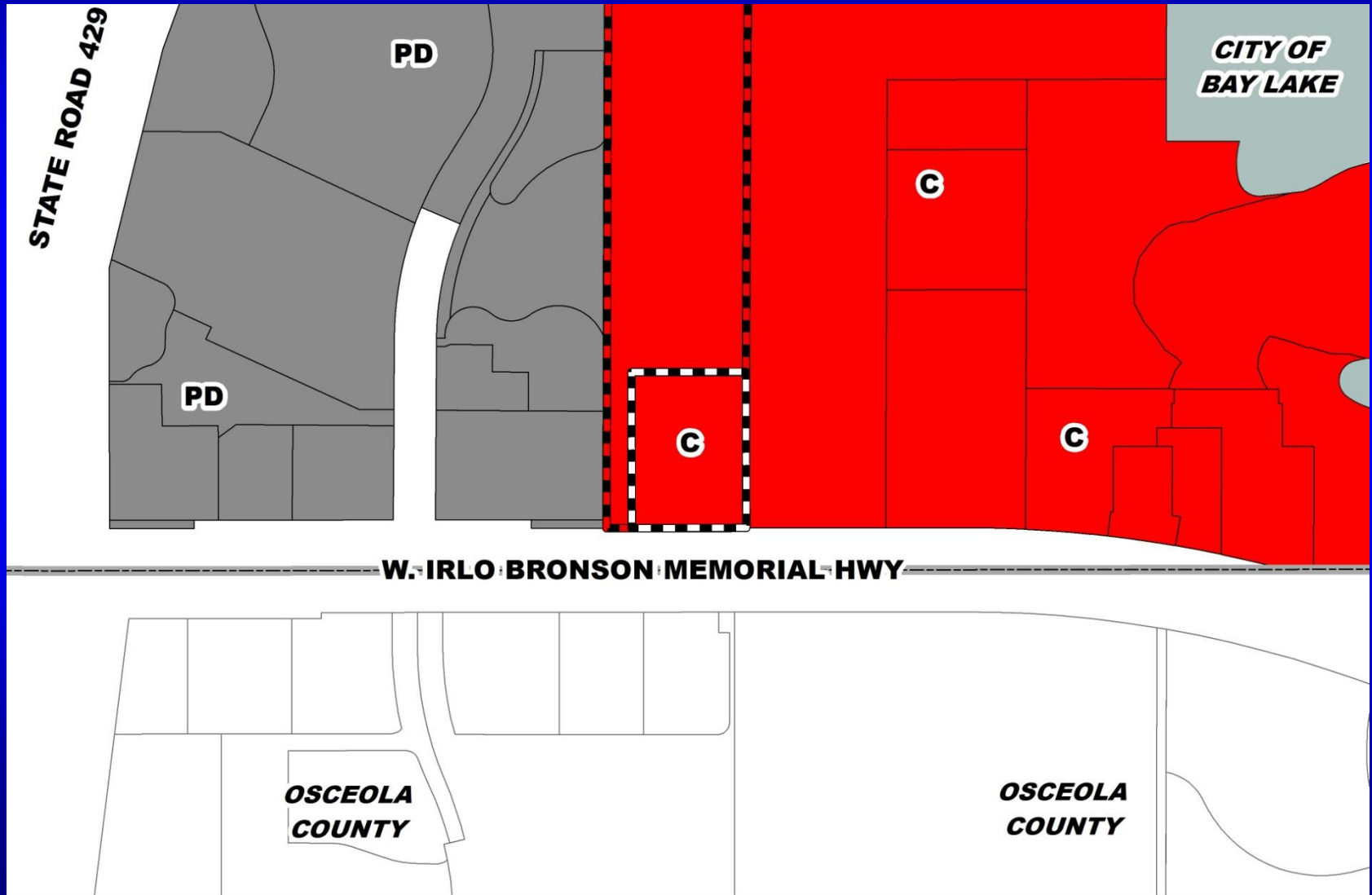


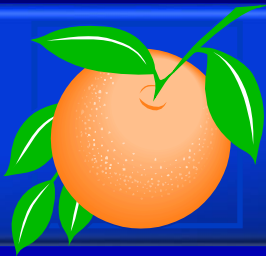
Orlando World Resort Planned Development / Land Use Plan (PD/LUP)

| | |
|----------------------|---|
| Case: | CDR-16-12-403 |
| Project Name: | Orlando World Resort PD/LUP |
| Applicant: | Joseph Schuemann, 192 R and R Investors, LLC |
| District: | 1 |
| Acreage: | 17.15 gross acres (<i>overall PD</i>) 2.31 gross acres (<i>affected lots only</i>) |
| Location: | Generally 400 feet east of East Orange Lake Boulevard and north of West Irlo Bronson Memorial Highway |
| Request: | <p>To establish new setbacks and change the type of uses permitted within Phase 3 only.</p> <p>Additionally, one (1) waiver from Orange County Code Section 38-1287 is being requested to reduce the side yard setback along the western property line within Phase 3 only from 30 feet to 10 feet.</p> |

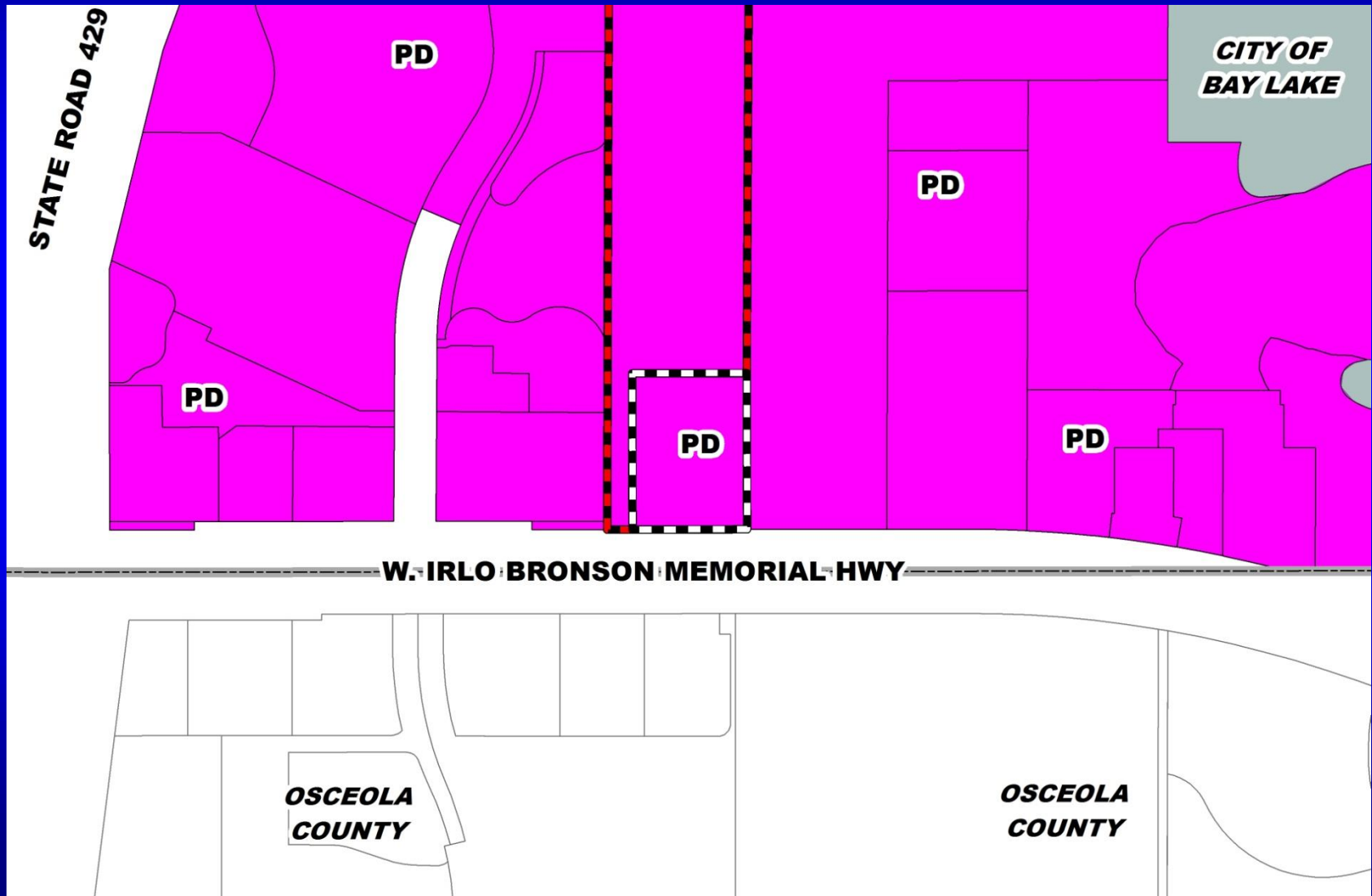


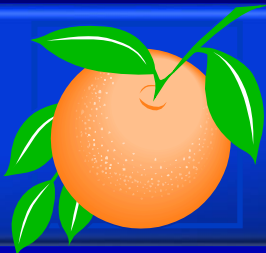
Orlando World Resort Planned Development / Land Use Plan (PD/LUP) Future Land Use Map





Orlando World Resort Planned Development / Land Use Plan (PD/LUP) Zoning Map





Orlando World Resort Planned Development / Land Use Plan (PD/LUP) Aerial Map



Orlando World Resort Planned Development / Land Use Plan (PD/LUP)

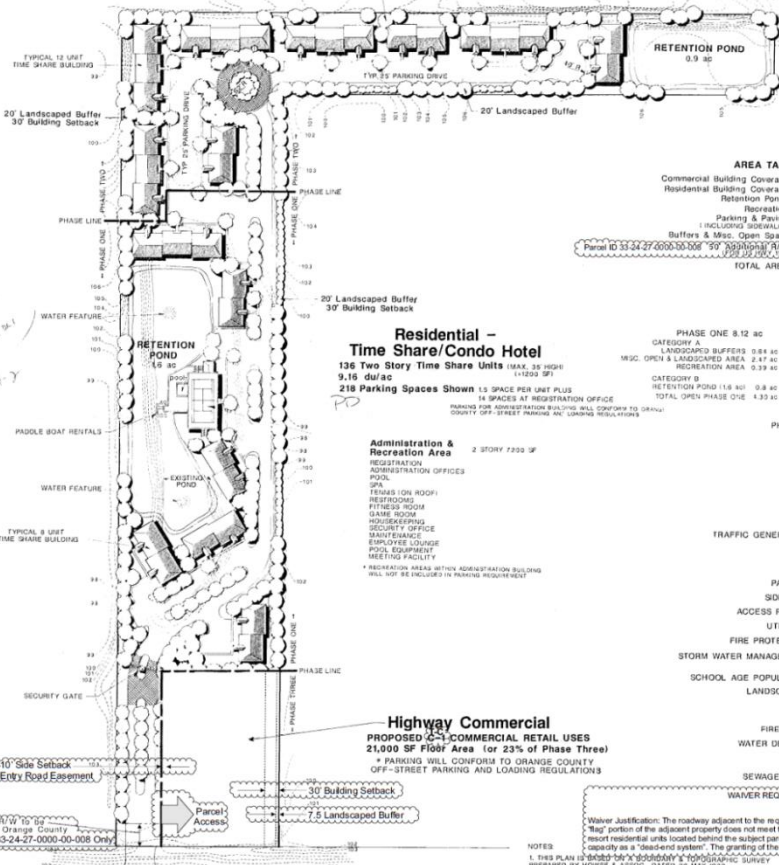
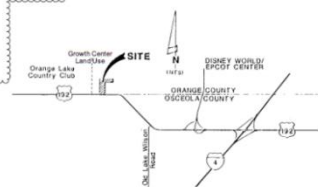
Parcel ID #: 33-24-27-0000-00-018
(Phase Three)

formerly: BELTWAY PLAZA - AYER'S LAKESIDE RESORT - COUPLE'S GLENN
SECTION 33, TOWNSHIP 24 S, RANGE 27 E

REVISED LAND USE PLAN Case Number "CDR-16-12-403"

for:
ALPHA-OMEGA-HOSPITALITY-SERVICES, INC.
414 JOHN McINTEE
341 East Ruby Ave.
Kissimmee, Florida 34741
192 R&R Investors, LLC
c/o Joseph N. Schumann
5555 S. Kirkman Road, Suite 201
Orlando, FL 32819

LOCATION MAP



AREA TABULATIONS

| | |
|---------------------------------------|-------------------------|
| Commercial Building Coverage | 0.48 ac or 3% |
| Residential Building Coverage | 2.34 ac or 14% |
| Retention Ponds | 2.50 ac or 15% |
| Recreation | 3.31 ac or 20% |
| Landscaped Buffers | 1.87 ac |
| Retention Ponds (2.5 ac) | 1.25 ac |
| Landscaped Buffers & Misc. Open Space | 6.17 ac or 37% |
| TOTAL AREA | 16.95 ac or 100% |

OPEN SPACE COMPUTATION

| | | |
|------------|-------------------------------|-----------------------|
| CATEGORY A | Recreation Areas | 0.39 ac |
| | Landscaped Buffers | 1.87 ac |
| | Misc. Open & Landscaped Areas | 4.85 ac |
| CATEGORY B | Retention Ponds (2.5 ac) | 1.25 ac |
| | TOTAL OPEN SPACE | 8.16 ac or 48% |

OPEN SPACE COMPUTATION PER PHASE

| | | |
|------------------------------|------------------------------|-------------------------------|
| PHASE ONE 8.12 ac | PHASE TWO 6.72 ac | PHASE THREE 9.98 ac |
| CATEGORY A | CATEGORY A | CATEGORY A |
| Landscaped Buffers | Landscaped Buffers | Landscaped Buffers |
| Misc. Open & Landscaped Area | Misc. Open & Landscaped Area | Misc. Open & Landscaped Area |
| Retention Ponds | Retention Ponds | Retention Ponds |
| TOTAL OPEN PHASE ONE | TOTAL OPEN PHASE TWO | TOTAL OPEN PHASE THREE |

PHASING

| | |
|--------------------|---|
| PHASE ONE | • 52 TimeShare Residential Units |
| | • Administration & Recreation Area |
| | • Excavation and Alteration of Existing Pond (1.6 ac) |
| PHASE TWO | • 81 TimeShare Residential Units |
| | • Maintenance & Recreation Area |
| | • Retention Pond (0.9 ac) |
| PHASE THREE | • 21,000 SF Highway Commercial (Retail) |

TRAFFIC GENERATION

| | |
|--|--------------------------------|
| 21,000 SF SPECIALTY RETAIL | = 43.675 TRIP ENDS PER 1000 SF |
| • 895 VEH. VEHICULAR TRIP ENDS | |
| 136 TIME SHARE UNITS | = 6.1 TRIP ENDS PER UNIT |
| • 839 VEH. VEHICULAR TRIP ENDS | |
| TOTAL AVERAGE VEHICULAR TRIP ENDS | = 935 PER DAY |

PARKING

| |
|---|
| 50 R/W to be dedicated to Orange County along U.S. HWY 192 |
| A waiver will be requested at ORC from 2.0 spaces per unit to 1.5 spaces per unit |
| to be provided by the City of Kissimmee (see attached letter) |
| to be in accordance with Orange County specifications |
| STORM WATER MANAGEMENT |

SCHOOL AGE POPULATION

| | |
|-----------------|------------|
| 16-18 year olds | 100 |
| 18-24 year olds | 100 |
| TOTAL | 200 |

LANDSCAPING

| |
|---|
| 1500 gal./min. @ 20 psi. |
| 136 Residences (128/28A) x 200 = 27,200 gal./day |
| 9420 SF Commercial & Administration x 3.2 = 30,144 gal./day |
| Total - 29,000 gal./day |

SEWAGE FLOW

| |
|--|
| 29,000 gal./day |
| 1. A Waiver is requested from Orange County Code Section 36-1257 to allow for a ten foot (10') wide "flag" configuration of the adjacent parcel. The "flag" portion of the adjacent property does not meet the minimum lot width of 150' for Tourist Commercial development. The assessment provides access to the resort residential units located behind the subject parcel. This drive has no opportunity to connect to adjacent properties and therefore will have limited traffic capacity as a "dead-end system". The grading of the waiver will result in a 75' building setback from the existing development to the west. |
| NOTES: |

WAVES REQUESTS

| |
|--|
| 1. THIS PLAN IS BEING SUBMITTED TO THE CITY OF KISSIMMEE FOR REVIEW AND APPROVAL. |
| 2. FOR 2015 TOPOGRAPHY, BOUNDARY AND LEGAL DESCRIPTION SEE ATTACHED SURVEY EXHIBIT (SHEET 2 OF 2). |
| 3. MINIMUM SEPARATION BETWEEN BUILDINGS WILL BE 20', WHERE DOORS, WINDOWS OR OTHER OPENINGS IN THE BUILDING WALL OF A LOT UNIT BACK UP TO A WALL OF ANOTHER BUILDING WITH DOORS, WINDOWS OR OTHER OPENINGS, THERE WILL BE A MINIMUM SEPARATION OF 30'. |
| 4. FOR VERIFICATION OF AVAILABLE SEWER AND WATER SEE ATTACHED LETTER DATED 11 APR 20 FROM BRADLEY JEWELL WITH THE CITY OF KISSIMMEE. |



PROJECT ENGINEER:
HOWSE AND ASSOCIATES
CONSULTING ENGINEERS • LAND PLANNERS • SURVEYORS

1000 PENNSYLVANIA AVENUE • ST. CLOUD, FLORIDA 34989
PHONE (888) 688-3000 • FAX (888) 688-3001

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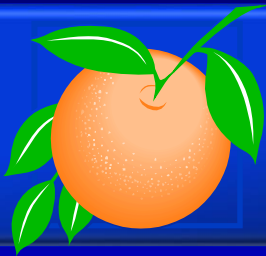
By Lisette Eggiaco at 3:07 pm, Feb 13, 2017

Sheet 1 of 5
Date Revised: 27 FEBRUARY 2017
Date Revised: 1 FEB 1991
Date Revised: 27 NOV 1990



R. WHIDDEN and ASSOCIATES, INC.
LAND PLANNERS and DEVELOPMENT CONSULTANTS

22 W. Mountaineer Ave., Ste. 4
Kissimmee, Florida 32741 (807) 840-1800



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Orlando World Resort Planned Development / Land Use Plan (PD/LUP) dated “Received February 13, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1