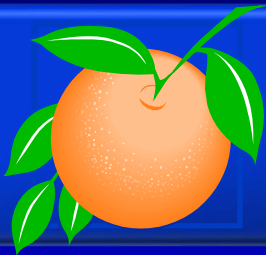




Board of County Commissioners

Public Hearings

June 4, 2019

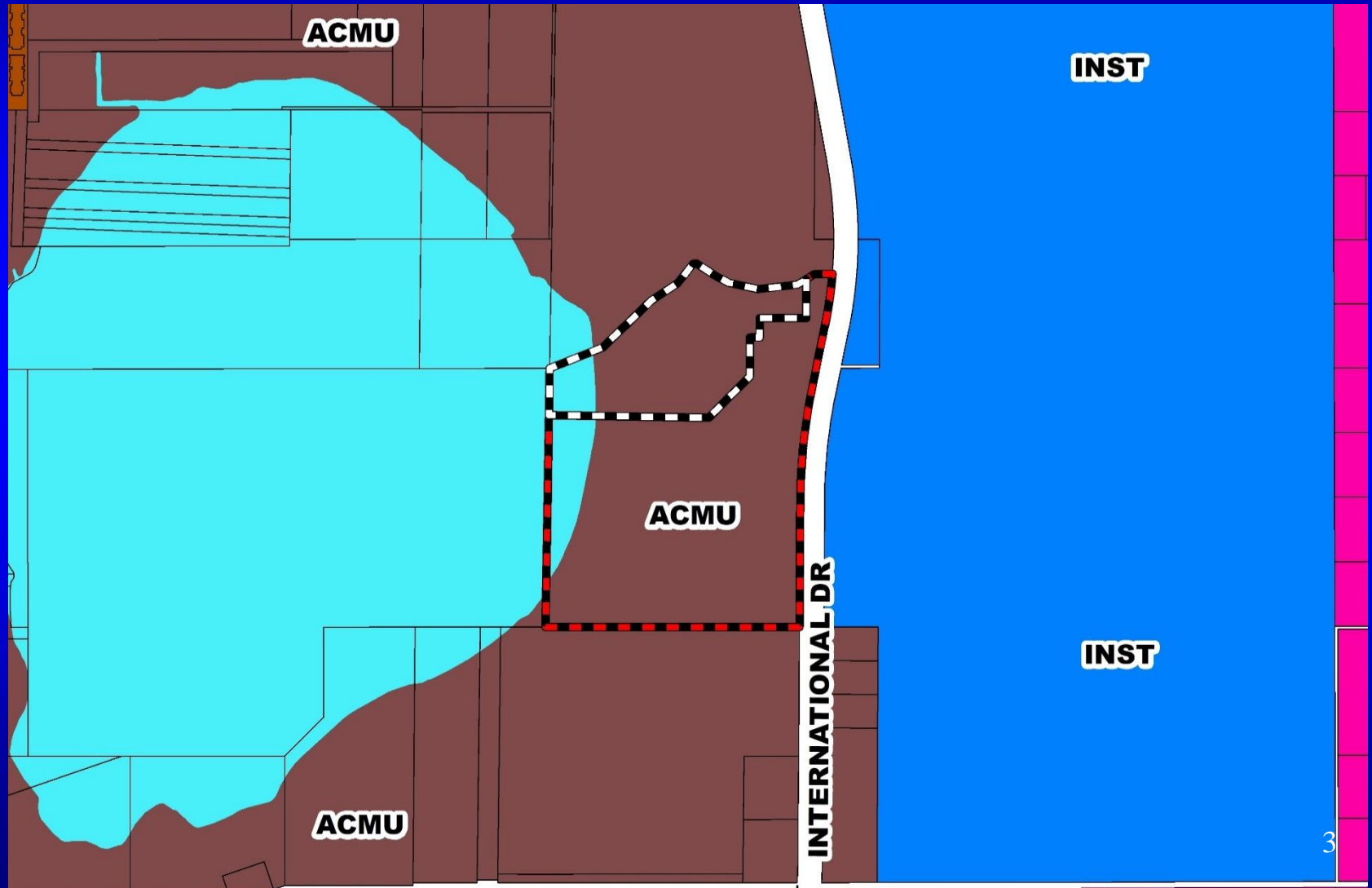


Lake Bryan Resort Planned Development / Land Use Plan

Case:	LUPA-18-09-297
Project Name:	Lake Bryan Resort PD/LUP
Applicant:	Moriah Kosch Worth, Contravest Development Partners, LLC
District:	1
Acreage:	37.37 gross acres (<i>existing PD</i>) <u>13.45 gross acres (<i>portion of parcel to be aggregated</i>)</u> 50.82 gross acres (<i>overall aggregated PD</i>)
Location:	International Drive South; or generally located west of International Drive South, east of Lake Bryan, approximately 2,600 feet north of World Center Drive
Request:	To rezone a 13.45 gross acre portion of the subject parcel from C-1 (Retail Commercial District) to PD (Planned Development District), incorporate the portion of the parcel into the Lake Bryan Resort PD, and revise the development program to construct 266 multi-family dwelling units and 1,766 hotel and timeshare units.

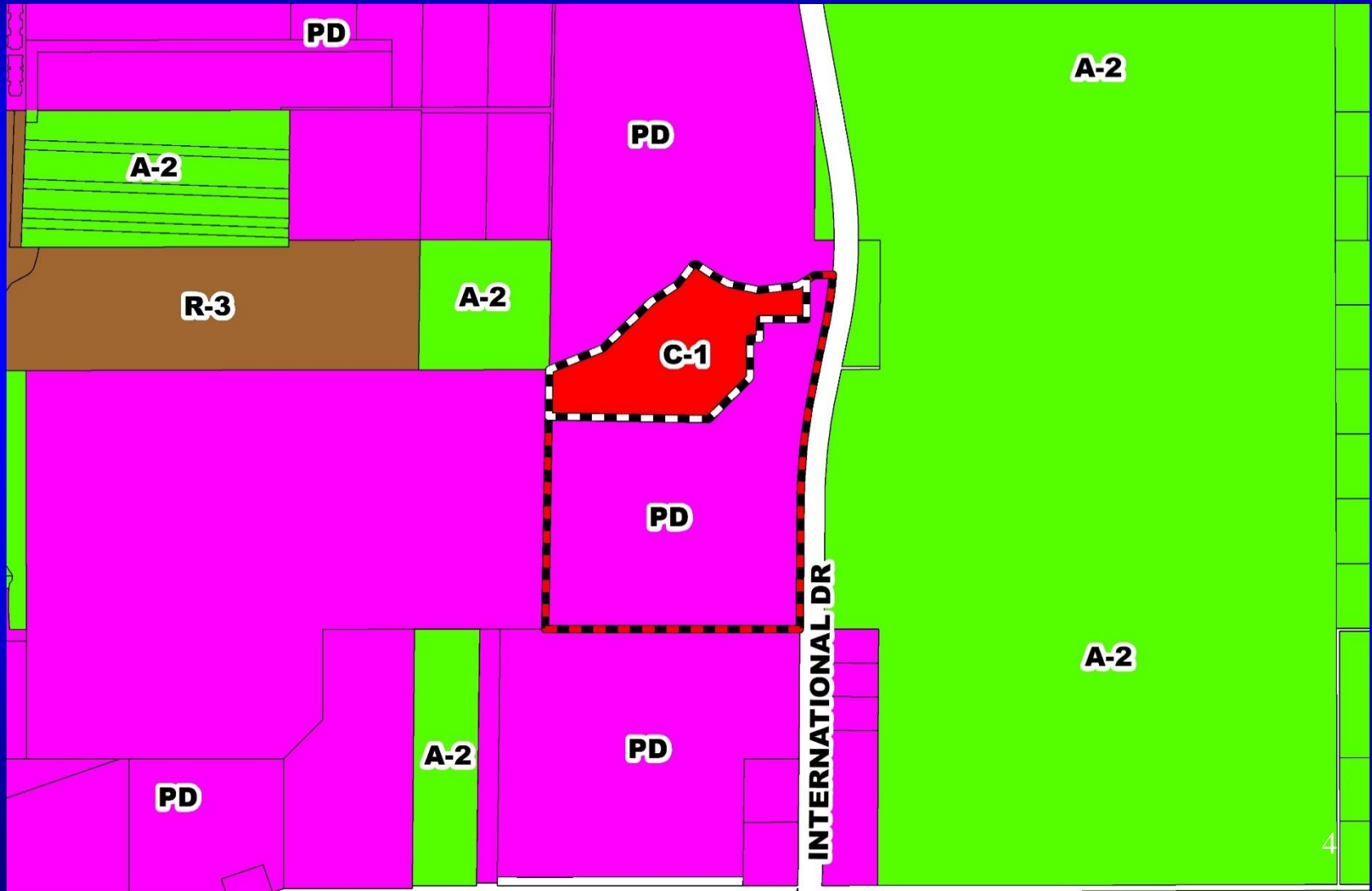


Lake Bryan Resort Planned Development / Land Use Plan Future Land Use Map



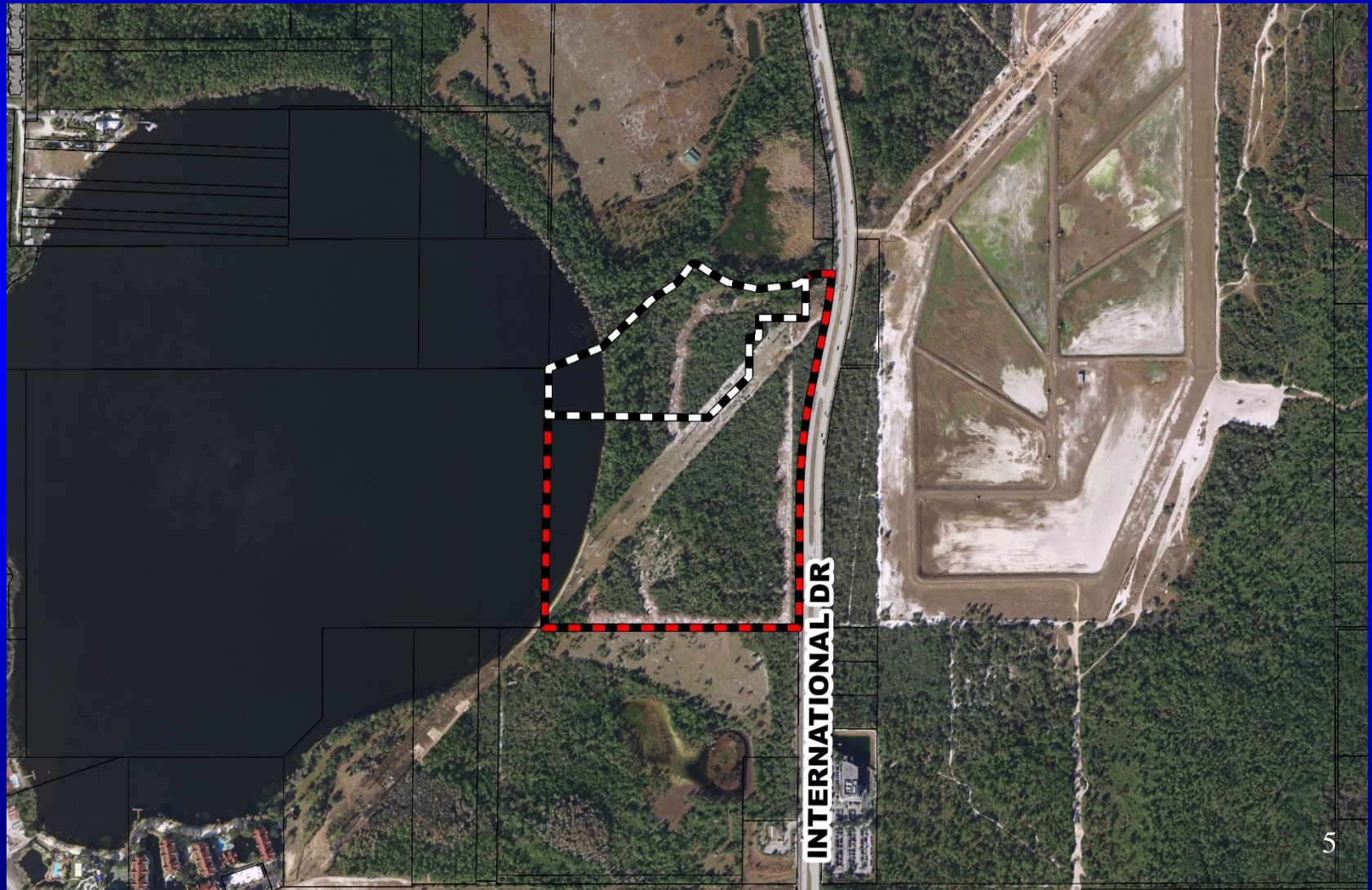


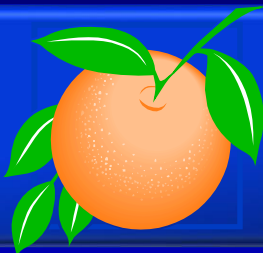
Lake Bryan Resort Planned Development / Land Use Plan Zoning Map



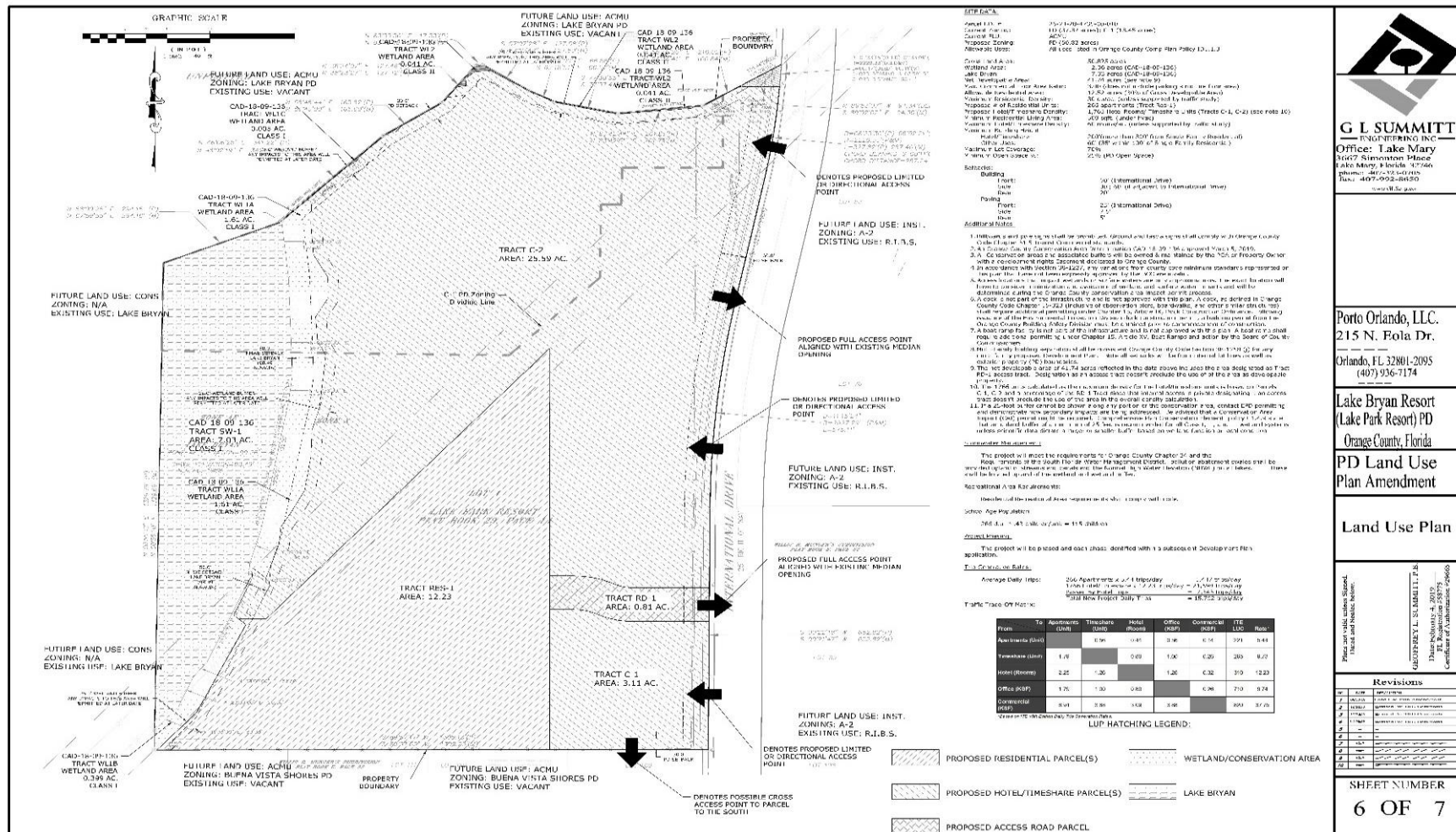


Lake Bryan Resort Planned Development / Land Use Plan Aerial Map





Lake Bryan Resort Planned Development / Land Use Plan Overall Land Use Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Lake Bryan Resort Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received February 8, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1



Rouse Road Subdivision Planned Development / Land Use Plan

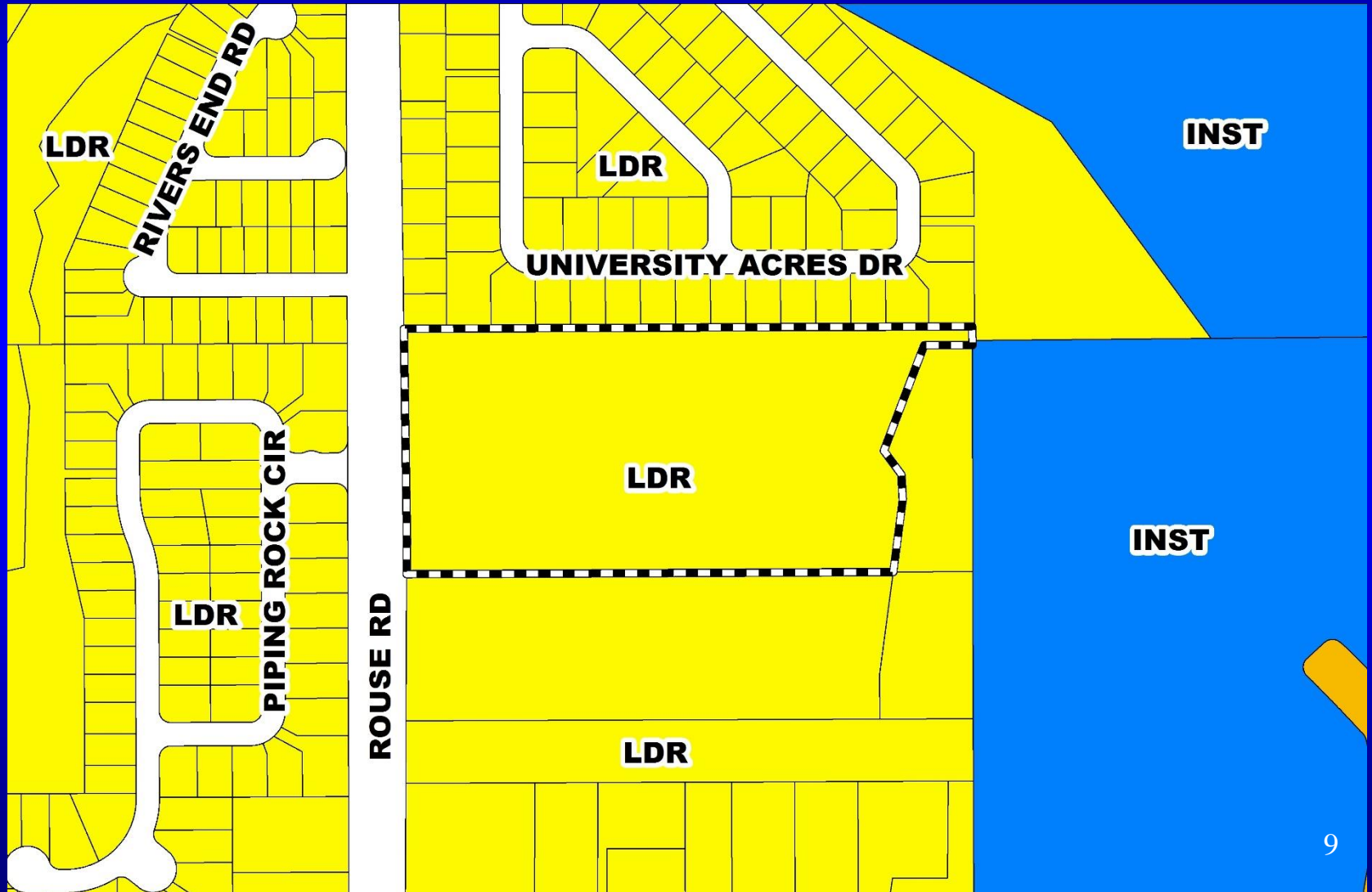
Case:	LUP-18-05-253
Project Name:	Rouse Road Subdivision PD/LUP
Applicant:	Luke Classon, Appian Engineering, LLC
District:	5
Acreage:	12.92 gross acres
Location:	2735 Rouse Road; or generally on the east side of Rouse Road, north of Lokanotosa Trail, and south of Rivers End Road
Request:	<p>To rezone one (1) parcel containing 12.92 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District), in order to construct forty-one (41) detached single-family dwelling units.</p> <p>Additionally, two (2) waivers from Orange County Code are requested to allow a 5-foot building side setback along the southern property boundary, and to allow for a 13-foot front porch setback.</p>



Rouse Road Subdivision

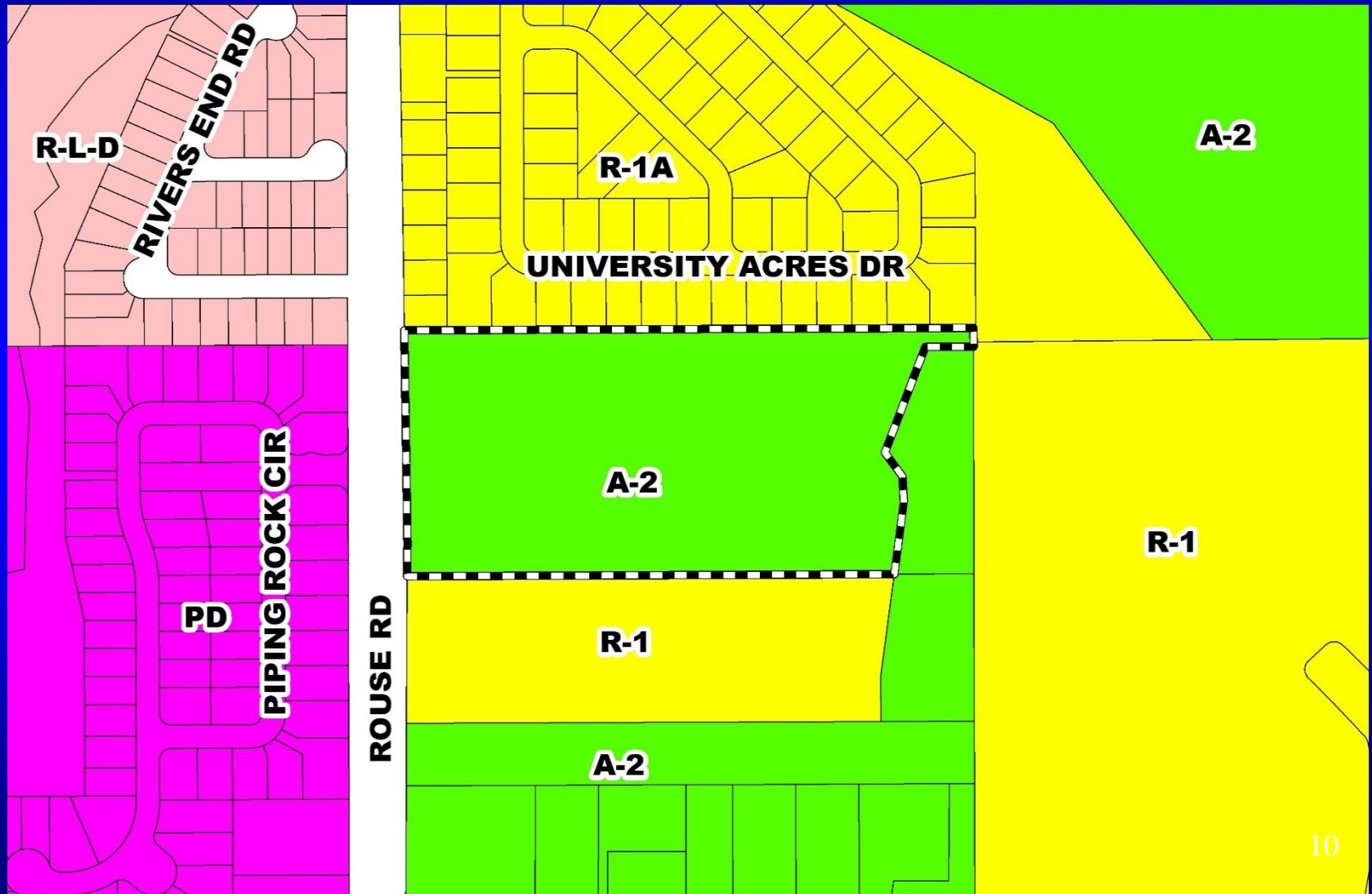
Planned Development / Land Use Plan

Future Land Use Map



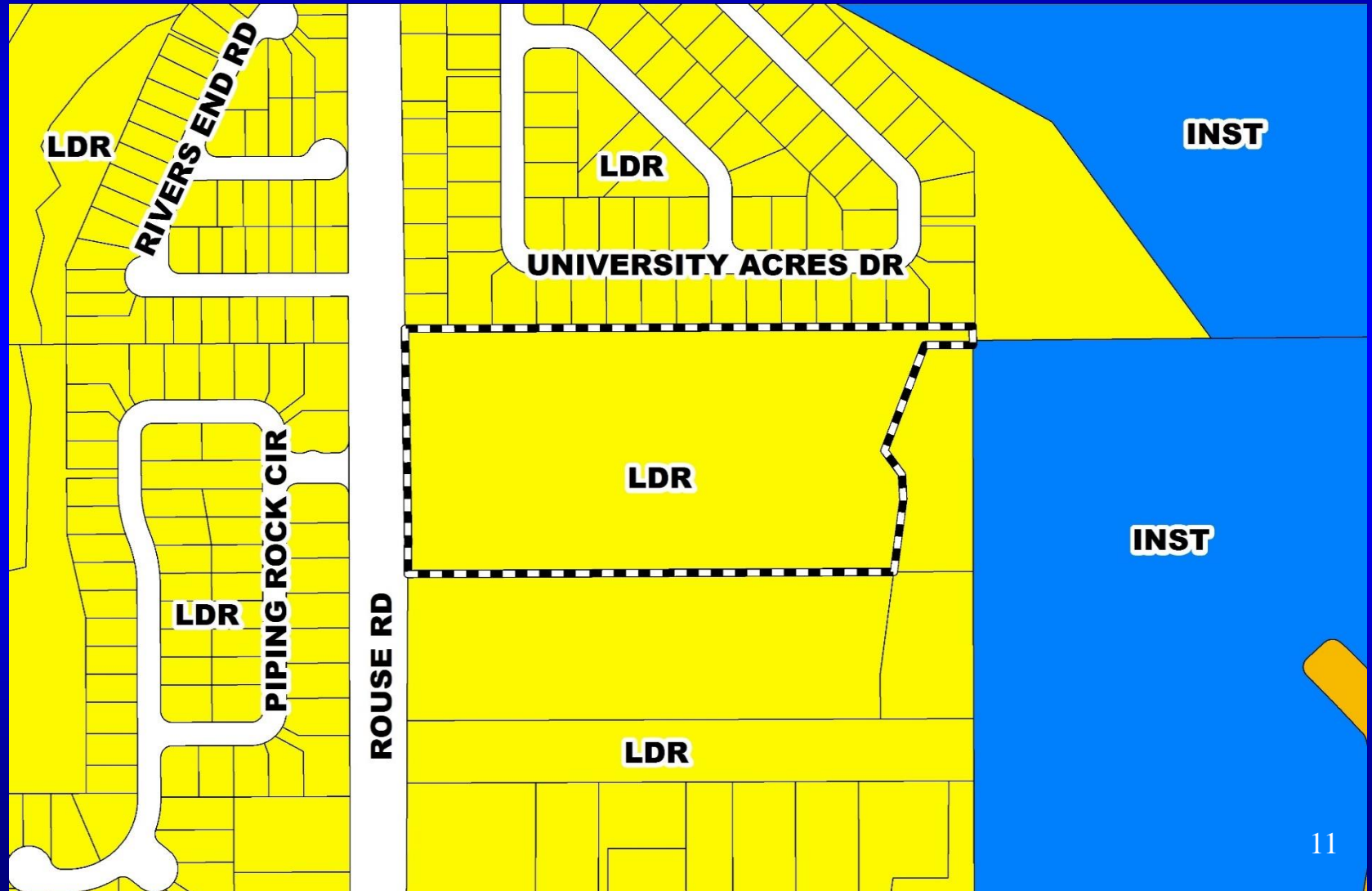


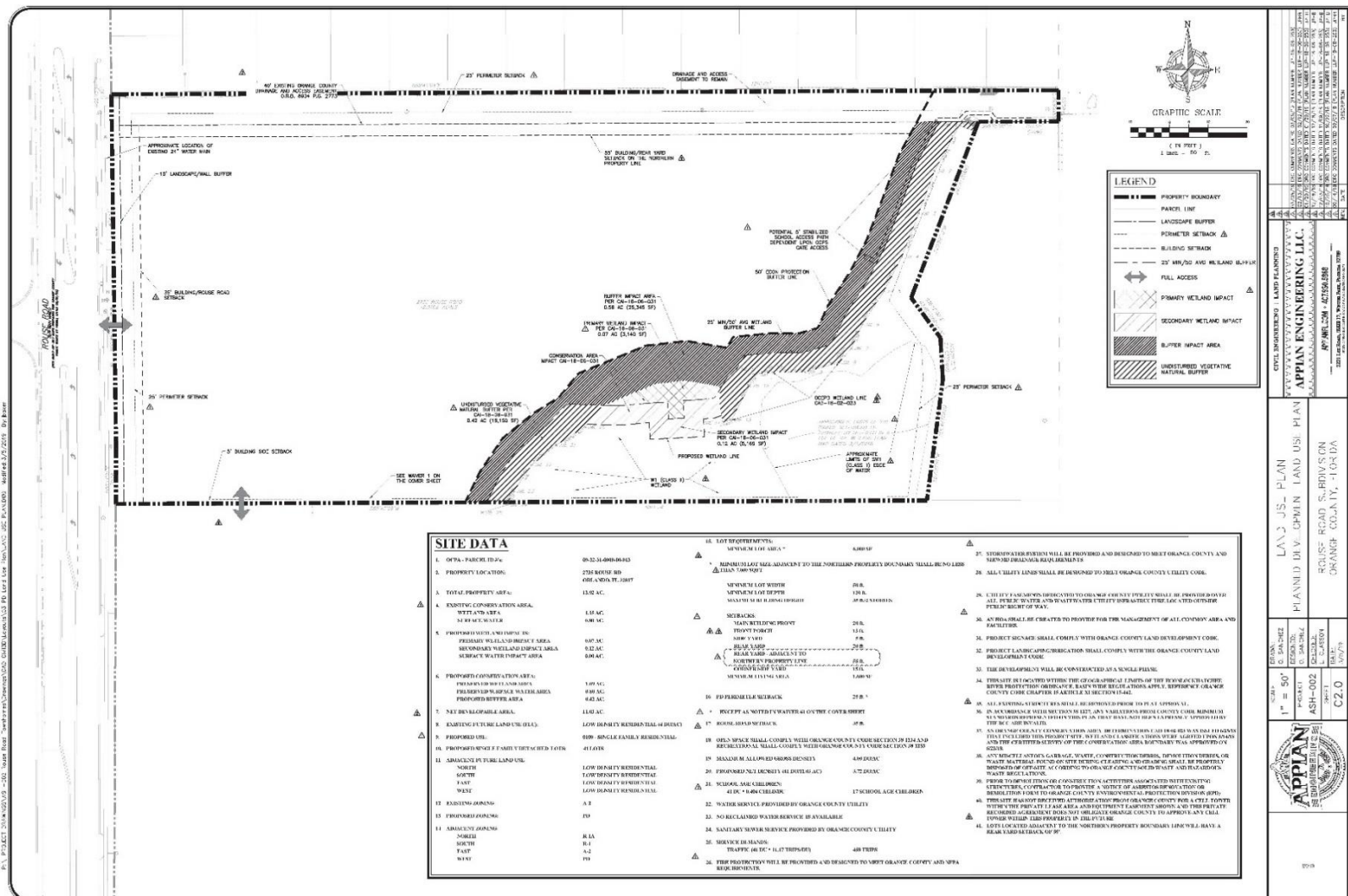
Rouse Road Subdivision Planned Development / Land Use Plan Zoning Map





Rouse Road Subdivision Planned Development / Land Use Plan Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Rouse Road Subdivision Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received March 14, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

- AND -

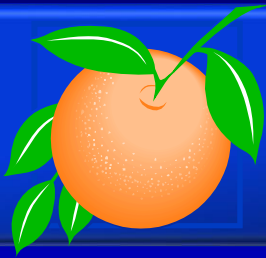
Approve Consent Item F.2

District 5



Meadow Woods Planned Development / Land Use Plan

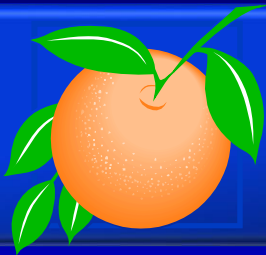
Case:	CDR-18-10-335
Project Name:	Meadow Woods PD/LUP
Applicant:	Kathy Hattaway, Poulos & Bennett, LLC
District:	4
Acreage:	14.70 gross acres (<i>affected parcels only</i>)
Location:	South of Wetherbee Road and East of Orange Avenue
Request:	To change the use on PD Parcels 2.1 and 3.2 from Open Space and Fire / Police, respectively, to Community Commercial and utilize existing unused commercial entitlements within the PD for the proposed commercial development, which will be assigned at the Preliminary Subdivision Plan (PSP) / Development Plan (DP).



Action Requested

**Continue the Meadow Woods Planned Development
Planned Development / Land Use Plan (PD/LUP) to June
18, 2019 BCC hearing at 2:00 PM.**

District 4



Nadeen Tanmore II Planned Development / Land Use Plan

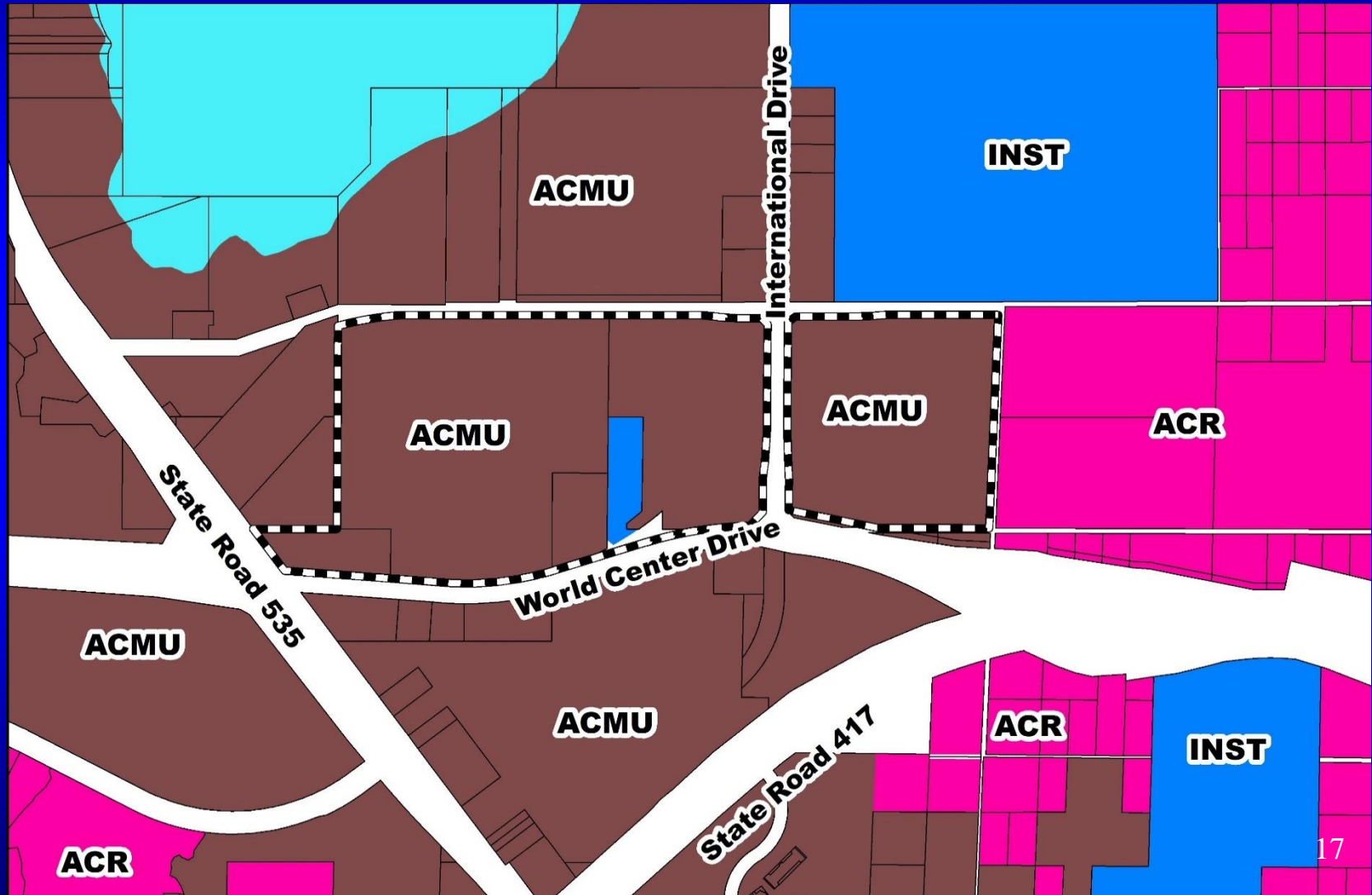
Case:	CDR-18-09-307
Project Name:	Nadeen Tanmore II PD/LUP
Applicant:	Robert B. Paymayesh, PE Group, LLC
District:	1
Acreage:	130.32 gross acres
Location:	Generally located north of World Center Drive, east of State Road 535 and, east and west of International Drive
Request:	To increase the overall PD entitlements by adding 100,000 square feet of commercial uses, 341 multi-family residential units, and 300 hotel rooms on Parcel 4, remove BCC Conditions prohibiting residential uses on the PD and increasing overall PD entitlements; add new access points to Parcels 3 and 4; revise surveyed acreages; and to delete the 50' setback from existing onsite drainage ponds.



Nadeen Tanmore II

Planned Development / Land Use Plan

Future Land Use Map

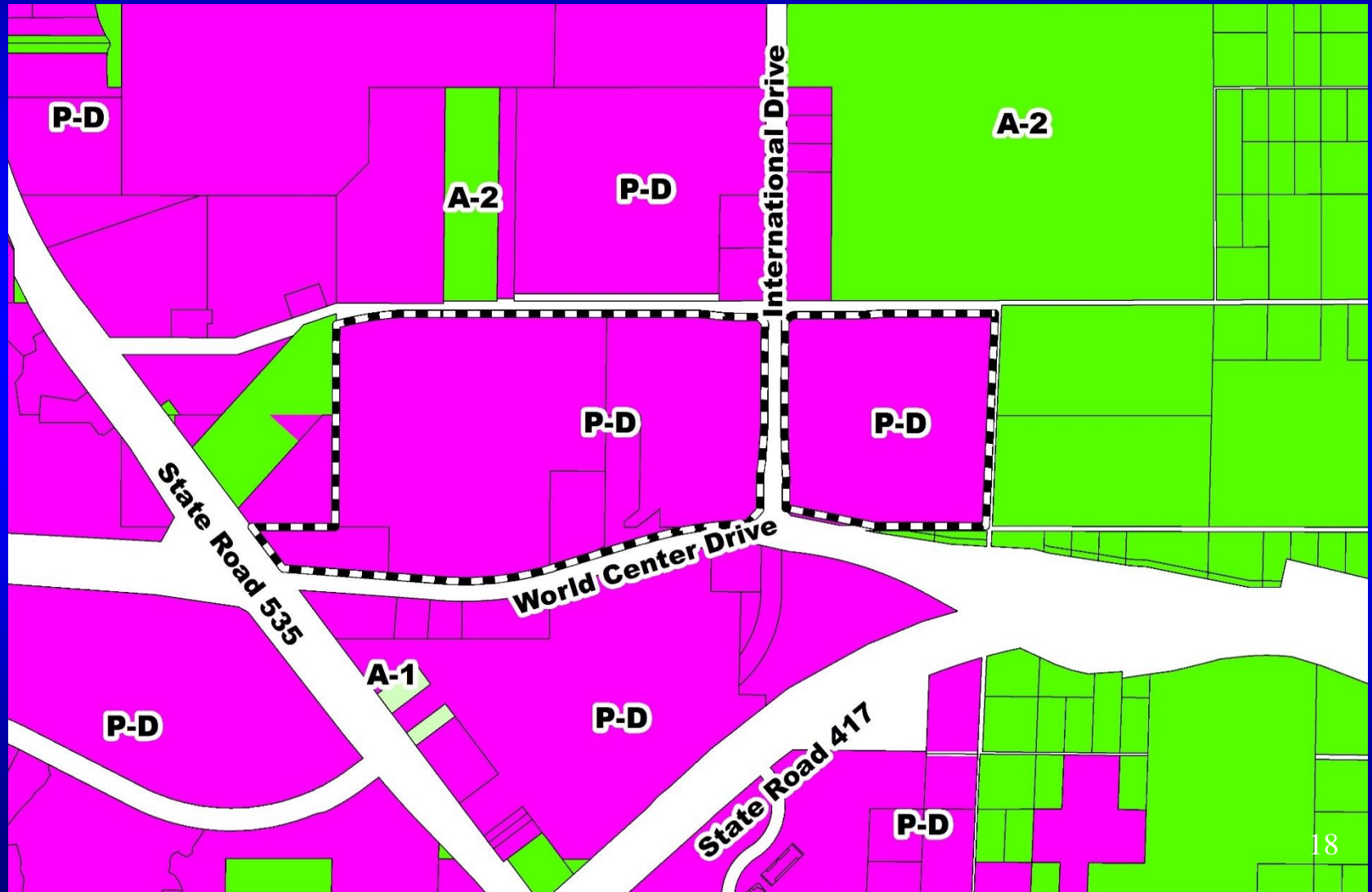




Nadeen Tanmore II

Planned Development / Land Use Plan

Zoning Map

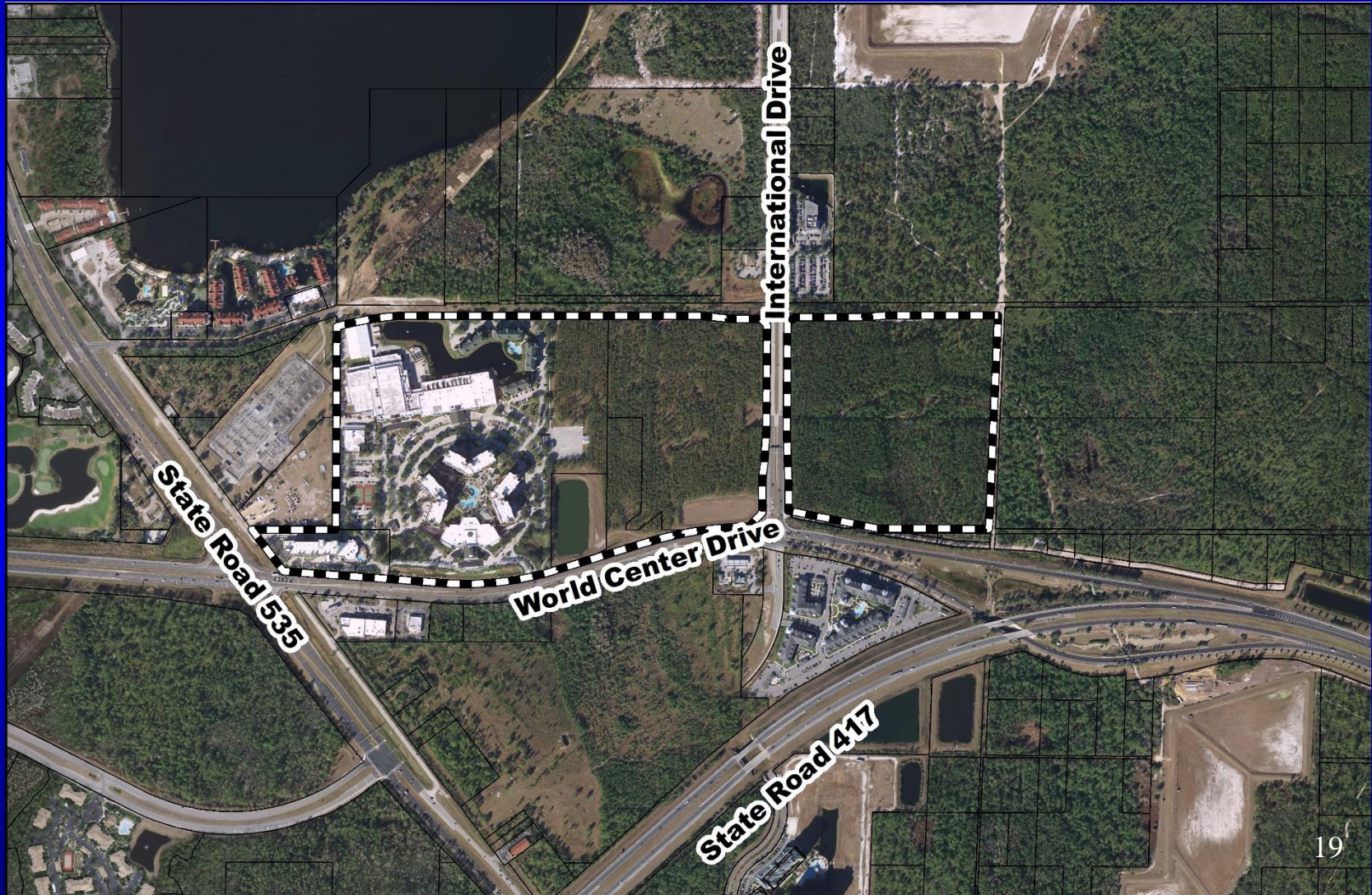




Nadeen Tanmore II

Planned Development / Land Use Plan

Aerial Map





Land Use Plan Amendment
Nadeen Tanmore II PD Amendment

DATE **9/4/18**
SCALE **(1"=200')**
LOGGERS **rbp**
CHECKED BY **rbp**
PLANNED FOR **Interim**
FOR **LUP AMEND**
PROJECT NO. **C-1**



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Nadeen Tanmore II Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received December 18, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Ivey Groves Planned Development / Land Use Plan

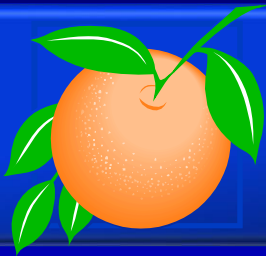
Case:	CDR-18-08-258
Project Name:	Ivey Groves PD/LUP
Applicant:	James H. McNeil, Jr., Akerman, LLP
District:	1
Acreage:	117.36 gross acres (overall PD) 0.26 gross acre (<i>affected parcel only</i>)
Location:	10110 Royal Island Court, generally located west of Winter Garden Vineland Road and north of Vista Boulevard
Request:	To allow the ability for the developer to allow for one single-family residence on Platted Lot 59 / Lot 201 of the Ivey Groves Subdivision PSP to be used by the developer as a corporate guest house for a period of 3 years from the date of BCC approval or sixty (60) days after the developer sells the last land / home in the subdivision, whichever is sooner.



Action Requested

**Continue the Ivey Groves Planned Development
Planned Development / Land Use Plan (PD/LUP) to the
December 17, 2019 BCC hearing at 2:00 PM.**

District 1



Collegiate Village Planned Development / Land Use Plan

Case:	CDR-18-06-206
Project Name:	Collegiate Village PD/LUP
Applicant:	William E. Burkett, Burkett Engineering, Inc.
District:	5
Acreage:	53.48 gross acres
Location:	South of University Boulevard / West of Alafaya Trail
Request:	<p>To amend approved uses, decrease Commercial square footage from 166,000 to 153,600, increase student housing from 1,400 beds to 1,800 beds, eliminate the elderly housing, and add on-street parking on Lots 6-9.</p> <p>Additionally, five (5) waivers from Orange County Code are requested related to total number of beds, building height, reduction of parking, and to allow container stores and multiple food vendors.</p>



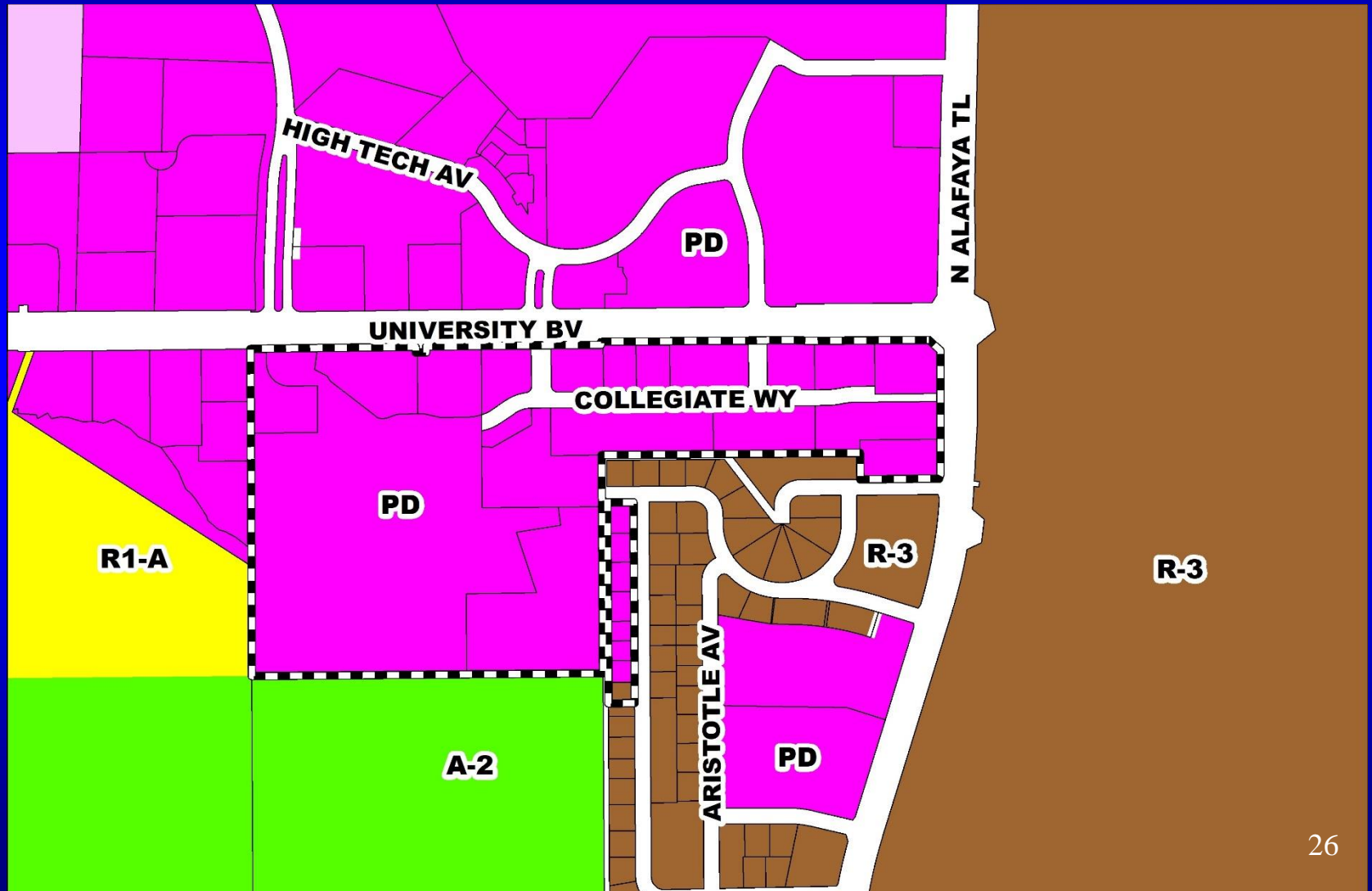
Collegiate Village Planned Development / Land Use Plan

Future Land Use Map



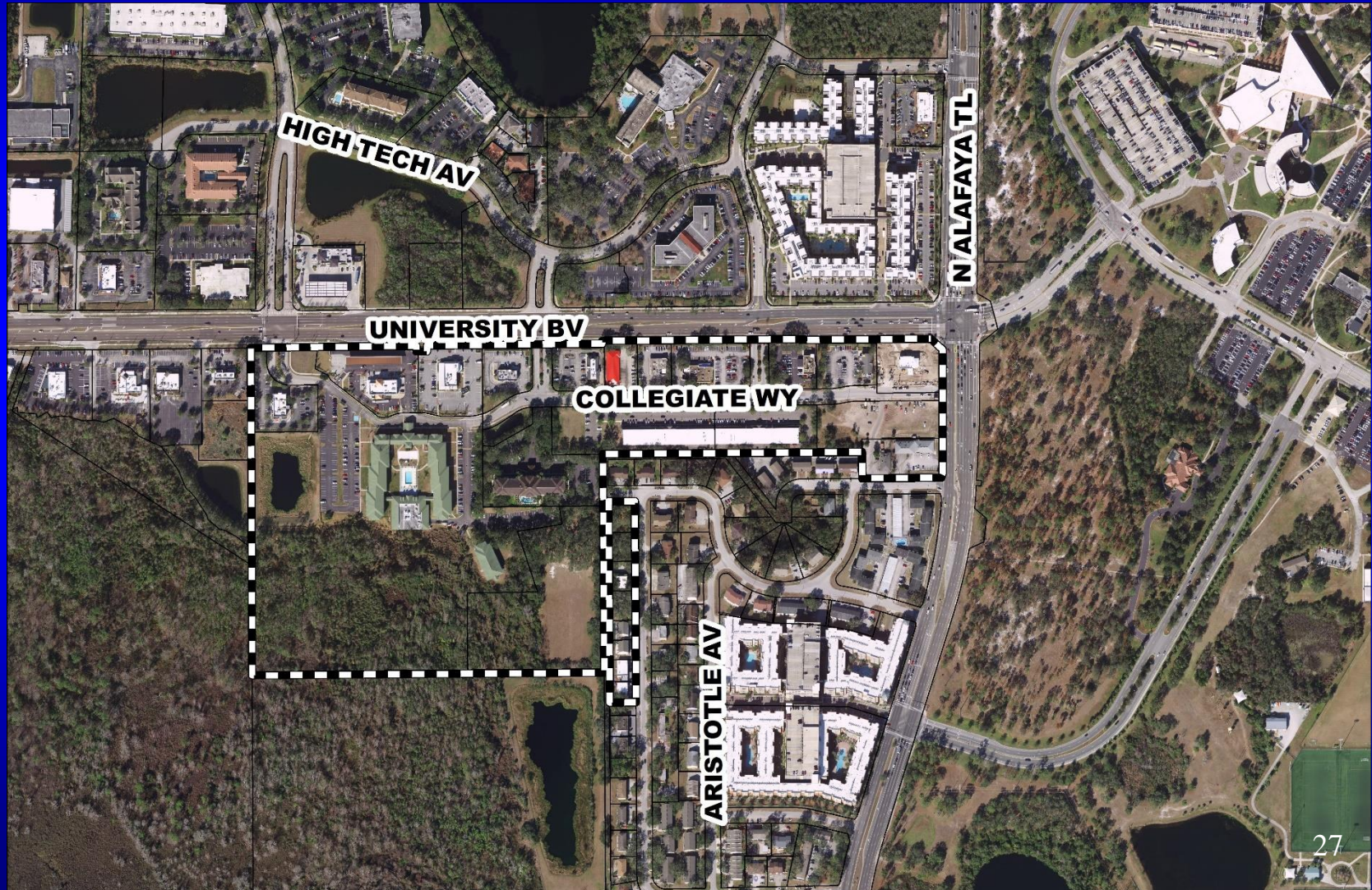


Collegiate Village Planned Development / Land Use Plan Zoning Map





Collegiate Village Planned Development / Land Use Plan Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Collegiate Village Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received April 23, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 5



Springhill Planned Development / Land Use Plan

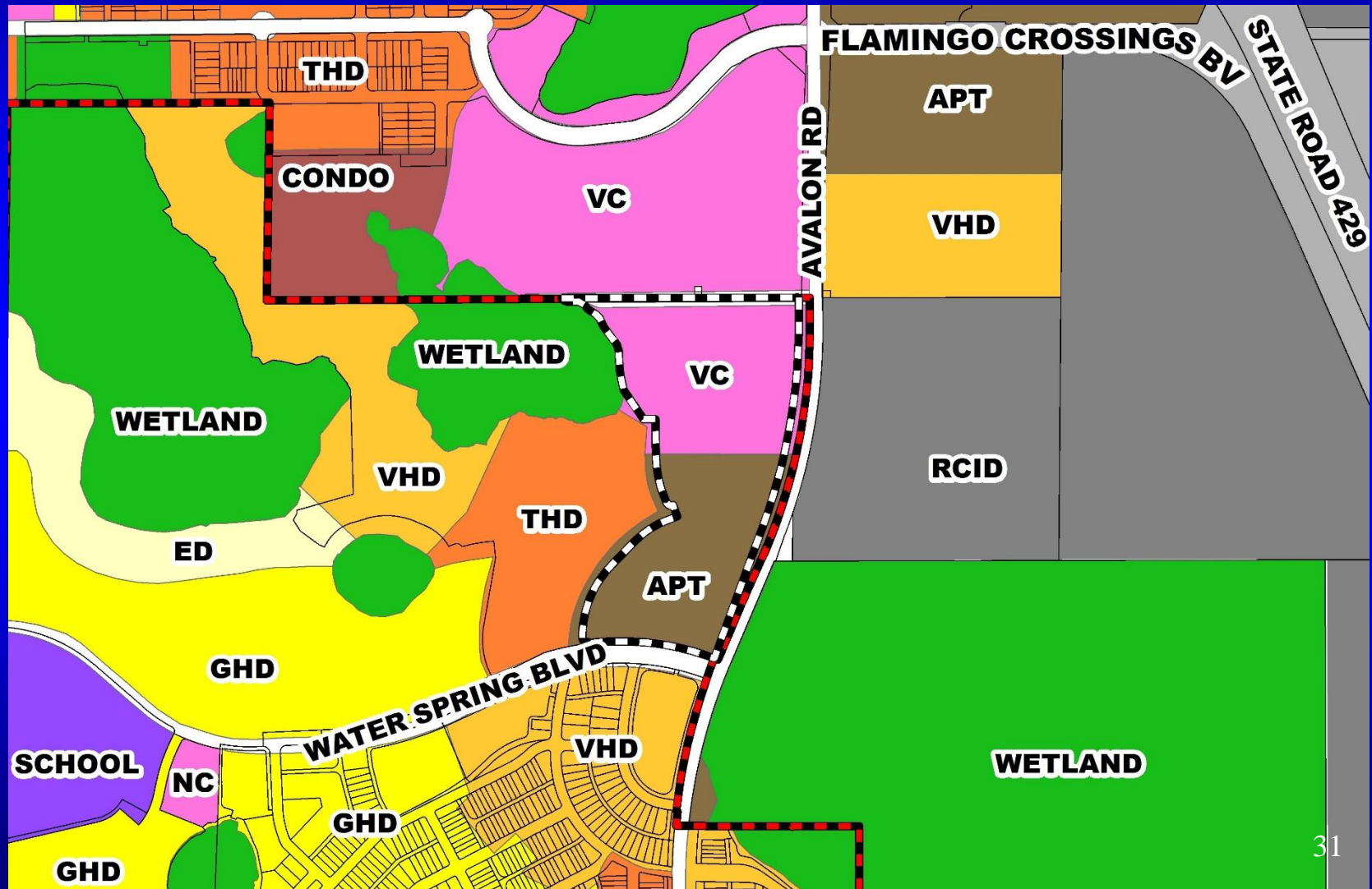
Case:	CDR-18-10-351
Project Name:	Springhill PD/LUP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	1
Acreage:	551.77 gross acres (<i>overall PD</i>) 29.28 gross acres (<i>affected parcel only</i>)
Location:	Generally located north of Water Springs Boulevard and west of Avalon Road
Request:	<p>To reallocate thirty-four (34) units from PD Parcel 15 to PD Parcel 35.</p> <p>Additionally, three (3) waivers from Orange County Code are requested to allow multi-family residential buildings to be 65-feet, five stories in height, in lieu of proximity based single-family compatibility requirements.</p>

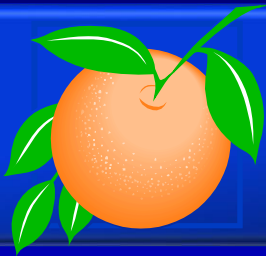


Springhill

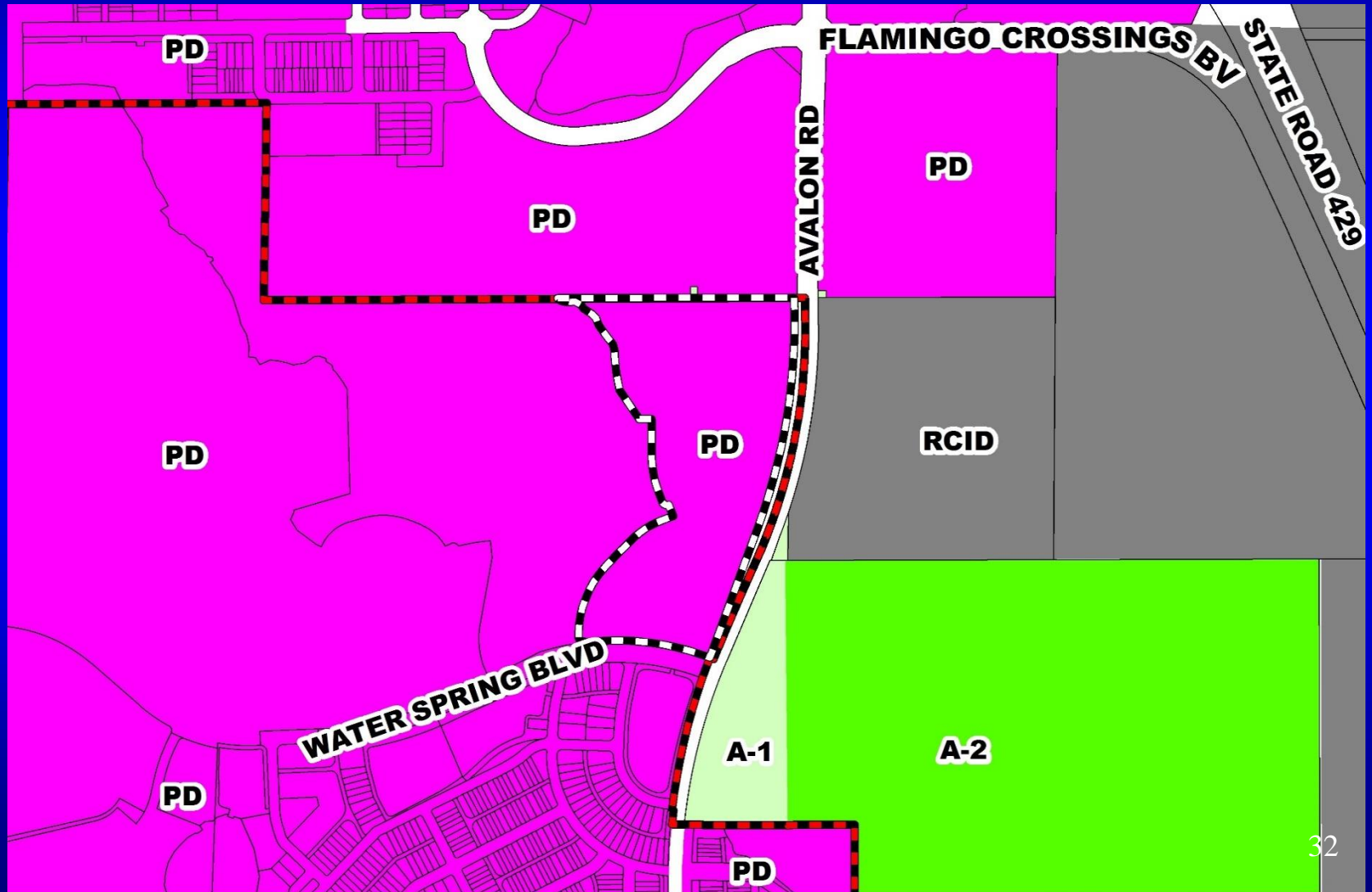
Planned Development / Land Use Plan

Future Land Use Map





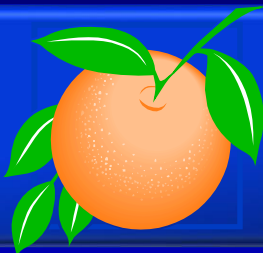
Springhill Planned Development / Land Use Plan Zoning Map



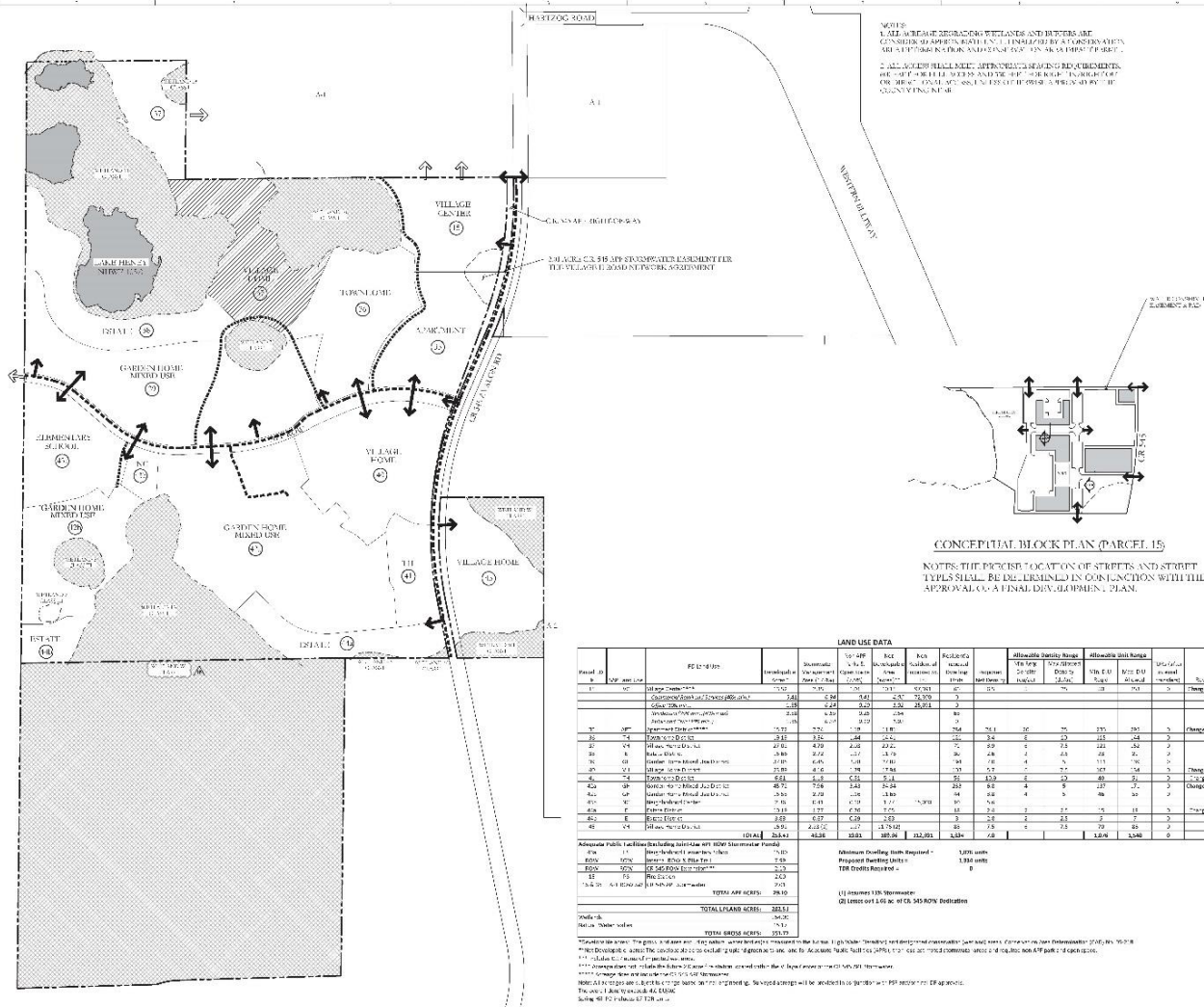


Springhill Planned Development / Land Use Plan Aerial Map





Springhill Planned Development / Land Use Plan Overall Land Use Plan



LEGEND

- RESIDENTIAL SINGLE-FAMILY (RS)
- RESIDENTIAL MEDIUM-DENSITY (RM)
- RESIDENTIAL HIGH-DENSITY (RH)
- COMMERCIAL (C)
- INDUSTRIAL (I)
- AGRICULTURAL (A)
- WATER
- ROAD
- RAILROAD
- UTILITY
- ENVIRONMENTAL
- UNDEVELOPED

NOTES:

1. RESIDENTIAL SINGLE-FAMILY (RS)
2. RESIDENTIAL MEDIUM-DENSITY (RM)
3. RESIDENTIAL HIGH-DENSITY (RH)
4. COMMERCIAL (C)
5. INDUSTRIAL (I)
6. AGRICULTURAL (A)
7. WATER
8. ROAD
9. RAILROAD
10. UTILITY
11. ENVIRONMENTAL
12. UNDEVELOPED

SCALE

0 100 200 300 400 500 600 700 800 900 1000

PREPARED BY:
LENNAR HOMES

DATE:
10/1/2010

PROJECT:
SPRINGHILL

ORANGE COUNTY, FLORIDA

LAND USE PLAN

REVISION:
4

POULOS & BARNETT



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Springhill Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received March 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Revised Condition #9

- a. A waiver from Section 38-1258(a), for Parcel 35, to allow multi-family residential buildings located within ten (10) feet of single-family zoned property along the west parcel line and one hundred (100) feet along the south parcel line to be constructed up to ~~five~~four-stories and ~~65~~61 feet in height, in lieu of the requirement that multi-family buildings within one hundred (100) feet of a single-family zoned property be restricted to a single-story in height.
- b. A waiver from Section 38-1258(b), for Parcel 35, to allow multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property to be constructed up to ~~five~~four-stories and ~~65~~61 in height, in lieu of the requirement that multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property shall vary in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height.
- c. A waiver from Section 38-1258(c), for Parcel 35, to allow multi-family buildings located within ten (10) feet of single-family zoned property along the west parcel line and one hundred (100) feet along the south parcel line to be constructed up to ~~five~~four-stories and ~~65~~61 feet in height, in lieu of the requirement that multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property shall not exceed three (3) stories (forty (40) feet) in height

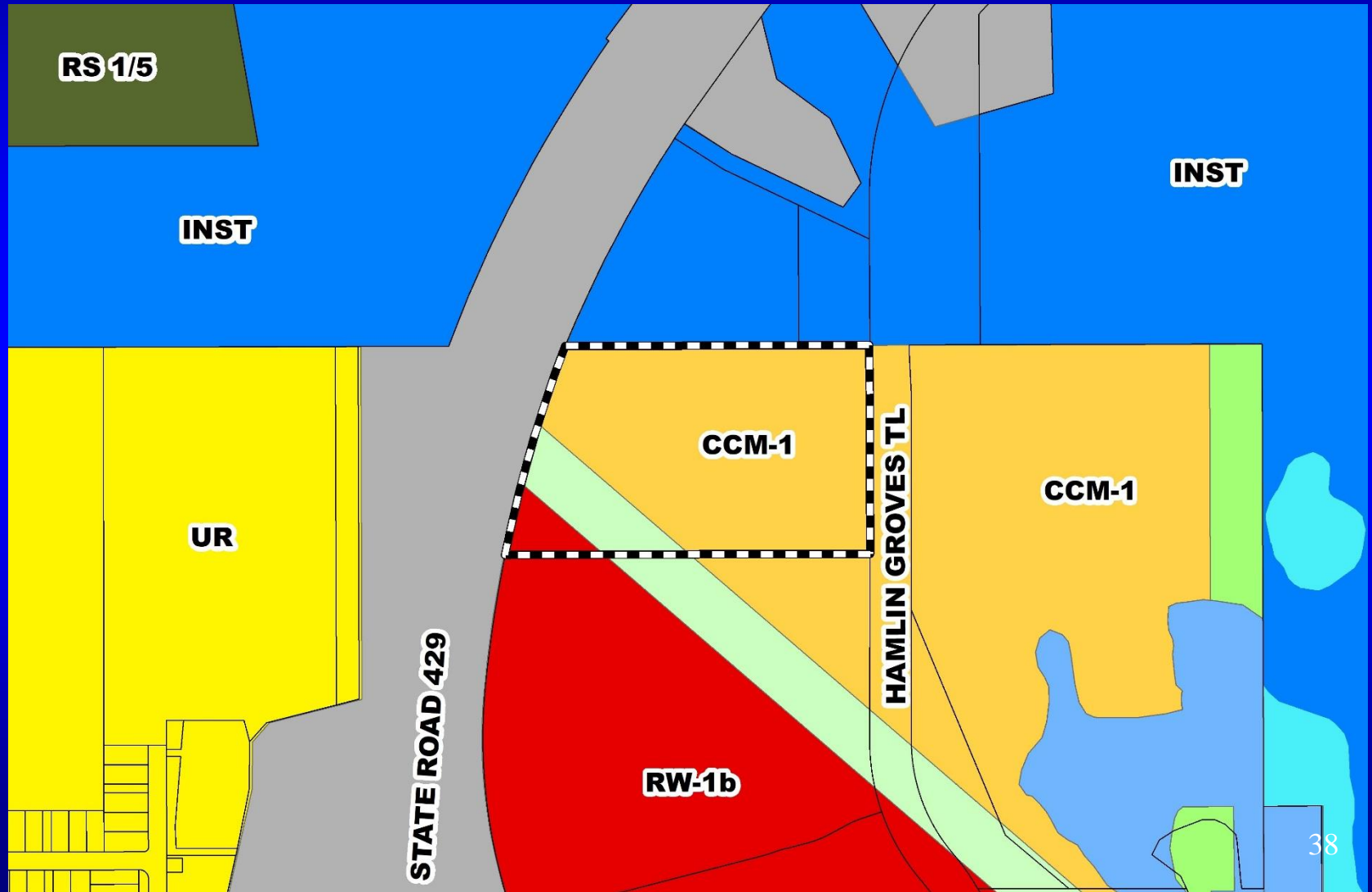


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan

Case:	CDR-18-10-350
Project Name:	Hamlin PD/UNP / RW-1B Commercial PSP/DP
Applicant:	Scott Gentry, Kelly, Collins & Gentry, Inc.
District:	1
Acreage:	3.26 gross acres
Location:	West of Hamlin Groves Trail / North of New Independence Parkway
Request:	To create Lot 6 with 85,789 square feet of commercial entitlements.

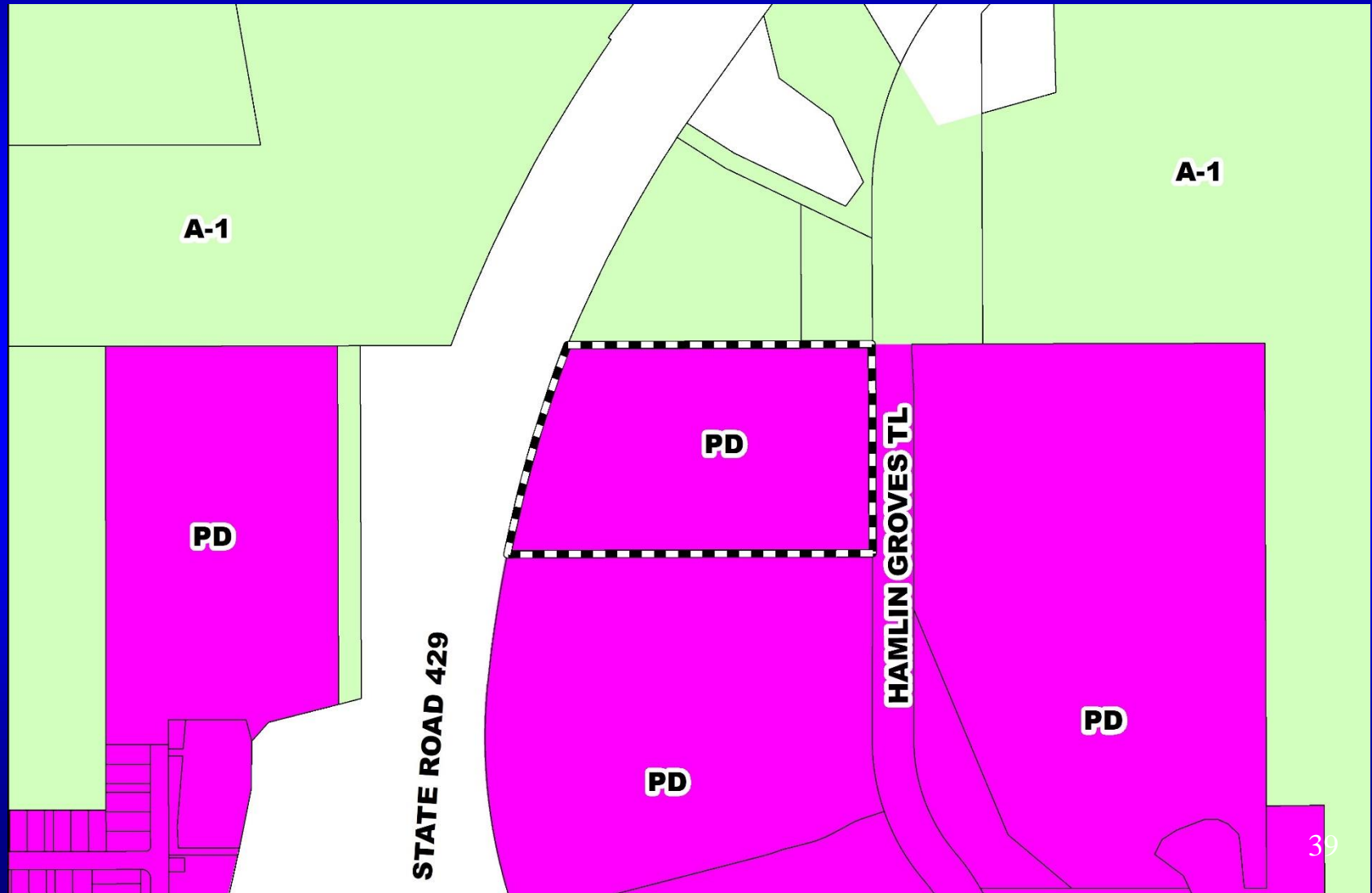


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Future Land Use Map



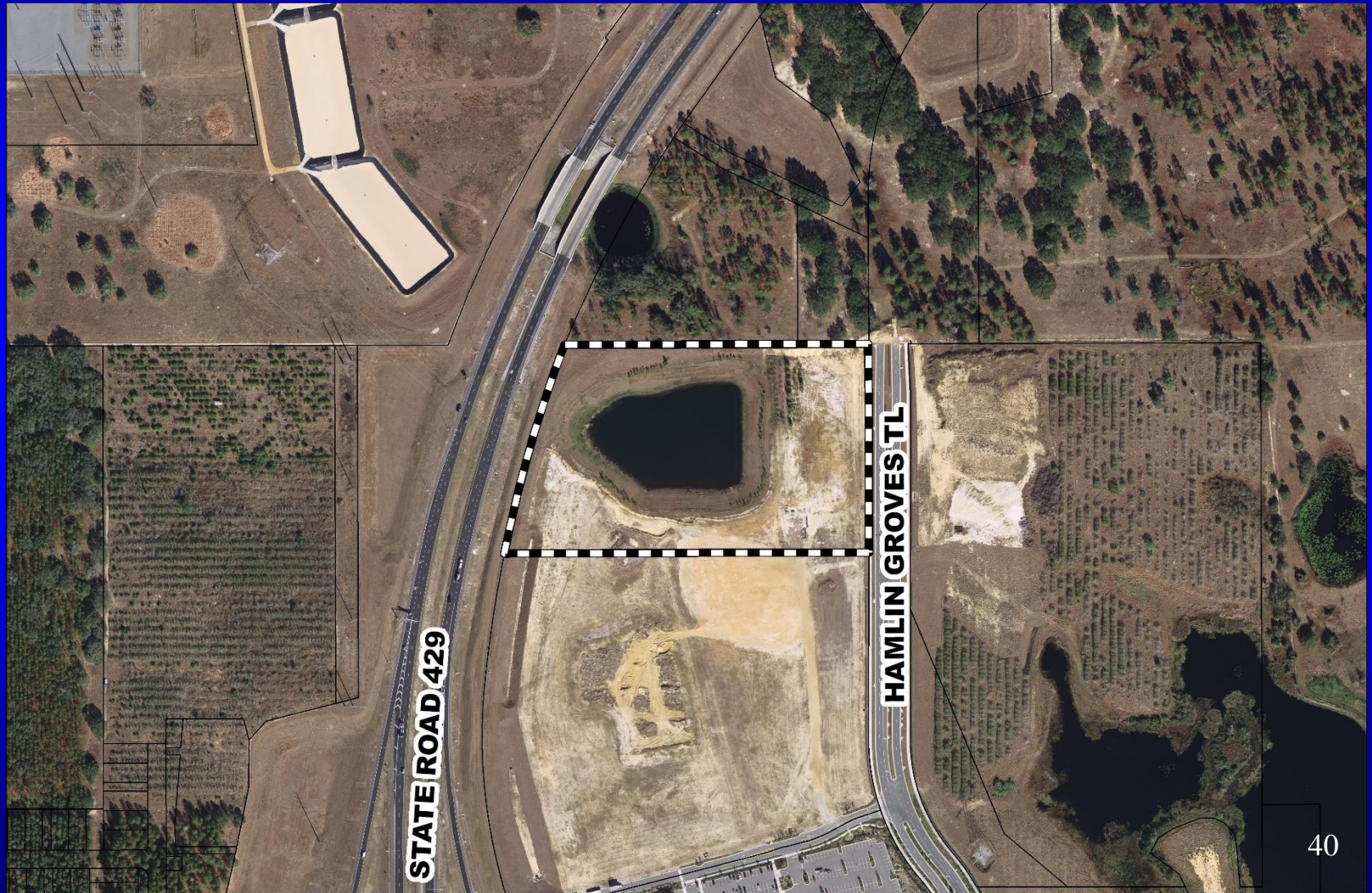


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Zoning Map





Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Aerial Map







Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Hamlin PD - UNP / RW-1B Commercial PSP / DP dated "Received April 1, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



Board of County Commissioners

Public Hearings

June 4, 2019