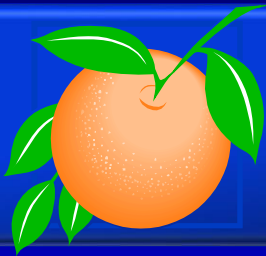


Board of County Commissioners

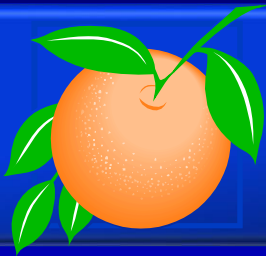
Public Hearings

June 4, 2019

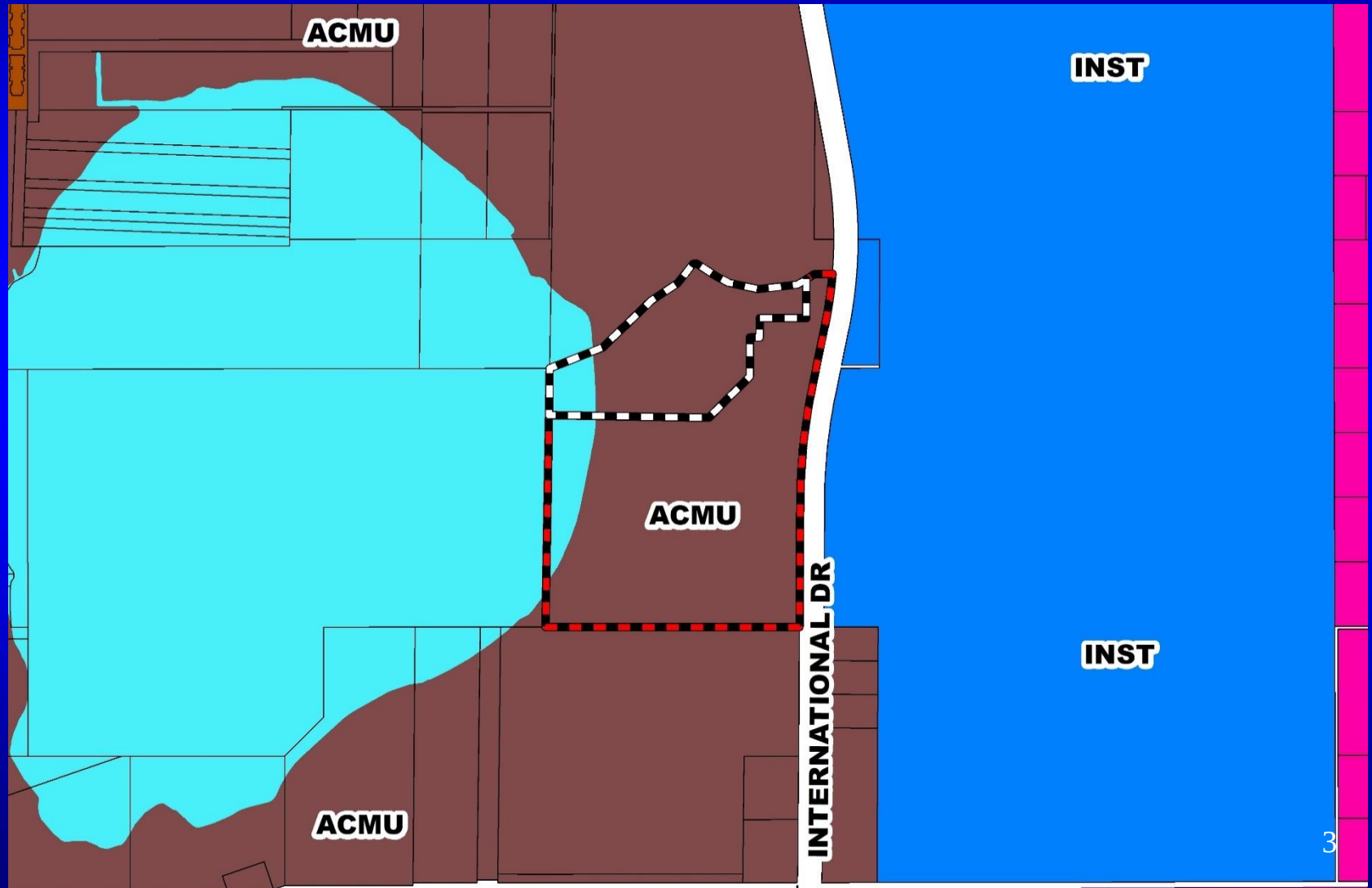


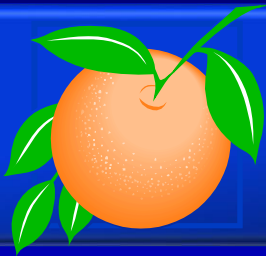
Lake Bryan Resort Planned Development / Land Use Plan

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.

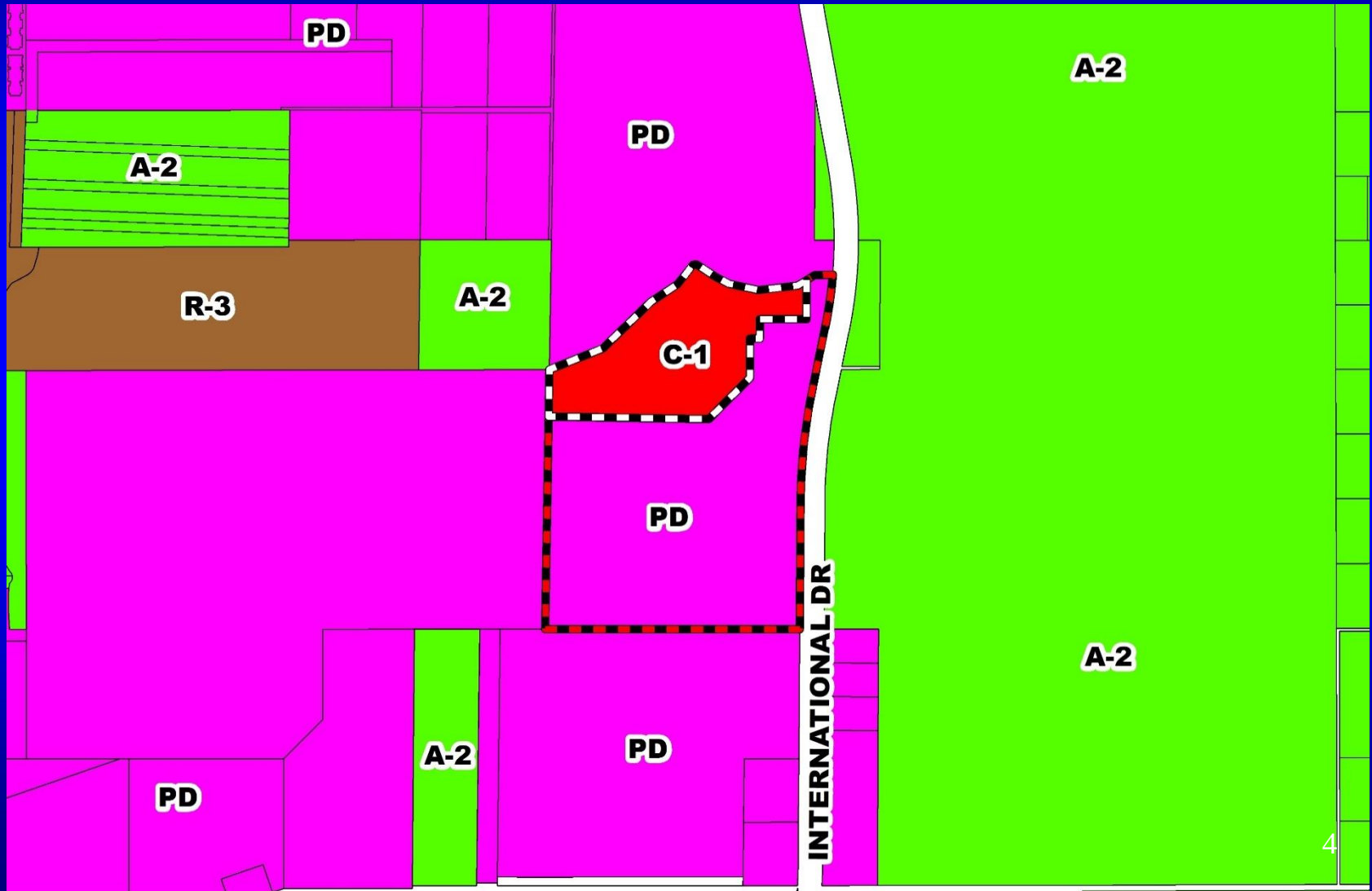


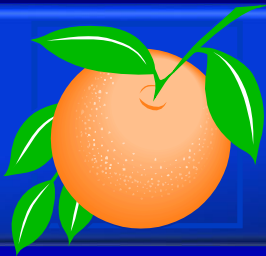
Lake Bryan Resort Planned Development / Land Use Plan Future Land Use Map



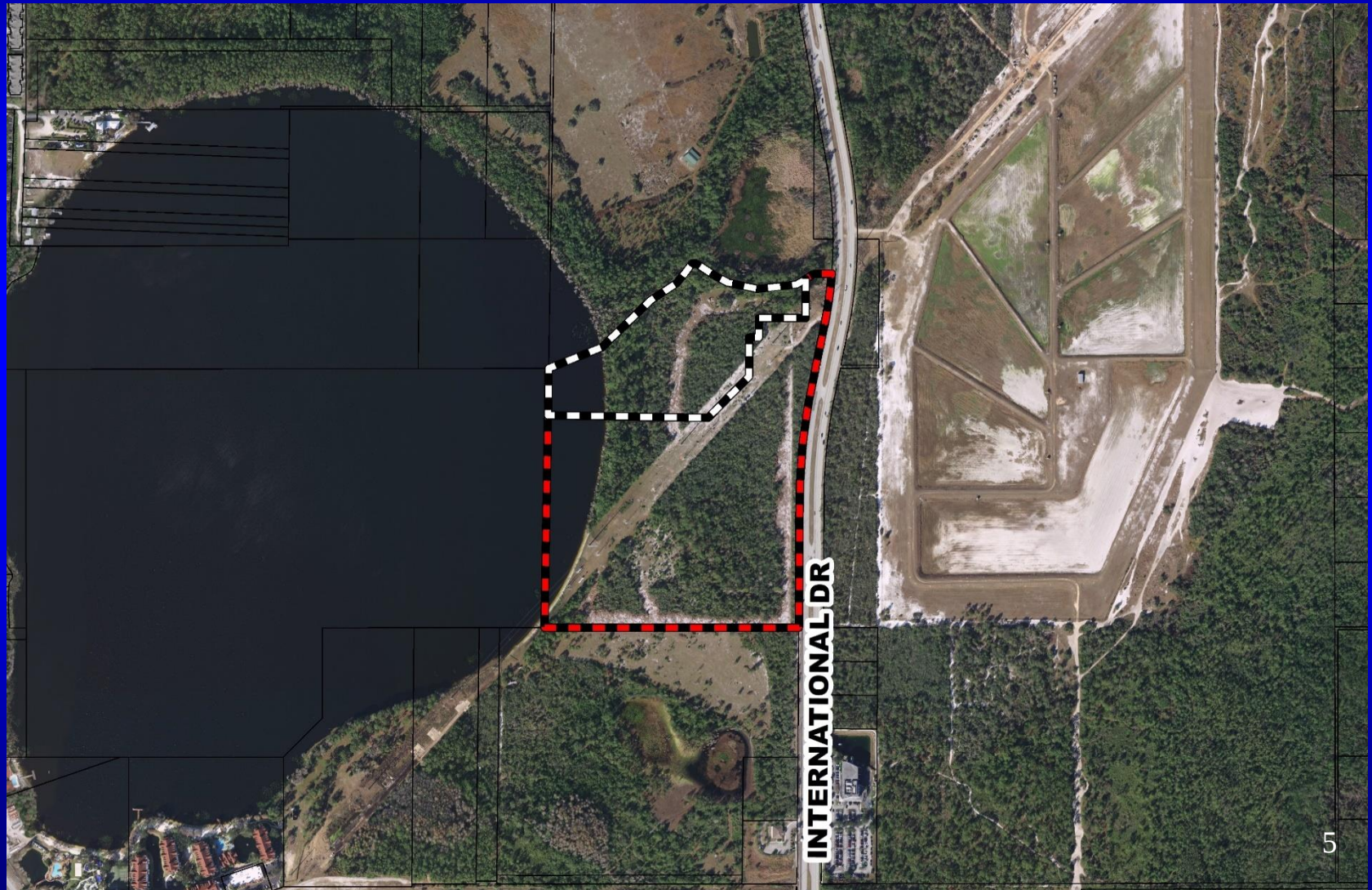


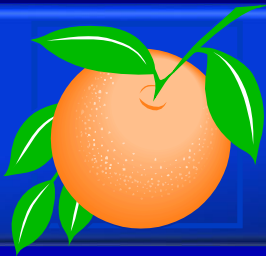
Lake Bryan Resort Planned Development / Land Use Plan Zoning Map





Lake Bryan Resort Planned Development / Land Use Plan Aerial Map

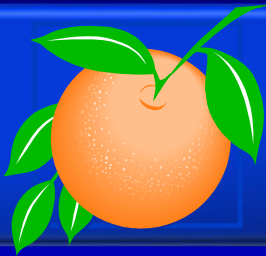




Action Requested

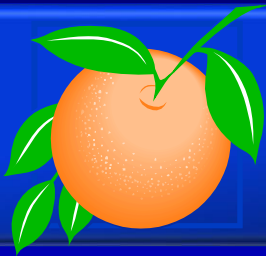
Make a finding of consistency with the Comprehensive Plan and approve the Lake Bryan Resort Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received February 8, 2019”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 1

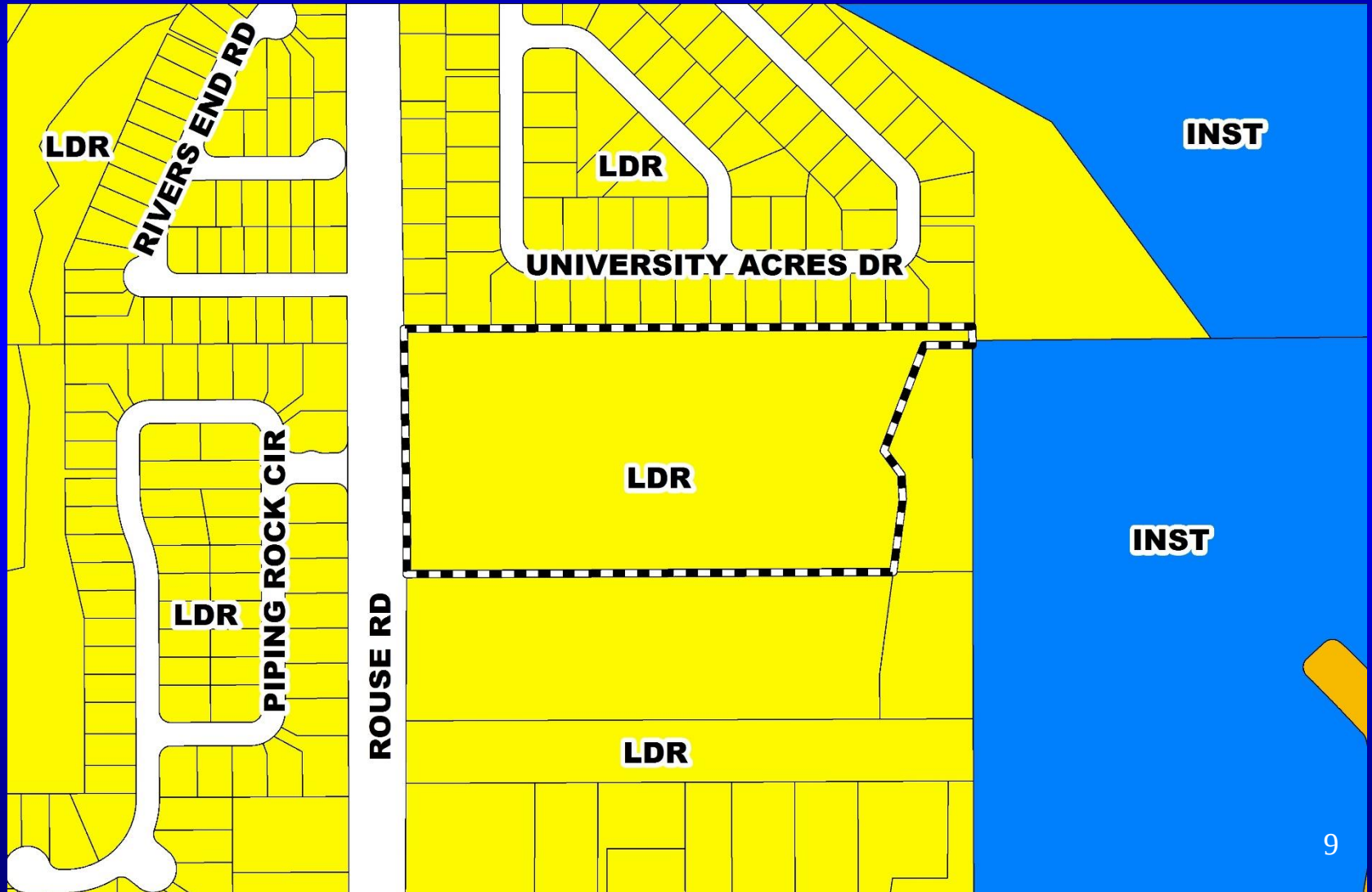


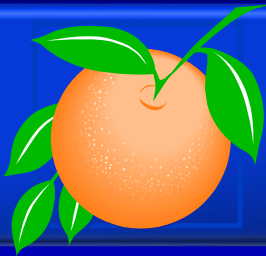
Rouse Road Subdivision Planned Development / Land Use Plan

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:	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. 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.

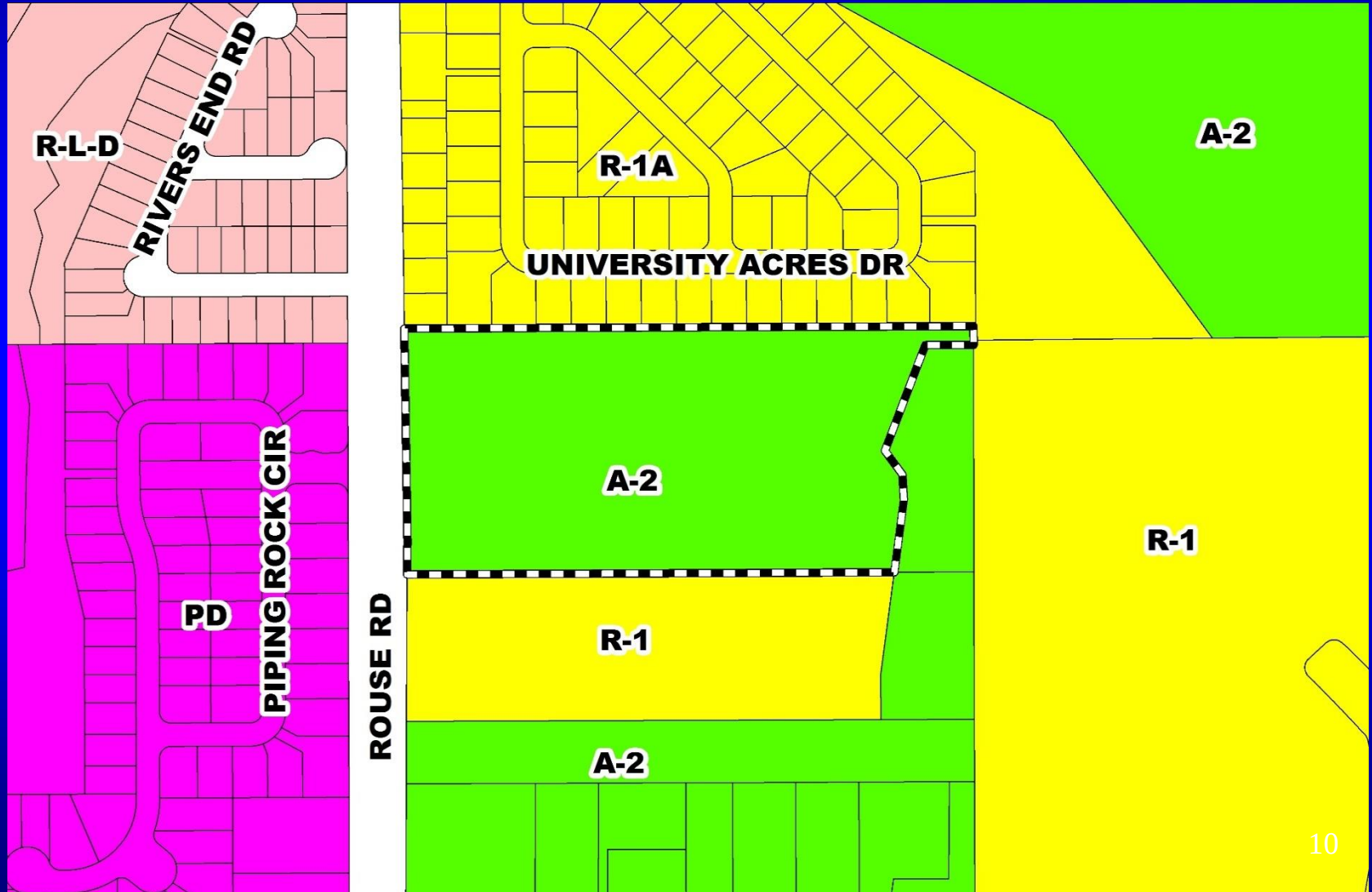


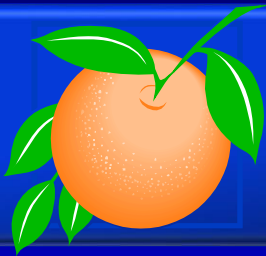
Rouse Road Subdivision Planned Development / Land Use Plan Future Land Use Map



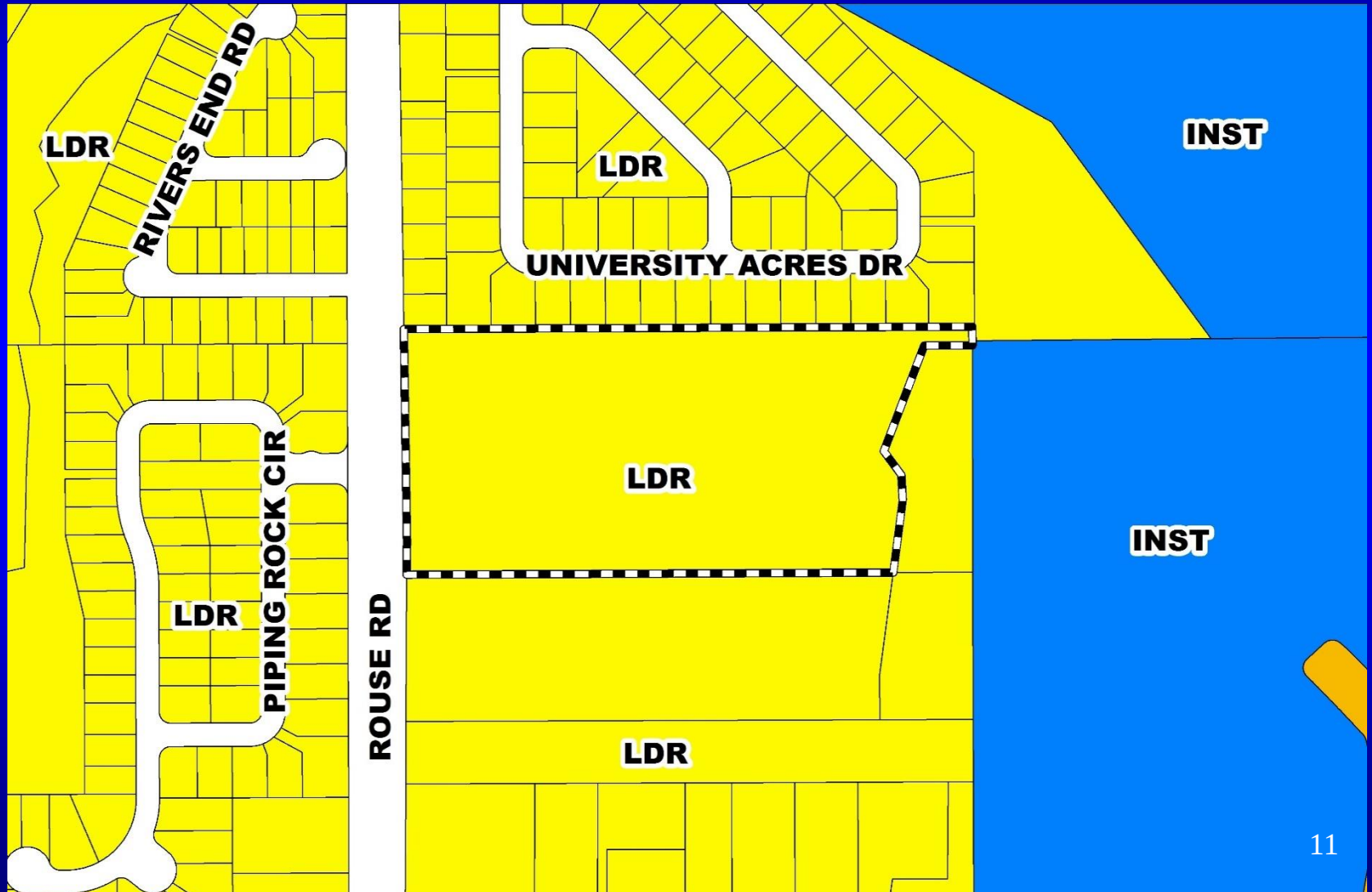


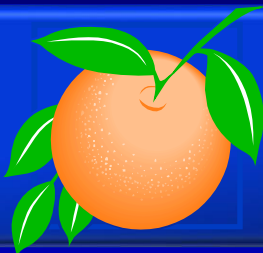
Rouse Road Subdivision Planned Development / Land Use Plan Zoning Map



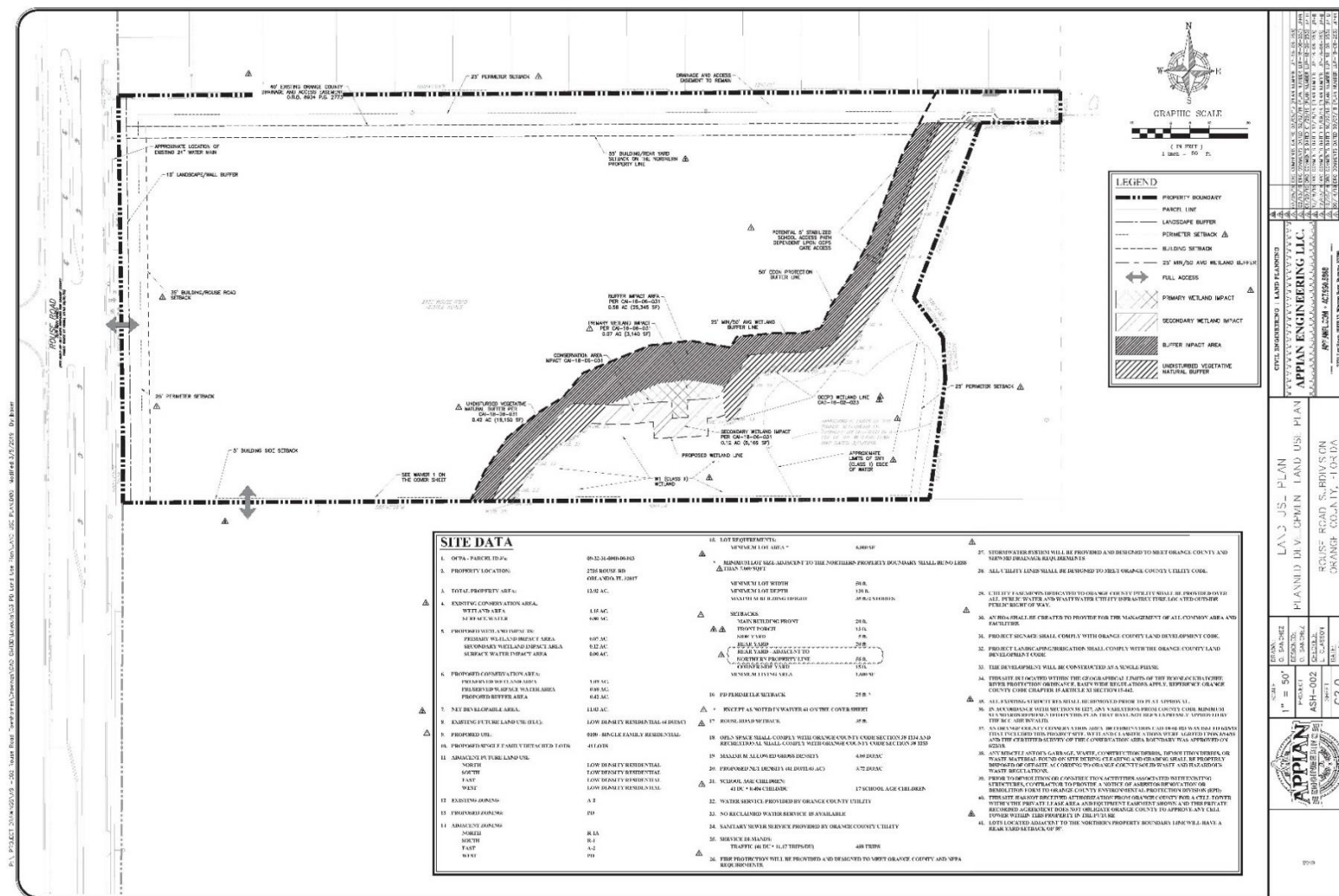


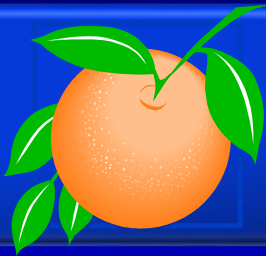
Rouse Road Subdivision Planned Development / Land Use Plan Aerial Map





Rouse Road Subdivision Planned Development / Land Use Plan Overall Land Use Plan





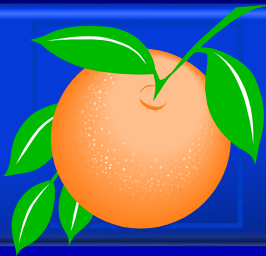
Action Requested

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 -

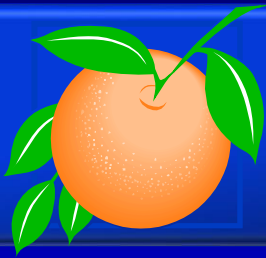
Approve Consent Item F.2

District 5



Meadow Woods Planned Development / Land Use Plan

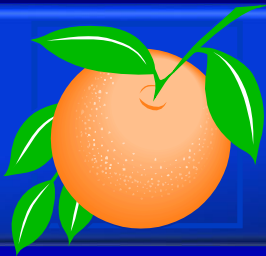
Case:	CDR-18-10-335
Project Name:	Meadow Woods PD/LUP
Applicant:	Kathy Hattaway, Poulos & Bennett, LLC
District:	4
Acreage:	14.70 gross acres (<i>affected parcels only</i>)
Location:	South of Wetherbee Road and East of Orange Avenue
Request:	To change the use on PD Parcels 2.1 and 3.2 from Open Space 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

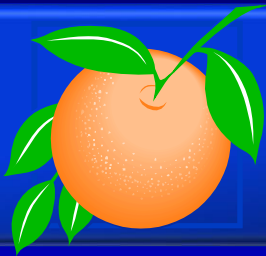
**Continue the Meadow Woods Planned Development
Planned Development / Land Use Plan (PD/LUP) to June
18, 2019 BCC hearing at 2:00 PM.**

District 4



Nadeen Tanmore II Planned Development / Land Use Plan

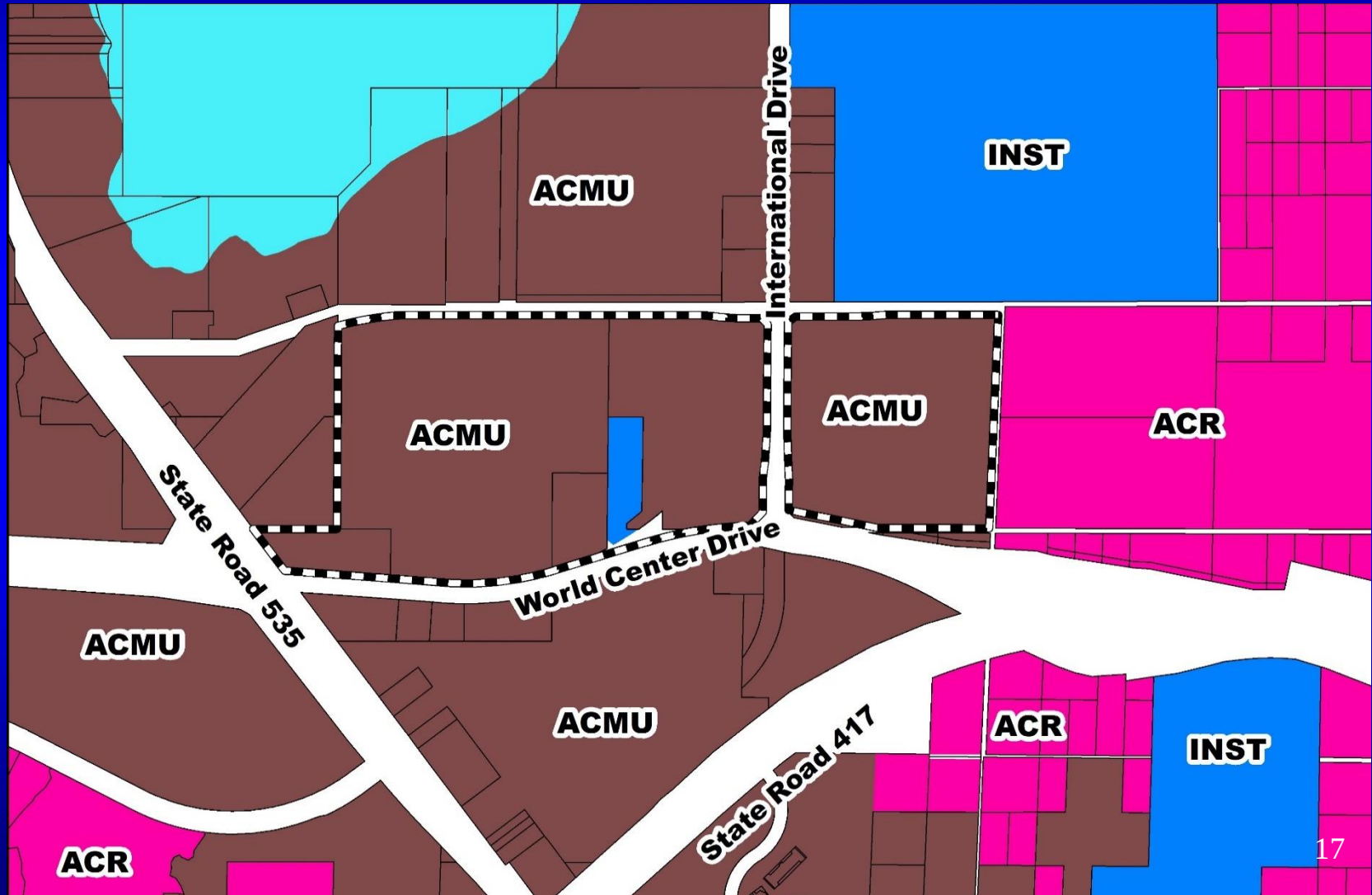
Case:	CDR-18-09-307
Project Name:	Nadeen Tanmore II PD/LUP
Applicant:	Robert B. Paymayesh, PE Group, LLC
District:	1
Acreage:	130.32 gross acres
Location:	Generally located north of World Center Drive, east of State Road 535 and, east and west of International Drive
Request:	To increase the overall PD 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.

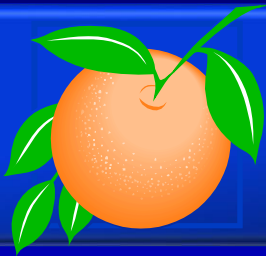


Nadeen Tanmore II

Planned Development / Land Use Plan

Future Land Use Map

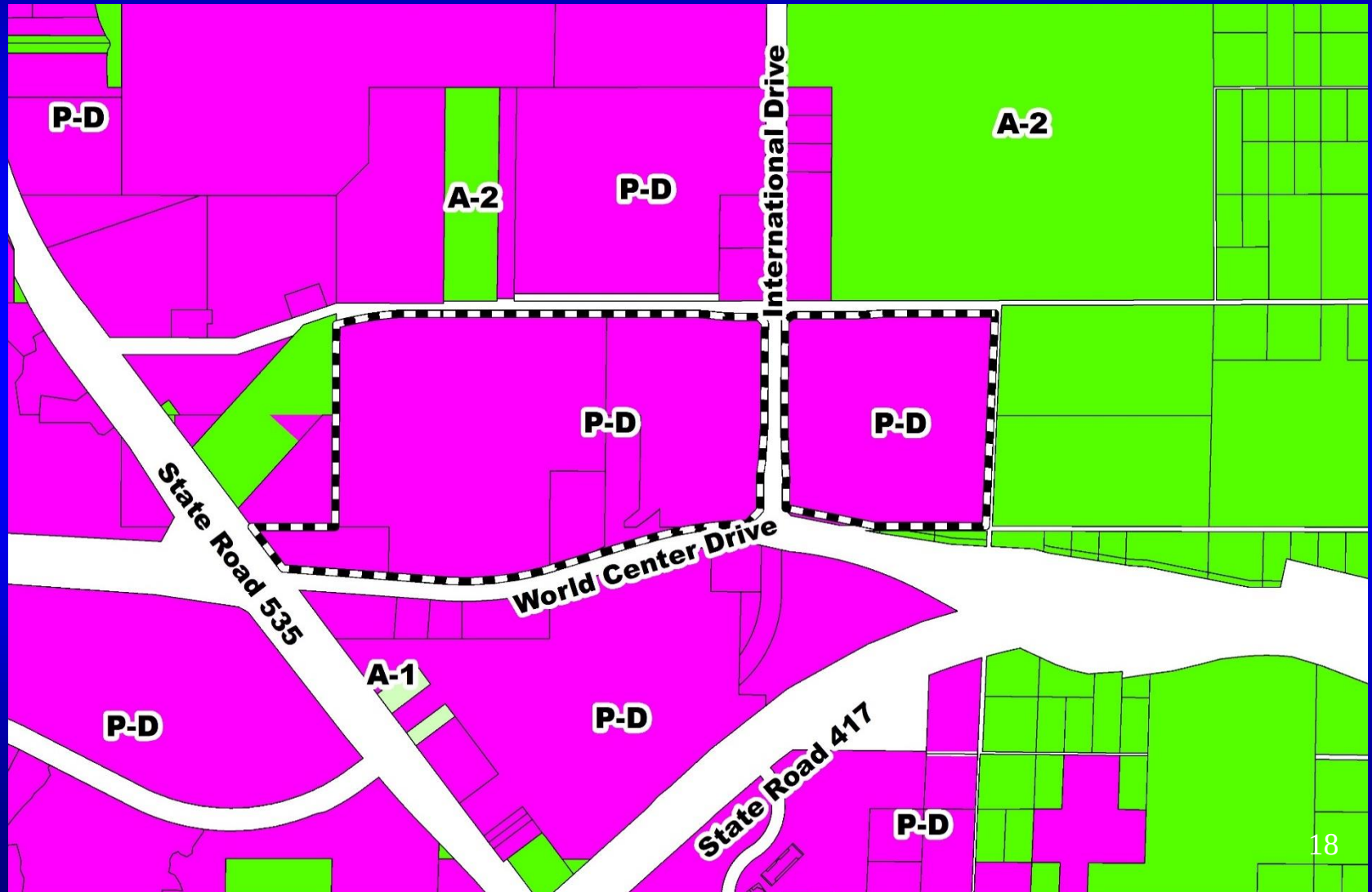


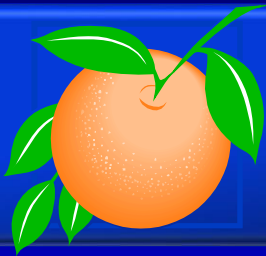


Nadeen Tanmore II

Planned Development / Land Use Plan

Zoning Map

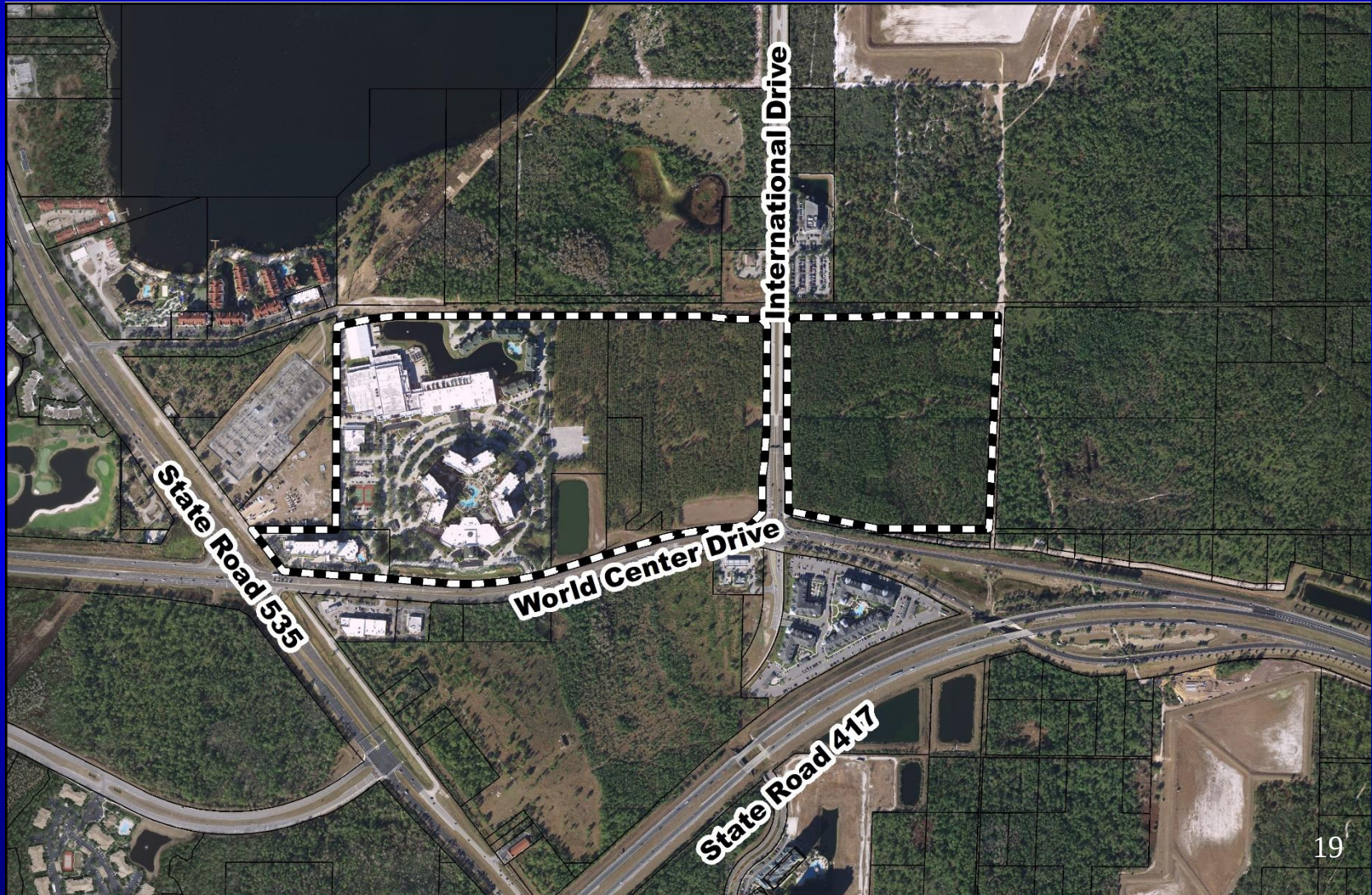


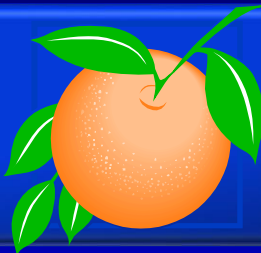


Nadeen Tanmore II

Planned Development / Land Use Plan

Aerial Map





Nadeen Tanmore II Planned Development / Land Use Plan Overall Land Use Plan

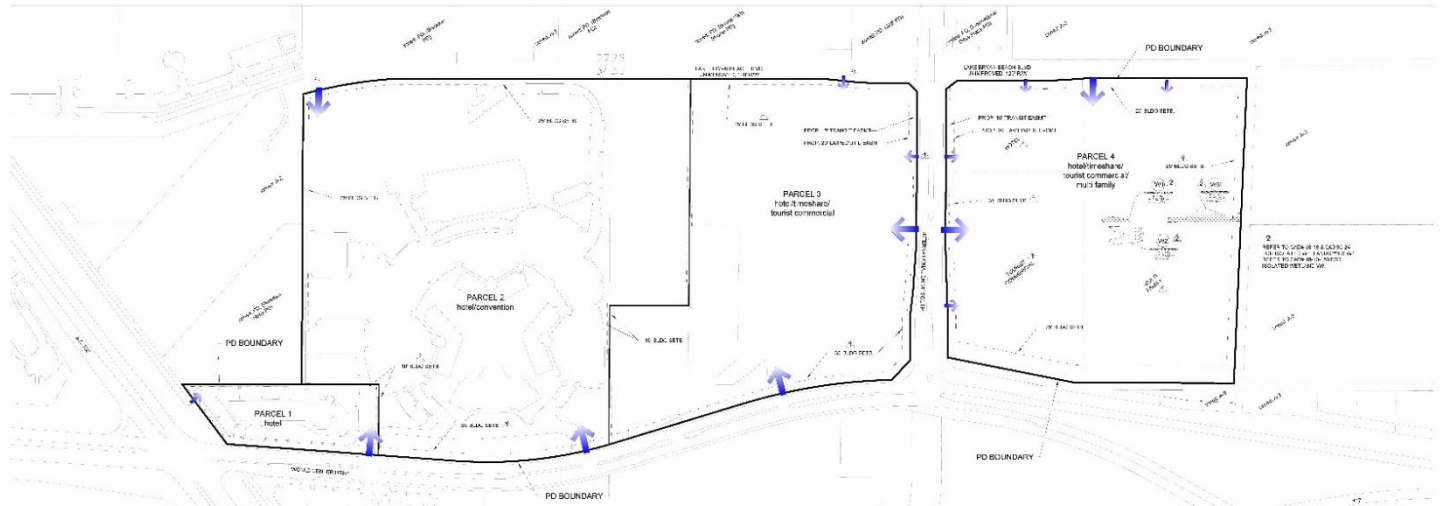


PE Group, LLC
10000 W. 10th Ave.
Suite 100, Fort Collins, CO 80501
970.226.1234
www.pegroup.com
Division of Planning & Zoning

10000 W. 10th Ave.
Suite 100, Fort Collins, CO 80501
970.226.1234
www.pegroup.com
Division of Planning & Zoning

Land Use Plan Amendment
Nadeen Tanmore II PD Amendment

DATE: 8/4/18
SCALE: 1" = 200'
PROJECT: Nadeen Tanmore II PD Amendment
SHEET: 1 OF 1
LUP AMEND
C-1



A. GENERAL SITE DATUM

PARCEL ID	34-04-04-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100
ADDRESS	10000 W. 10th Ave., Suite 100, Fort Collins, CO 80501
EXISTING ZONING	PD-100
PROPOSED ZONING	PD-100
TOTAL PROPOSED LAND AREA	100.00 acres
ACRES	100.00
ACRES	100.00
ACRES	100.00

B. DEVELOPMENT PROGRAM

PROPOSED LAND USE ENTITLEMENTS	ACRES	PERCENT
Hotel	100.00	100.00%

C. TRIP GENERATION

TRIP GENERATION	TRIPS PER HOUR
Hotel	100.00

D. TRIP EQUILIBRIUM MATRIX

TRIP EQUILIBRIUM MATRIX	TRIPS PER HOUR
Hotel	100.00

E. DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	STANDARD
Hotel	100.00

F. DEVELOPMENT PROGRAM

PROPOSED LAND USE ENTITLEMENTS	ACRES	PERCENT
Hotel	100.00	100.00%

G. DEVELOPMENT PROGRAM

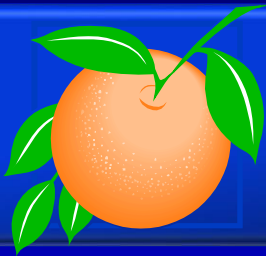
PROPOSED LAND USE ENTITLEMENTS	ACRES	PERCENT
Hotel	100.00	100.00%

H. DEVELOPMENT PROGRAM

PROPOSED LAND USE ENTITLEMENTS	ACRES	PERCENT
Hotel	100.00	100.00%

I. DEVELOPMENT PROGRAM

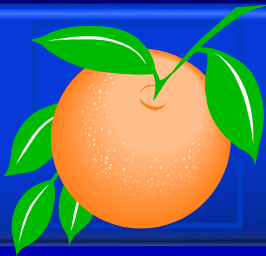
PROPOSED LAND USE ENTITLEMENTS	ACRES	PERCENT
Hotel	100.00	100.00%



Action Requested

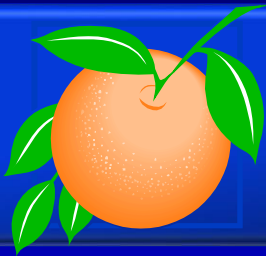
Make a finding of consistency with the Comprehensive Plan and approve the Nadeen Tanmore II Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received December 18, 2018”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



Ivey Groves Planned Development / Land Use Plan

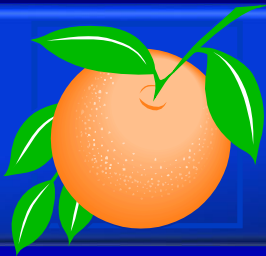
Case:	CDR-18-08-258
Project Name:	Ivey Groves PD/LUP
Applicant:	James H. McNeil, Jr., Akerman, LLP
District:	1
Acreage:	117.36 gross acres (overall PD) 0.26 gross acre (<i>affected parcel only</i>)
Location:	10110 Royal Island Court, generally located west of Winter Garden Vineland Road and north of 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 <u>sells</u> the last land / home in the subdivision, whichever is sooner.



Action Requested

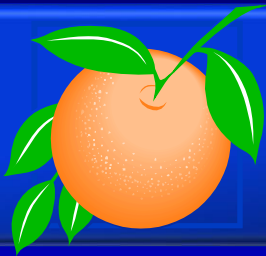
**Continue the Ivey Groves Planned Development
Planned Development / Land Use Plan (PD/LUP) to the
December 17, 2019 BCC hearing at 2:00 PM.**

District 1



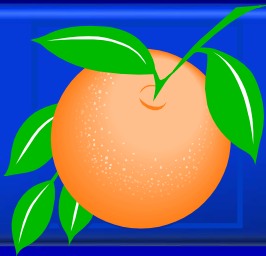
Collegiate Village Planned Development / Land Use Plan

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:	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. 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.

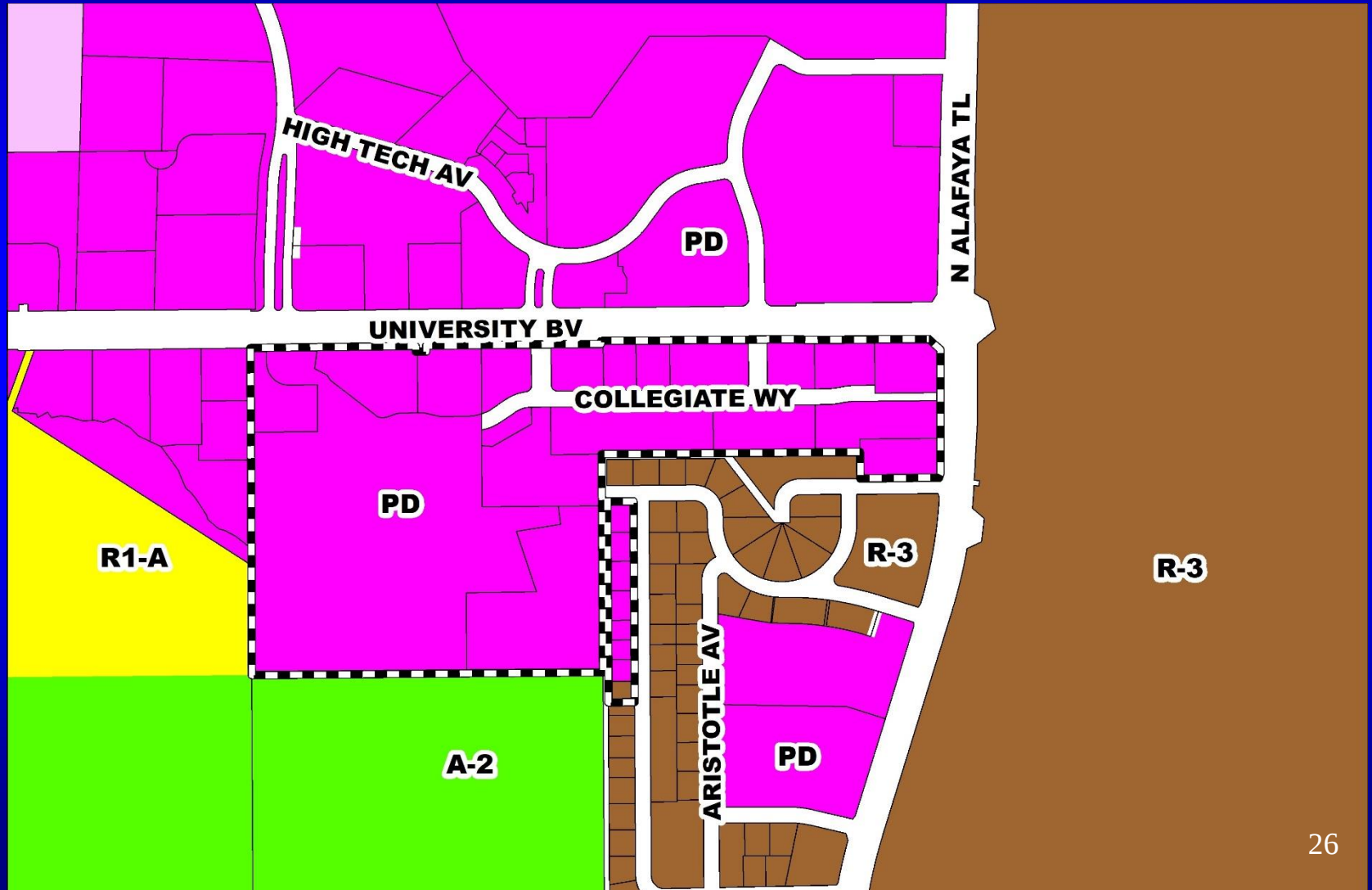


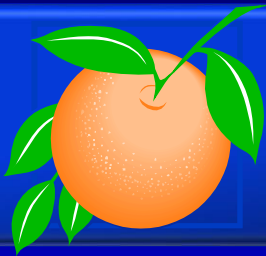
Collegiate Village Planned Development / Land Use Plan Future Land Use Map





Collegiate Village Planned Development / Land Use Plan Zoning Map

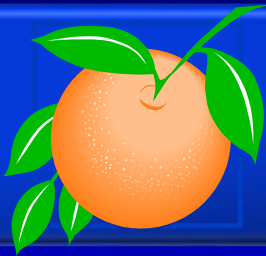




Collegiate Village Planned Development / Land Use Plan Aerial Map



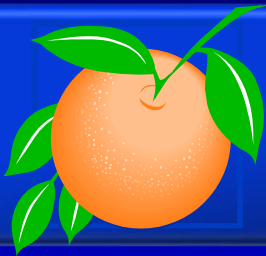




Action Requested

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.

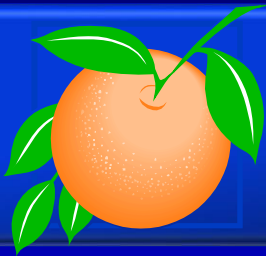
District 5



Springhill

Planned Development / Land Use Plan

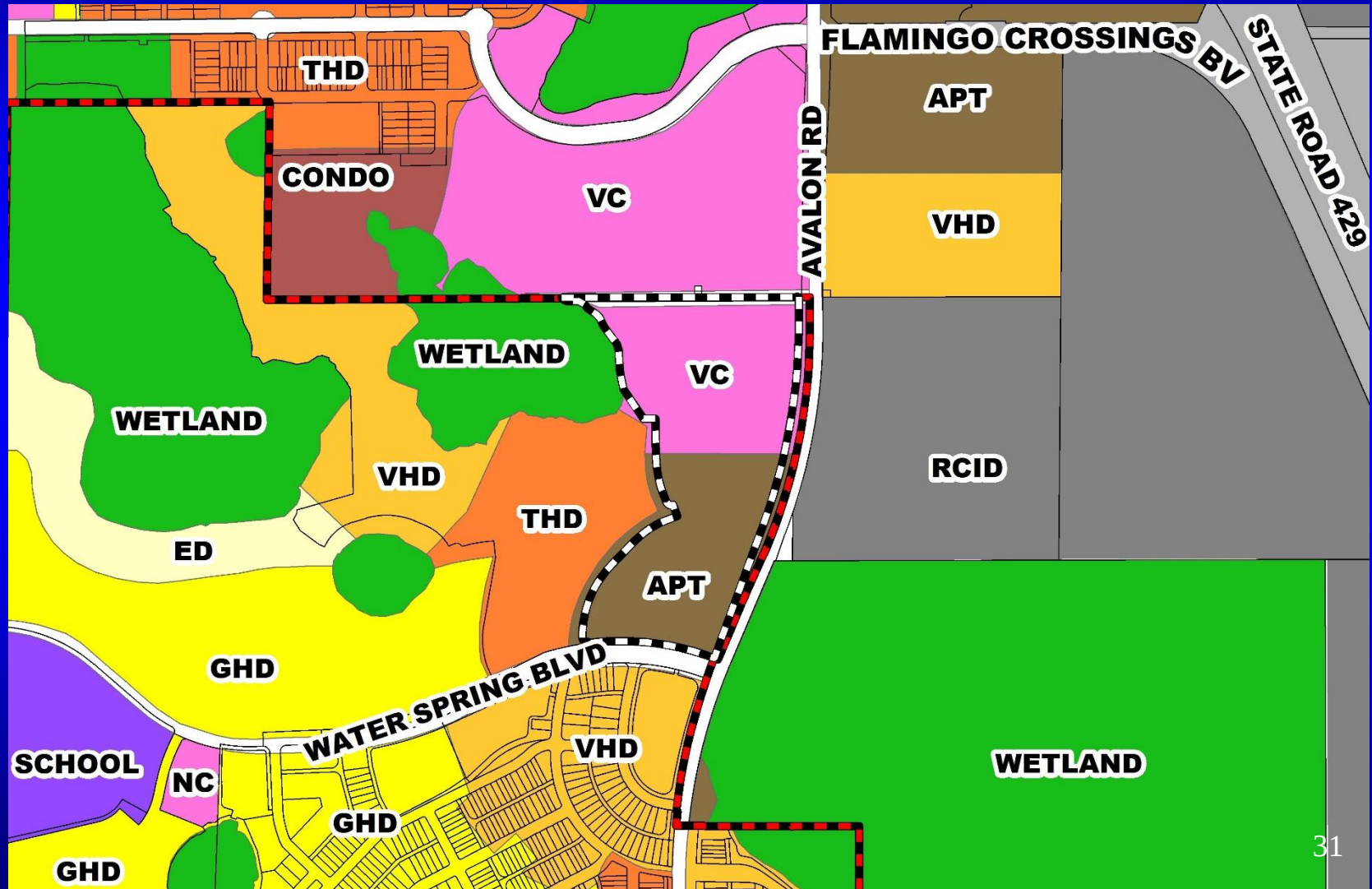
Case:	CDR-18-10-351
Project Name:	Springhill PD/LUP
Applicant:	Eric Warren, Poulos & Bennett, LLC
District:	1
Acreage:	551.77 gross acres (<i>overall PD</i>) 29.28 gross acres (<i>affected parcel only</i>)
Location:	Generally located north of Water Springs Boulevard and west of Avalon Road
Request:	To reallocate thirty-four (34) units from PD Parcel 15 to PD Parcel 35. 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.

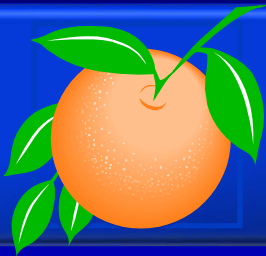


Springhill

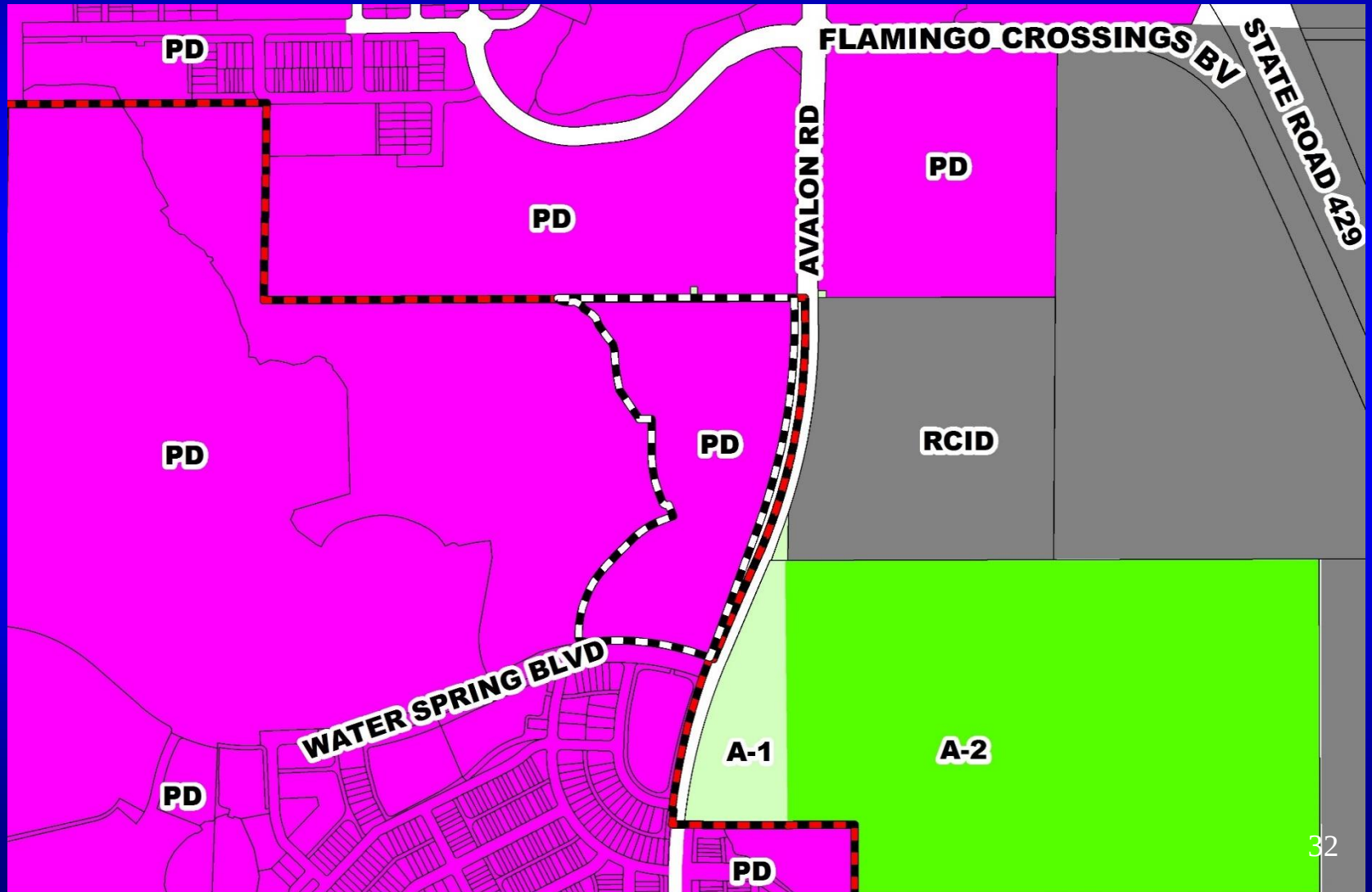
Planned Development / Land Use Plan

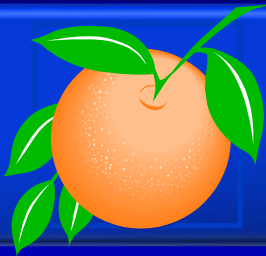
Future Land Use Map





Springhill Planned Development / Land Use Plan Zoning Map



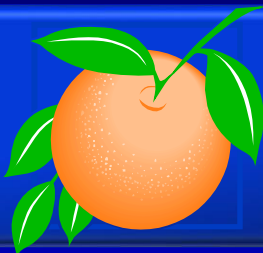


Springhill

Planned Development / Land Use Plan

Aerial Map

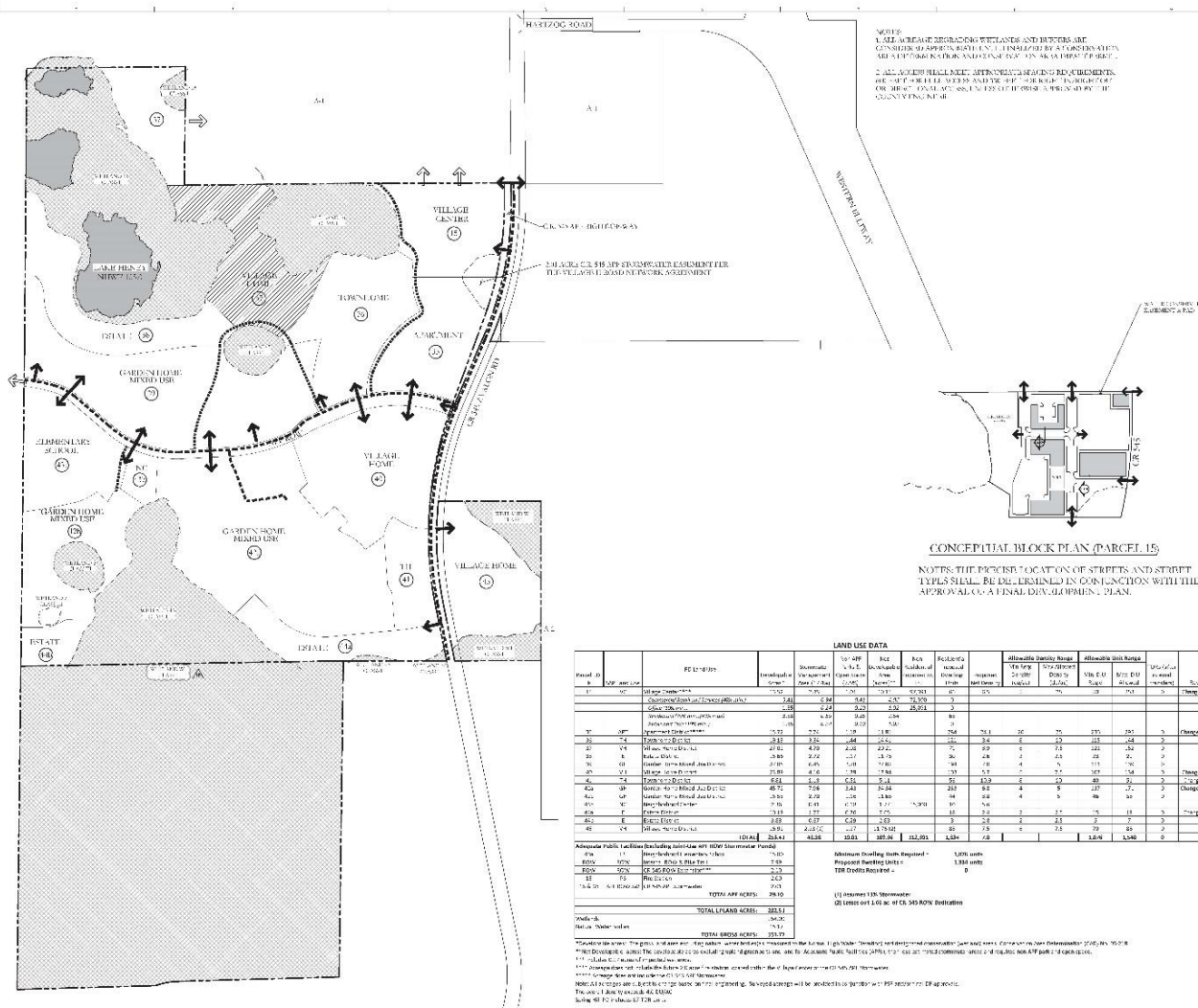




Springhill

Planned Development / Land Use Plan

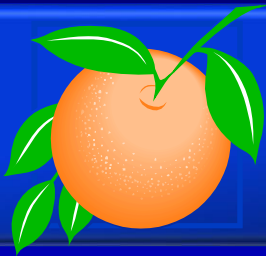
Overall Land Use Plan



Legend	Notes
1. Village Center	1. Village Center
2. Town Center	2. Town Center
3. Village Home	3. Village Home
4. Village Office	4. Village Office
5. Village Retail	5. Village Retail
6. Village Industrial	6. Village Industrial
7. Village Residential	7. Village Residential
8. Village Commercial	8. Village Commercial
9. Village Office	9. Village Office
10. Village Retail	10. Village Retail
11. Village Industrial	11. Village Industrial
12. Village Residential	12. Village Residential
13. Village Commercial	13. Village Commercial
14. Village Office	14. Village Office
15. Village Retail	15. Village Retail
16. Village Industrial	16. Village Industrial
17. Village Residential	17. Village Residential
18. Village Commercial	18. Village Commercial
19. Village Office	19. Village Office
20. Village Retail	20. Village Retail
21. Village Industrial	21. Village Industrial
22. Village Residential	22. Village Residential
23. Village Commercial	23. Village Commercial
24. Village Office	24. Village Office
25. Village Retail	25. Village Retail
26. Village Industrial	26. Village Industrial
27. Village Residential	27. Village Residential
28. Village Commercial	28. Village Commercial
29. Village Office	29. Village Office
30. Village Retail	30. Village Retail
31. Village Industrial	31. Village Industrial
32. Village Residential	32. Village Residential
33. Village Commercial	33. Village Commercial
34. Village Office	34. Village Office
35. Village Retail	35. Village Retail
36. Village Industrial	36. Village Industrial
37. Village Residential	37. Village Residential
38. Village Commercial	38. Village Commercial
39. Village Office	39. Village Office
40. Village Retail	40. Village Retail
41. Village Industrial	41. Village Industrial
42. Village Residential	42. Village Residential
43. Village Commercial	43. Village Commercial
44. Village Office	44. Village Office
45. Village Retail	45. Village Retail
46. Village Industrial	46. Village Industrial
47. Village Residential	47. Village Residential
48. Village Commercial	48. Village Commercial
49. Village Office	49. Village Office
50. Village Retail	50. Village Retail
51. Village Industrial	51. Village Industrial
52. Village Residential	52. Village Residential
53. Village Commercial	53. Village Commercial
54. Village Office	54. Village Office
55. Village Retail	55. Village Retail
56. Village Industrial	56. Village Industrial
57. Village Residential	57. Village Residential
58. Village Commercial	58. Village Commercial
59. Village Office	59. Village Office
60. Village Retail	60. Village Retail
61. Village Industrial	61. Village Industrial
62. Village Residential	62. Village Residential
63. Village Commercial	63. Village Commercial
64. Village Office	64. Village Office
65. Village Retail	65. Village Retail
66. Village Industrial	66. Village Industrial
67. Village Residential	67. Village Residential
68. Village Commercial	68. Village Commercial
69. Village Office	69. Village Office
70. Village Retail	70. Village Retail
71. Village Industrial	71. Village Industrial
72. Village Residential	72. Village Residential
73. Village Commercial	73. Village Commercial
74. Village Office	74. Village Office
75. Village Retail	75. Village Retail
76. Village Industrial	76. Village Industrial
77. Village Residential	77. Village Residential
78. Village Commercial	78. Village Commercial
79. Village Office	79. Village Office
80. Village Retail	80. Village Retail
81. Village Industrial	81. Village Industrial
82. Village Residential	82. Village Residential
83. Village Commercial	83. Village Commercial
84. Village Office	84. Village Office
85. Village Retail	85. Village Retail
86. Village Industrial	86. Village Industrial
87. Village Residential	87. Village Residential
88. Village Commercial	88. Village Commercial
89. Village Office	89. Village Office
90. Village Retail	90. Village Retail
91. Village Industrial	91. Village Industrial
92. Village Residential	92. Village Residential
93. Village Commercial	93. Village Commercial
94. Village Office	94. Village Office
95. Village Retail	95. Village Retail
96. Village Industrial	96. Village Industrial
97. Village Residential	97. Village Residential
98. Village Commercial	98. Village Commercial
99. Village Office	99. Village Office
100. Village Retail	100. Village Retail

ORANGE COUNTY, FLORIDA	LAND USE PLAN
PROJECT TITLE	LAND USE PLAN
DATE	4
PREPARED BY	POULOS & SCHEIDT
REVIEWED BY	POULOS & SCHEIDT
APPROVED BY	POULOS & SCHEIDT
DATE	4
PROJECT TITLE	LAND USE PLAN
DATE	4
PREPARED BY	POULOS & SCHEIDT
REVIEWED BY	POULOS & SCHEIDT
APPROVED BY	POULOS & SCHEIDT
DATE	4

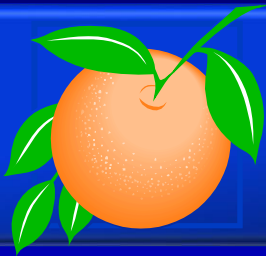
Parcel ID	Parcel Name	PC 15-10-10	Land Use Data	Notes
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Action Requested

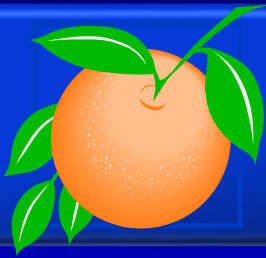
Make a finding of consistency with the Comprehensive Plan and approve the Springhill Planned Development Planned Development / Land Use Plan (PD/LUP), dated “Received March 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



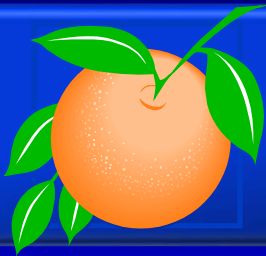
Revised Condition #9

- 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

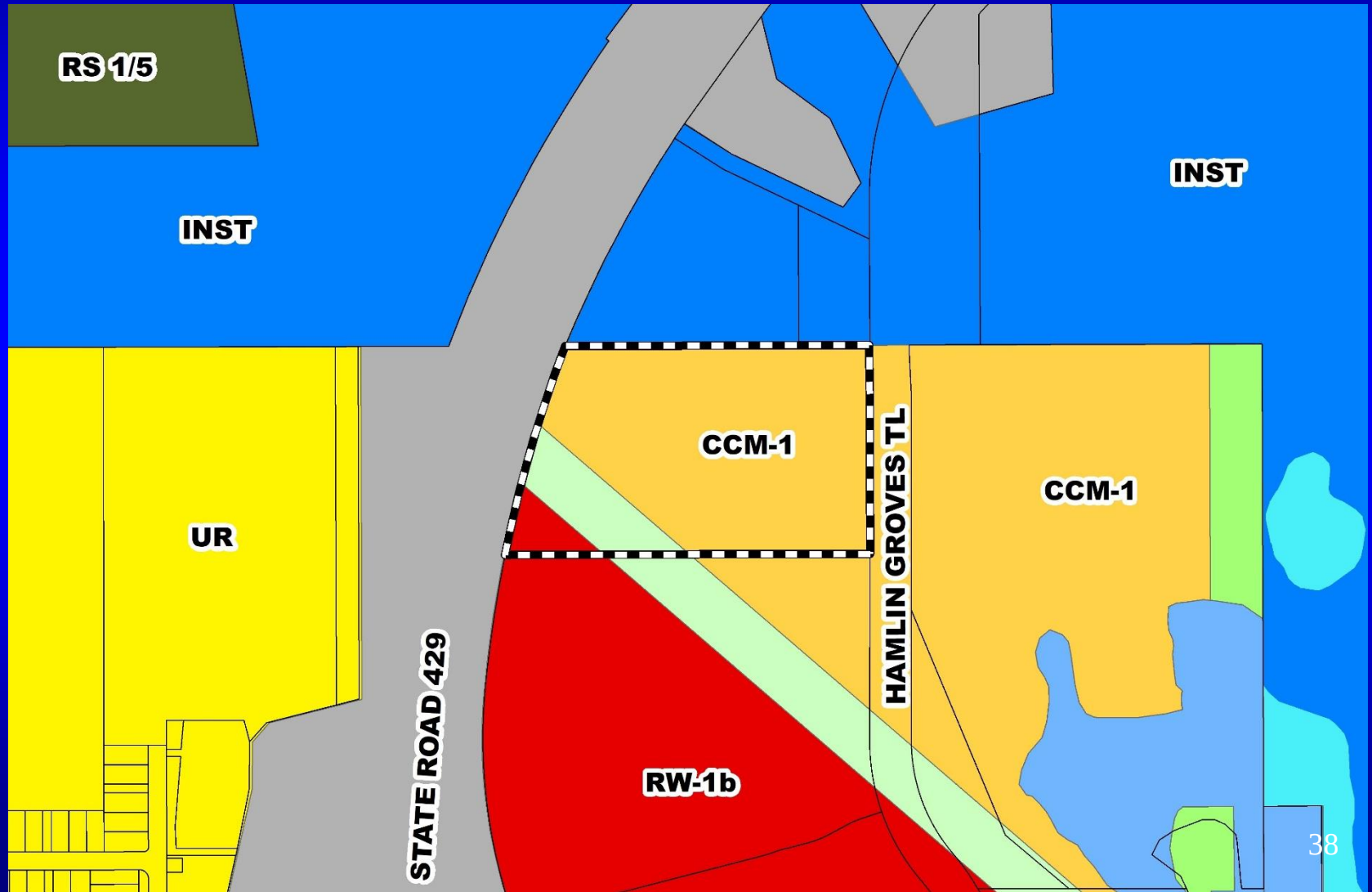


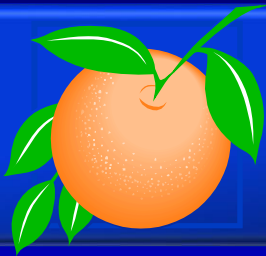
Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan

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.

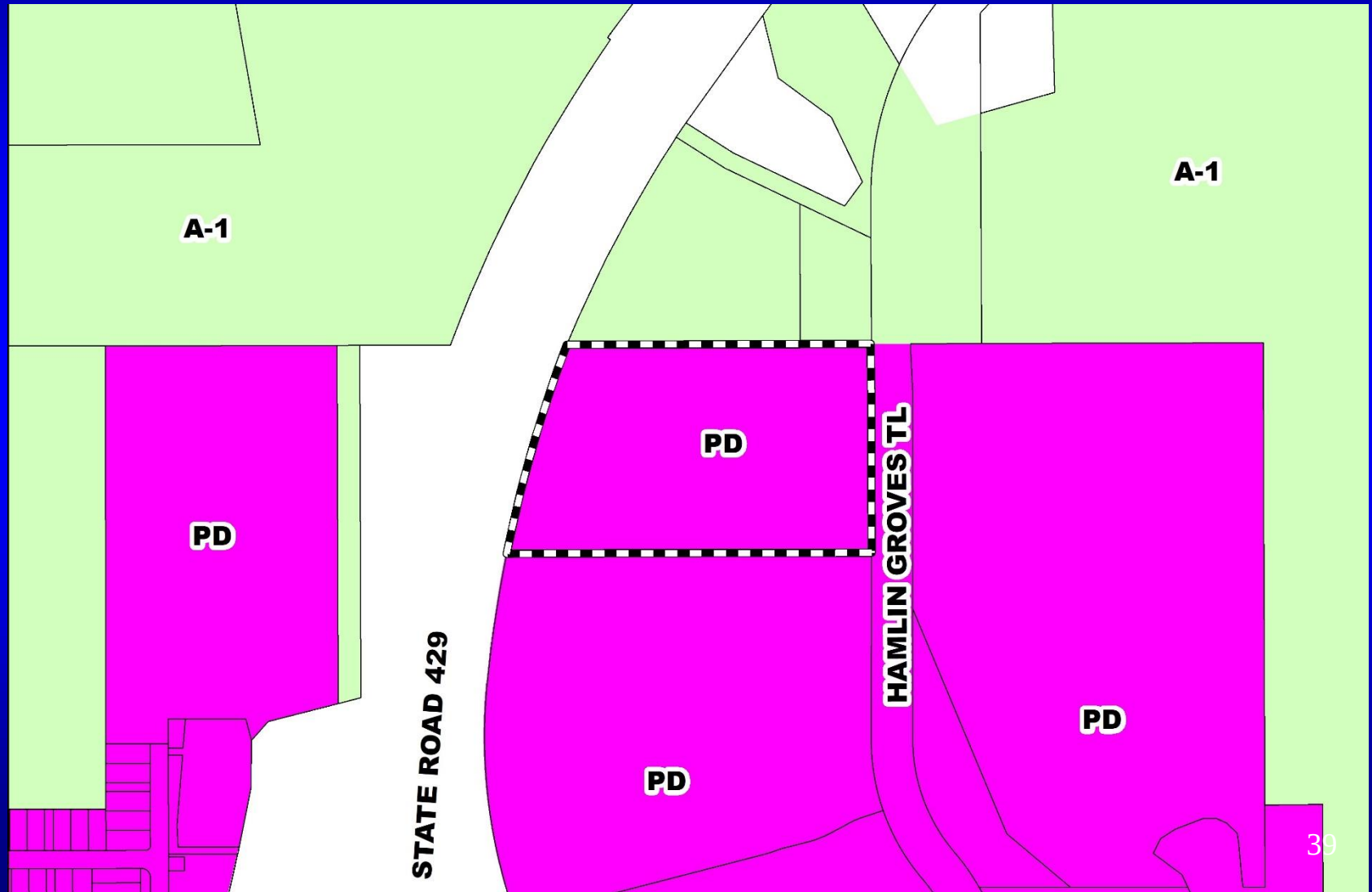


Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Future Land Use Map





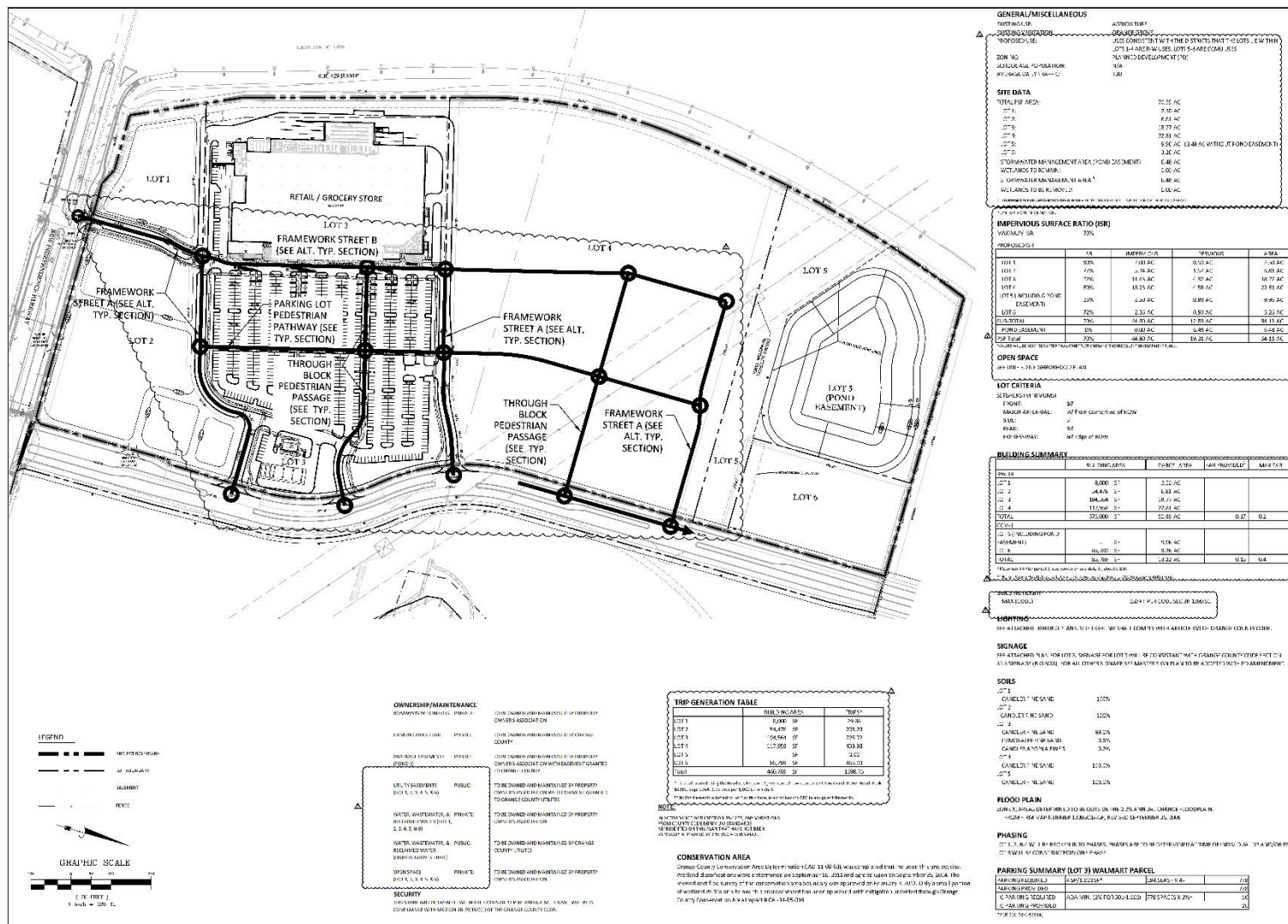
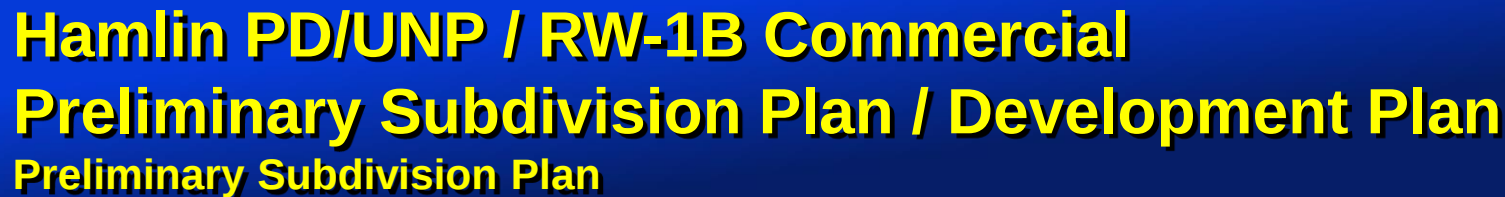
Hamlin PD/UNP / RW-1B Commercial Preliminary Subdivision Plan / Development Plan Zoning Map





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



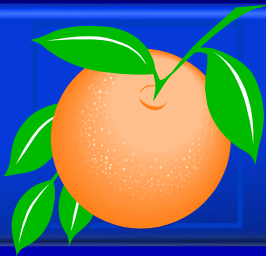


KCG
KELLY, COLLINS & GENTRY, INC.

RW-1B COMMERCIAL	PREPARED FOR SLE/BOYD
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PRELIMINARY
SUBDIVISION

DRAWN:
DESIGN:
CHECKED:
DATE:
SHEET
P-



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