

Board of County Commissioners

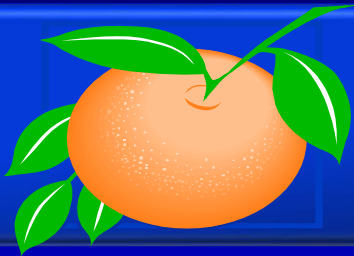
Public Hearings

July 27, 2021

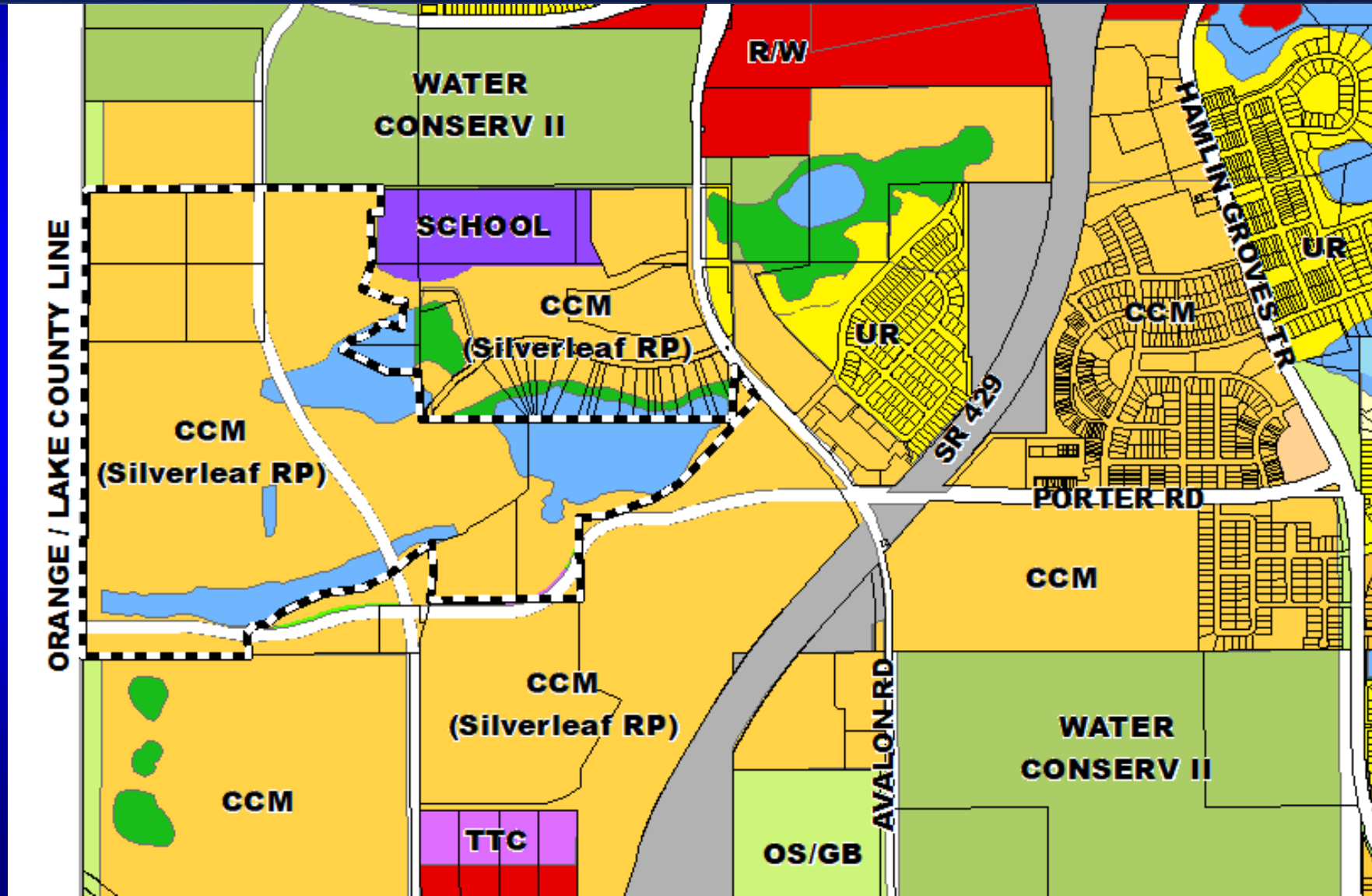


Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 2 Preliminary Subdivision Plan

- Case:** PSP-20-04-115
- Project Name:** Silverleaf PD–RP / Silverleaf Phase 2 PSP
- Applicant:** Marc Stehli, Poulos & Bennett, LLC
- Districts:** 1
- Acreage:** 294.67 gross acres
219.86 net developable acres
- Location:** Generally located north of Schofield Road and west of Avalon Road
- Request:** To subdivide 294.67 gross acres / 219.86 net developable acres in order to construct 317 single-family dwelling units.

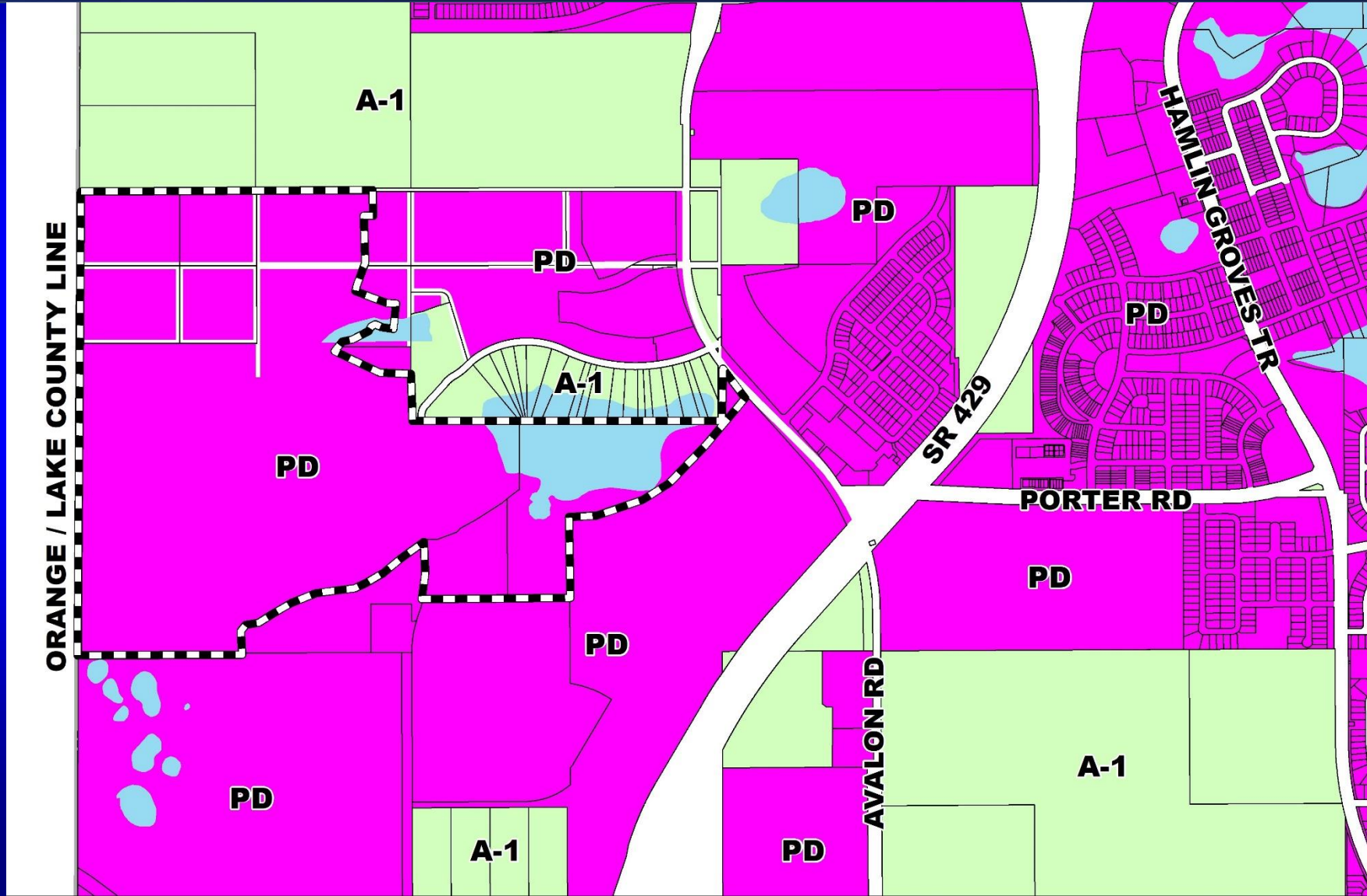


Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 2 Preliminary Subdivision Plan Future Land Use Map





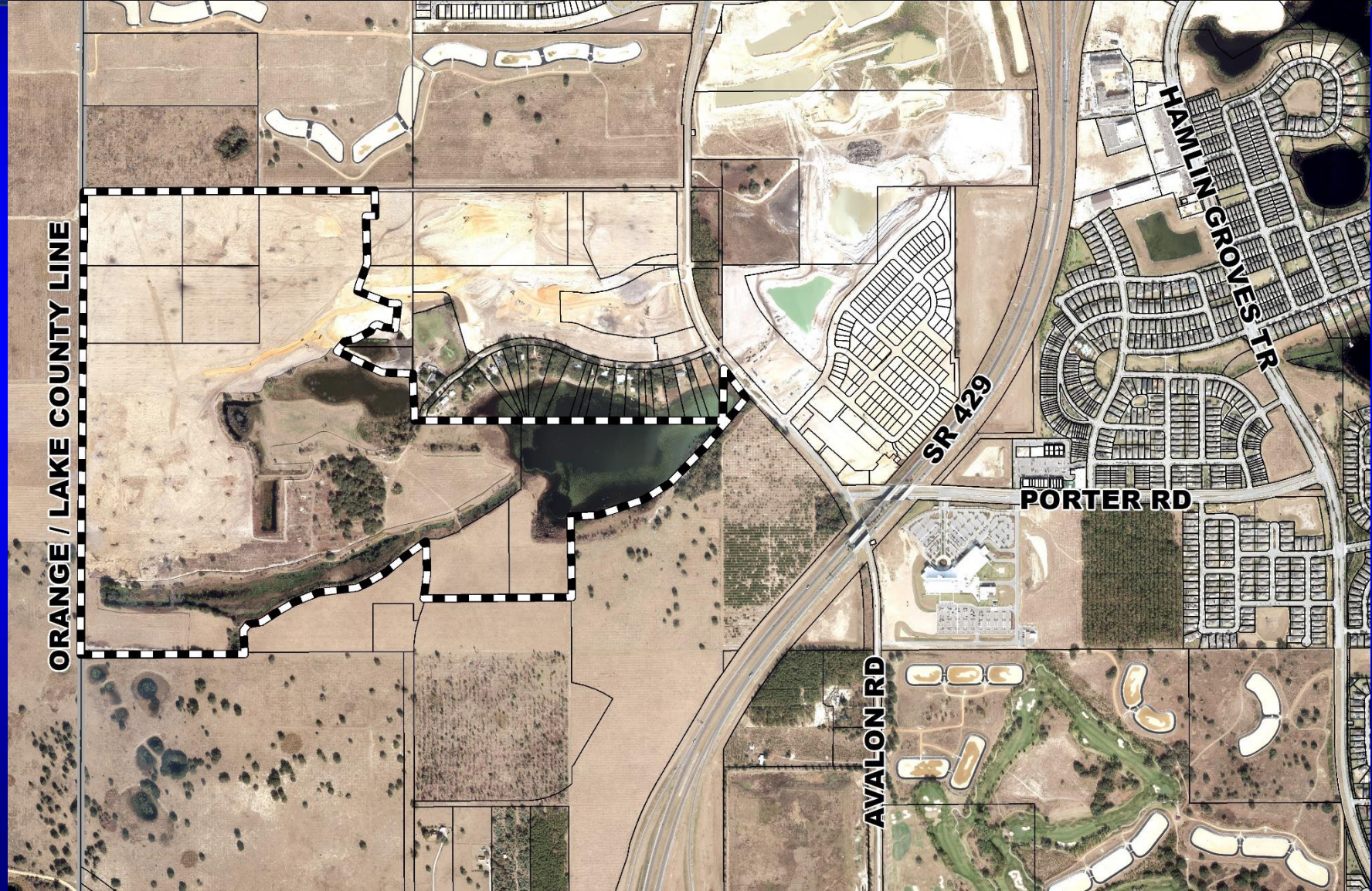
Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 2 Preliminary Subdivision Plan Zoning Map

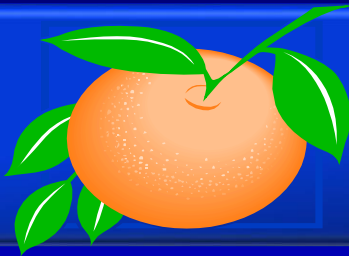




Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 2 Preliminary Subdivision Plan

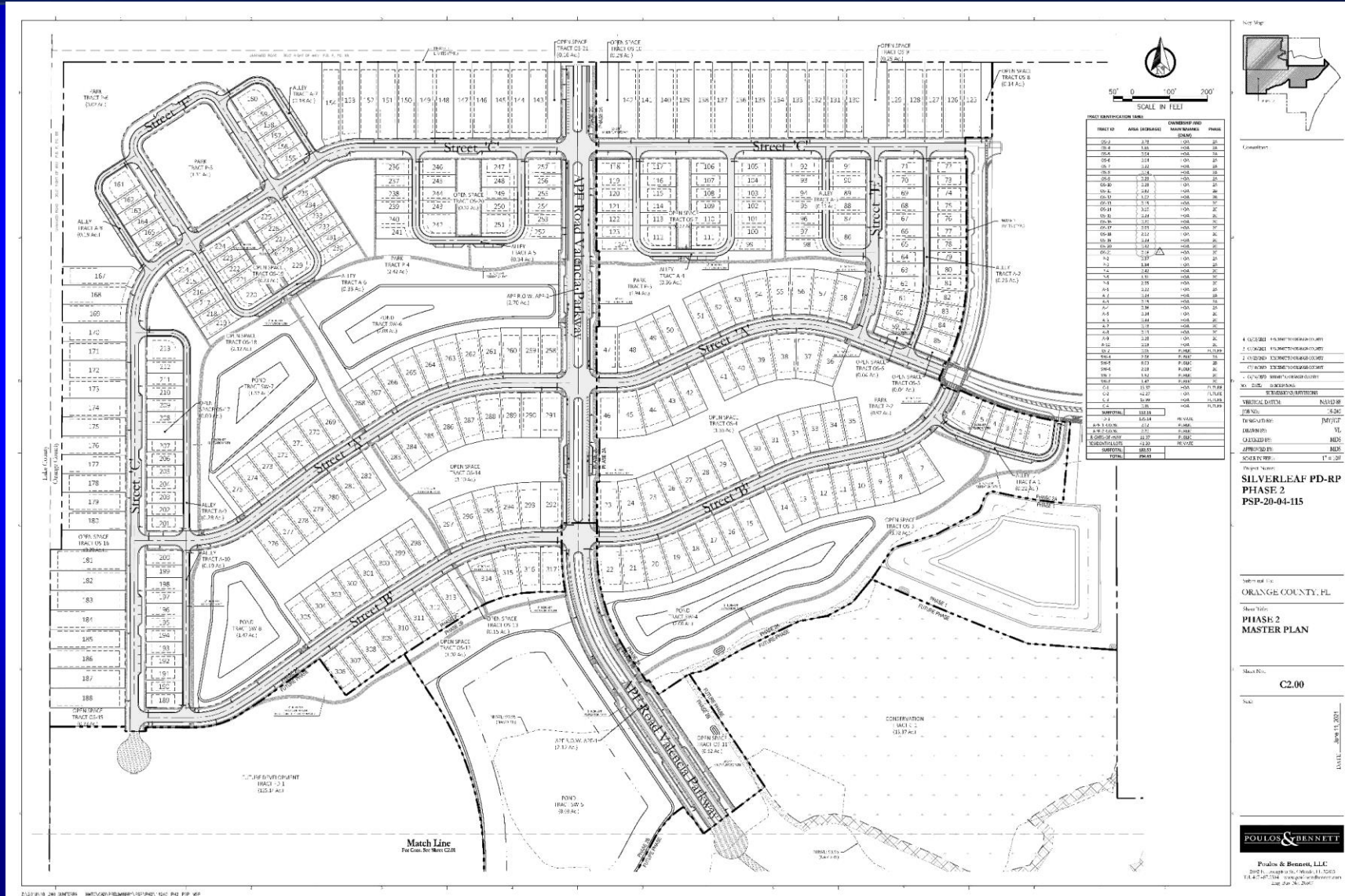
Aerial Map



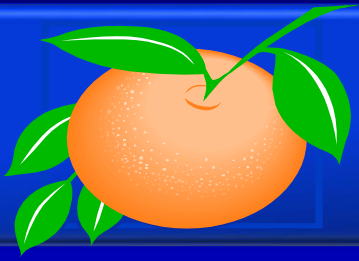


Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 2 Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



Poulos & Bennett, LLC
2815 E. Main Street, Suite 111, Ocala, FL 34474
Tel: 352.236.7811 Fax: 352.236.7812



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Silverleaf PD - RP / Silverleaf Phase 2 PSP dated “Received June 11, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



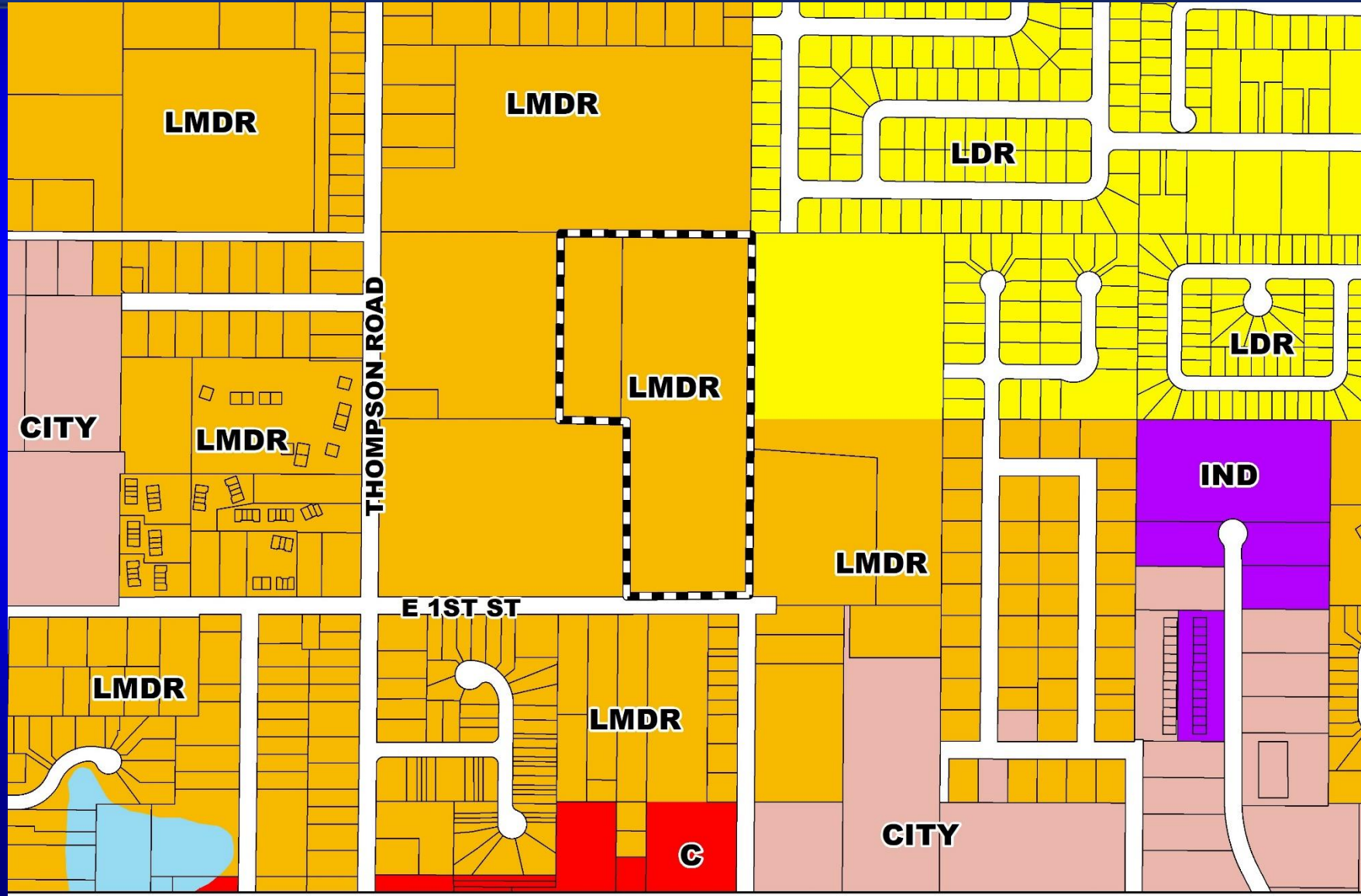
Thompson Road Townhomes PD / Thompson Road Townhomes Preliminary Subdivision Plan

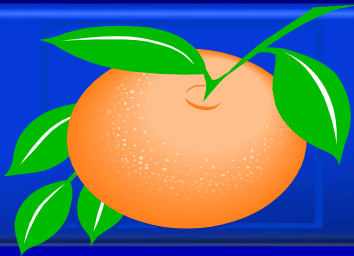
- Case:** PSP-20-08-228
- Project Name:** Thompson Road Townhomes PD / Thompson Road Townhomes PSP
- Applicant:** Stephen Orosz, Thompson Road, LLC
- Districts:** 2
- Acreage:** 15.33 gross acres
- Location:** Generally located north of East 1st Street and east of South Thompson Road
- Request:** To subdivide 15.33 acres in order to construct 92 single-family attached residential dwelling units and associated infrastructure.



Thompson Road Townhomes PD / Thompson Road Townhomes Preliminary Subdivision Plan

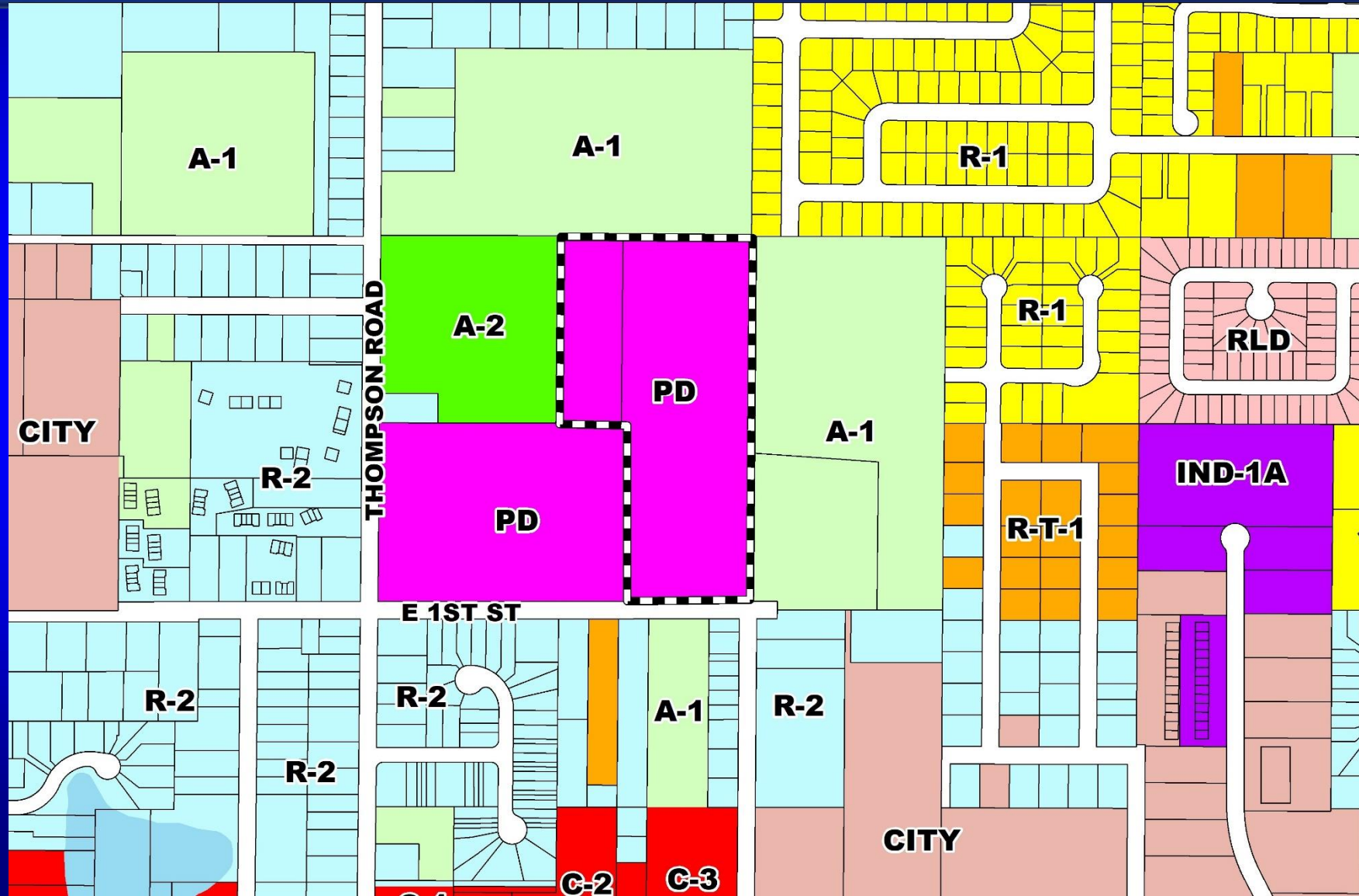
Future Land Use Map





Thompson Road Townhomes PD / Thompson Road Townhomes Preliminary Subdivision Plan

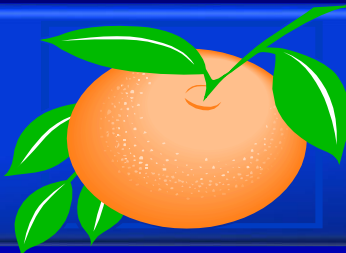
Zoning Map





Thompson Road Townhomes PD / Thompson Road Townhomes Preliminary Subdivision Plan Aerial Map

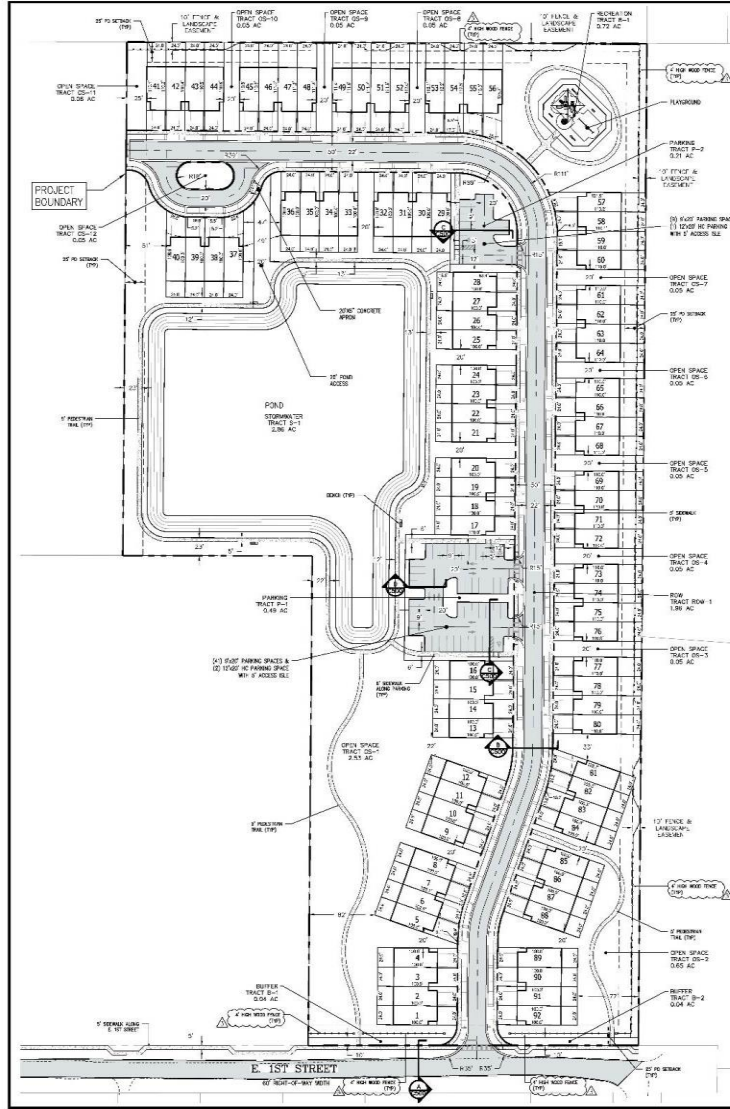




Thompson Road Townhomes PD / Thompson Road Townhomes

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



DEVELOPMENT INFORMATION

CONVENIENCE: PD

TOTAL PROPOSED UNITS FOR THIS PDP: 92 UNITS
 TOTAL DEVELOPABLE LAND AREA: 15.38 ACRES
 NET DEVELOPABLE LAND AREA: 15.33 ACRES
 NET RESIDENTIAL DENSITY FOR THIS PDP: 6.00 DU/AC

DEVELOPMENT STANDARDS

NET DEVELOPABLE AREA: 15.33 ACRES
 TOTAL PROPOSED UNITS: 92 UNITS
 NET DENSITY: 6.00 DU/AC

DESCRIPTION	SINGLE FAMILY ATTACHED (PHOTO LOADED)
NUMBER OF UNITS	92
MAX. BUILDING HEIGHT	35'
MIN. LOT AREA, SQ. FT.	2,000 SF
MIN. LOT WIDTH	30'
MIN. LOT DEPTH	100'
MIN. LIVING AREA	1,000 SF (1)
MAX. IMP. DECKS SUB AREA	80% (4)
SETBACKS	DISTANCE (Feet)
FRONT YARD	20 (2)
REAR	20 (3)
SIDE - INTERIOR	5 (3)
SIDE - END UNIT	15 (3)
STREET SIDE	15'

1. LIVING AREA IS DEFINED AS THE AREA THAT IS HEATED AND COOLED.
2. NON-COVCYMENTS, CONDITIONS, OR RESTRICTIONS ARE PROPOSED AT THIS TIME.
3. IDENTIFIED SETBACKS SHALL APPLY UNLESS INDICATED TO THE PD.
4. MAXIMUM IMP. DECKS SUB AREA SHALL BE BASED ON THE HIGH-C'S CROSS-SECTION CHART.

TRACT IDENTIFICATION TABLE

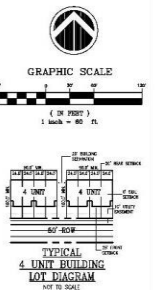
TRACT	USE	OWNER / MAINTENANCE	AREA (ACRES)
B-1	SURFER	- D.A.	0.00
B-2	SURFER	- D.A.	0.00
OS-1	OPEN SPACE	- D.A.	2.50
OS-2	OPEN SPACE	- D.A.	0.89
OS-3	OPEN SPACE	- D.A.	0.85
OS-4	OPEN SPACE	- D.A.	0.85
OS-5	OPEN SPACE	- D.A.	0.85
OS-6	OPEN SPACE	- D.A.	0.85
OS-7	OPEN SPACE	- D.A.	0.85
OS-8	OPEN SPACE	- D.A.	0.85
OS-9	OPEN SPACE	- D.A.	0.85
OS-10	OPEN SPACE	- D.A.	0.85
OS-11	OPEN SPACE	- D.A.	0.85
OS-12	OPEN SPACE	- D.A.	0.85
P-1	PARKING	- D.A.	0.43
P-2	PARKING	- D.A.	0.43
P-3	RECREATION	- D.A.	0.24
HWY-1	HIGHWAY - ROAD	FLORIDA CO. COUNTY	1.96
P-4	SPORTSPARK	FLORIDA CO. COUNTY	2.86
SUBTOTAL			8.64
RESIDENTIAL LOTS			5.32
SUBTOTAL			5.32
TOTAL			15.33

STUDENT POPULATION PER GRADE COUNTY, TOWNHOMES SCHOOLS DEMAND

SCHOOL TYPE	RESIDENTIAL UNITS	WAT PER PER	STUDENT POPULATION
ELEMENTARY STUDENTS	80	0.02	14.9
MIDDLE SCHOOL STUDENTS	80	0.02	7.0
HIGH SCHOOL STUDENTS	80	0.02	8.5
TOTAL STUDENTS	80	0.02	30.4

TRAFFIC GENERATION, BASED ON ITE TRIP GENERATION MO'ENTION

Phase	ITE Code	Land Use	Number of Dwelling Units	DAILY	PM PEAK HOUR
1	200	MULTI-FAMILY (LOW DENSITY)	92	7.02	6.66
TOTAL				92	6.66



MADDEN CIVIL ENGINEERS
 433 F. Hardy Avenue
 Suite 200
 Maitland, Florida 32751
 (407) 622-8330

PRELIMINARY SUBDIVISION PLAN
 FOR
THOMPSON ROAD TOWNHOMES
 FLORIDA

Thompson Road LLC
 1000 Thompson Road
 Maitland, FL 32751

DAVID J. THOMPSON
 ENGINEER
 No. 12456
 State of Florida
 EXPIRES 12/31/2024
 PREPARED BY: DAVID J. THOMPSON
 DATE: 08/20/2024

JOB # _____
 SCALE _____
 DESIGNED BY: _____
 DRAWN BY: _____
 APPROVED BY: _____

C100



New COA #24

24. Developer / Owner shall either fund or construct traffic engineering improvements to Roger Williams Road to include two speed tables, approximately 1,300 feet of double yellow striping, and a multi-way stop control at the East 1st Street and Roger Williams Road intersection. These improvements shall be completed prior to Certificate of Completion for the subdivision infrastructure.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Thompson Road PD / Thompson Road Townhomes PSP dated “Received March 12, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended.

District 2

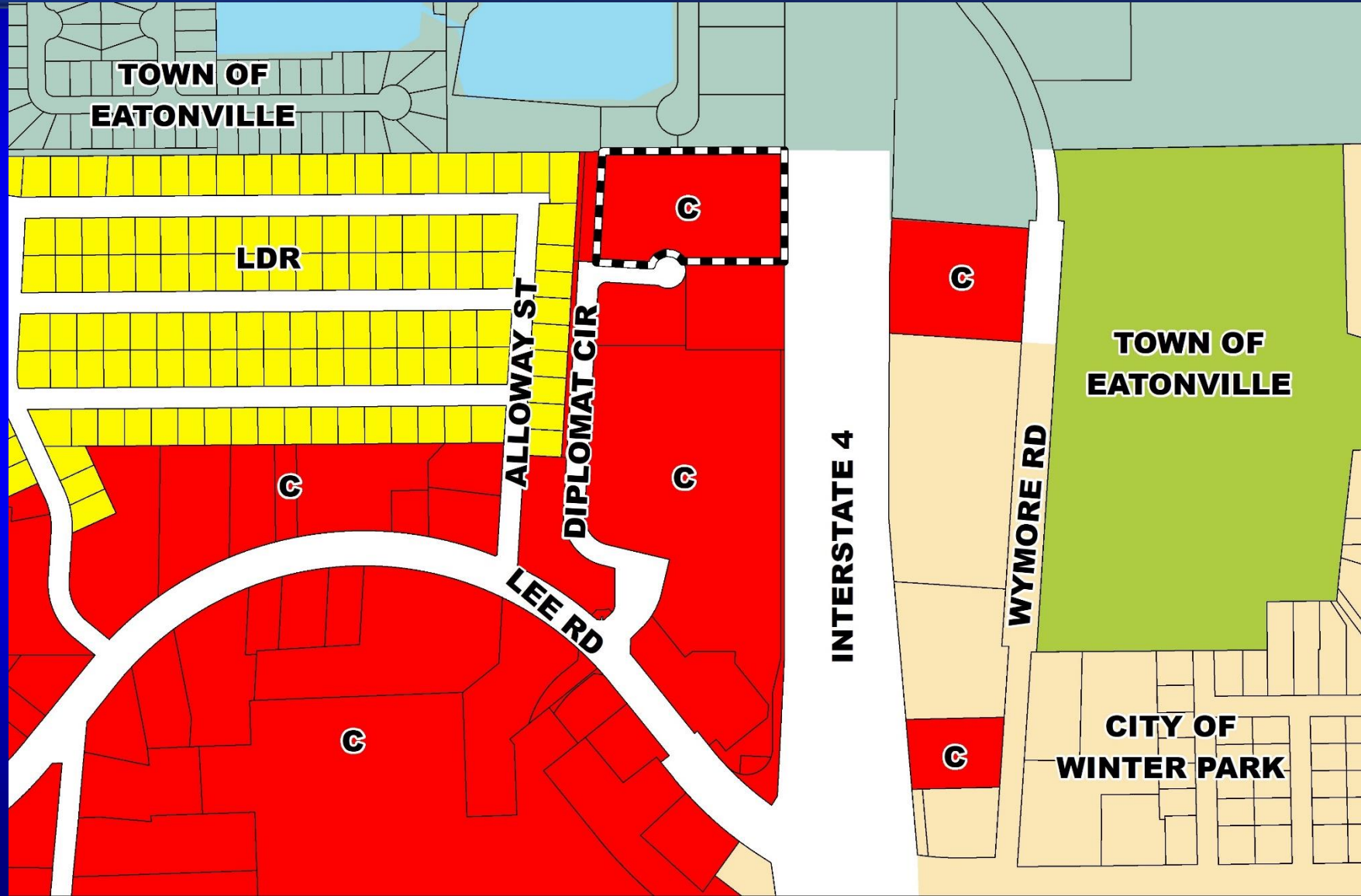


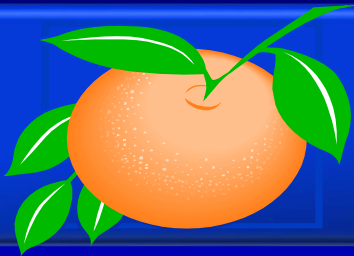
The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan

- Case:** CDR-20-07-180
- Project Name:** The Home Depot at Lee Road & I-4 PSP
- Applicant:** Karin Leissing, Harris Civil Engineers, LLC
- District:** 2
- Acreage:** 21.21 gross acres (overall PD)
3.80 gross acres (affected parcel)
- Location:** Generally located north of Lee Road and west of Interstate 4
- Request:** To combine Lots 3 and 4 into one parcel (referenced as Lot 3A on the proposed PSP).

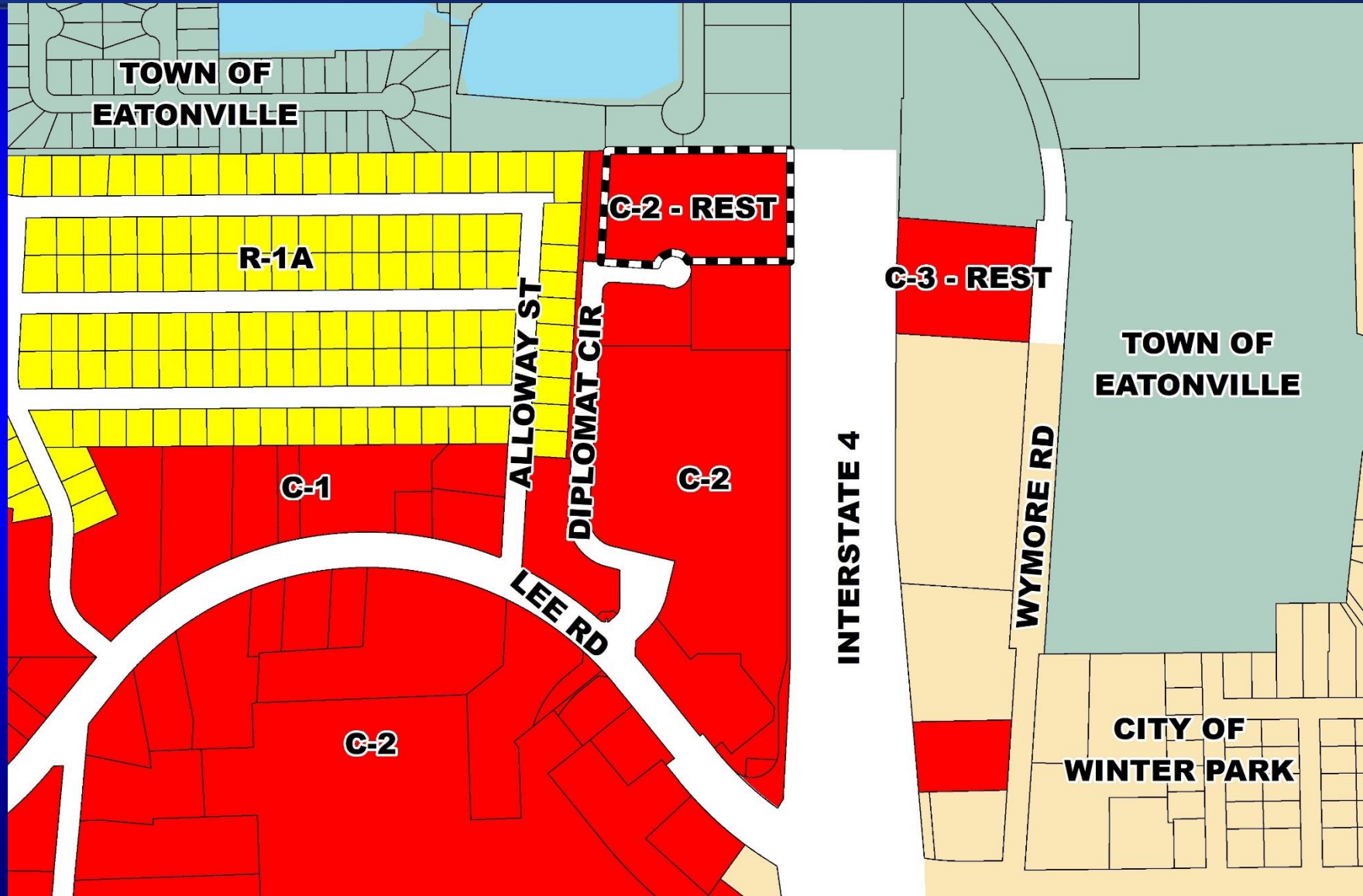


The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan Future Land Use Map



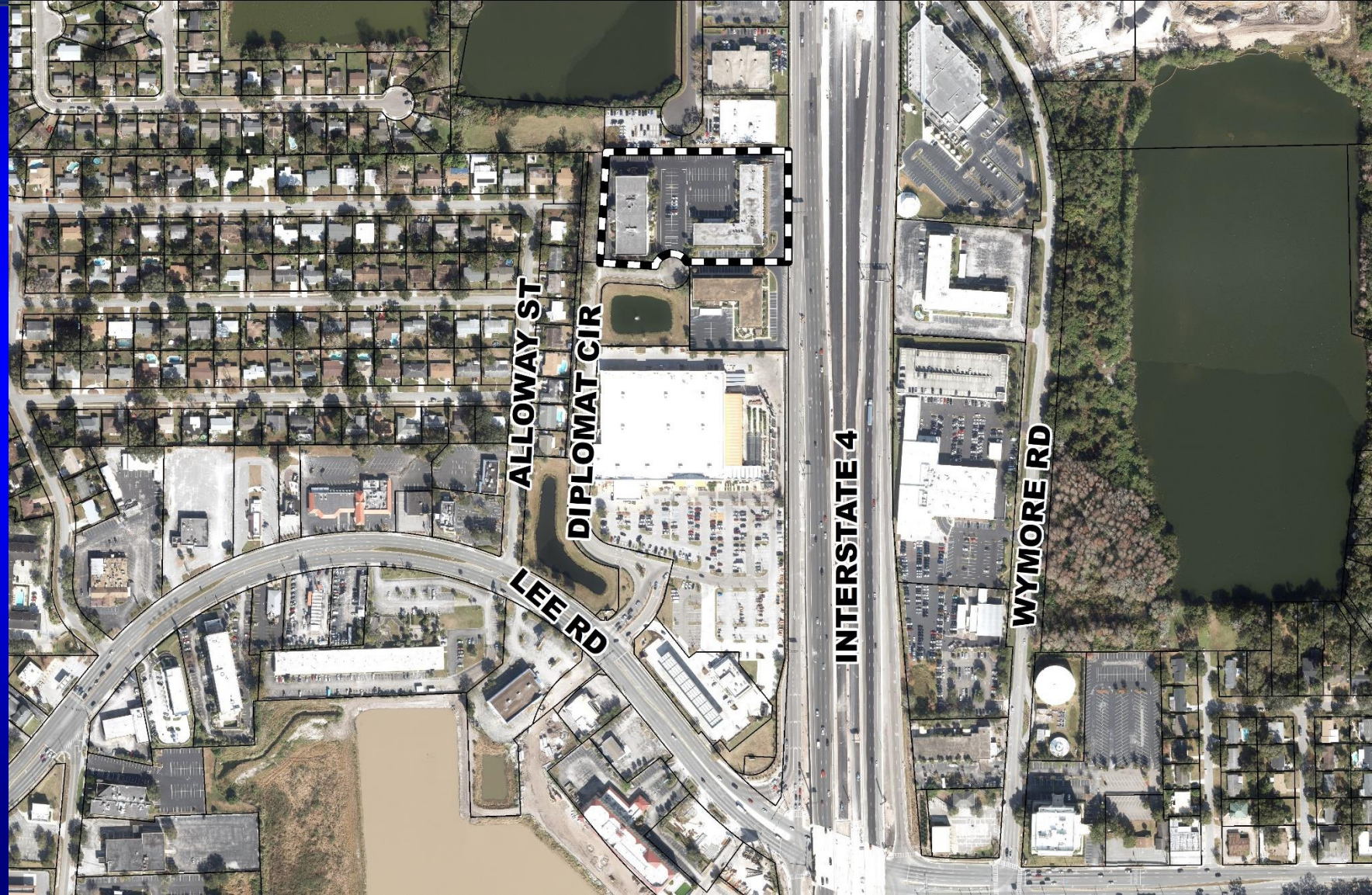


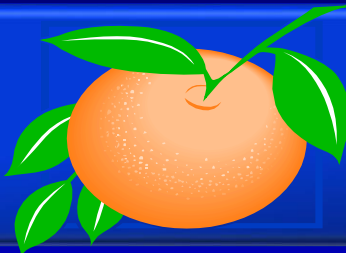
The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan Zoning Map





The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan Aerial Map

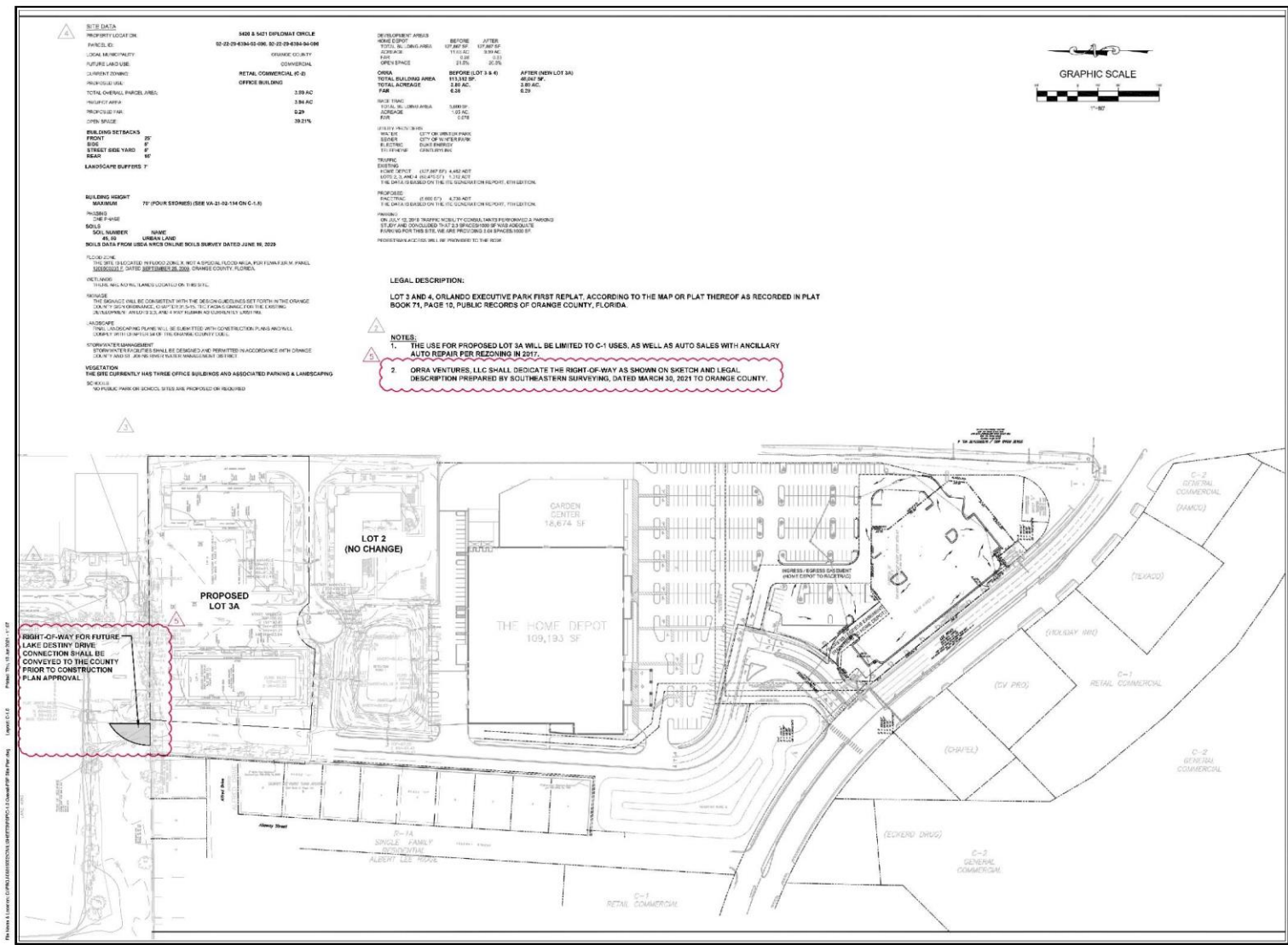




The Home Depot at Lee Road & I-4

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



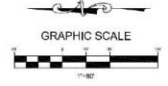
SITE DATA

PROPERTY LOCATION	5405 & 5421 DIPLOMAT CIRCLE
PARCEL ID	02-02-09-0304-02-000, 02-02-09-0304-04-000
LOCAL JURISDICTION	ORANGE COUNTY
CURRENT ZONING	RETAIL COMMERCIAL (C-1)
PROPOSED USE	OFFICE BUILDING
TOTAL OVERALL IMPROVEMENTS	3.94 AC
IMPROVED AREA	0.29 AC
IMPROVED PARK	0.29 AC
OPEN SPACE	39.21%

DEVELOPMENT APPEAL

BEFORE	AFTER
TOTAL BUILDING AREA	111,822 SF
TOTAL PARKING	1,120 SPACES
TOTAL IMPROVEMENTS	3.94 AC
TOTAL BULKHEAD	0.29 AC
TOTAL BULKHEAD	0.29 AC

LEGAL DESCRIPTION:
 LOT 3 AND 4, ORLANDO EXECUTIVE PARK FIRST REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



HARRIS
 Harris Civil Engineers, LLC
 1200 Highland Street
 Suite 200
 Orlando, Florida 32803
 Phone: (407) 629-4777
 Fax: (407) 629-7888
 www.harrisengineers.com
 DB 9814

Orlando Regional Realtor Association (ORRA)
 Preliminary Subdivision Plan
 5405, 5420 and 5421 Diplomat Circle
 Orlando, Florida 32809

Revisions:

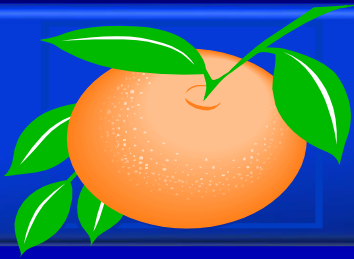
No.	Date	Description
1	06-05-2020	PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT
2	06-05-2020	REVISION TO THE PRELIMINARY SUBDIVISION PLAN
3	06-05-2020	REVISION TO THE PRELIMINARY SUBDIVISION PLAN
4	06-05-2020	REVISION TO THE PRELIMINARY SUBDIVISION PLAN
5	06-05-2020	REVISION TO THE PRELIMINARY SUBDIVISION PLAN

SITE PLAN

Scale: As Shown
 Date: 06-05-2020
 Project No: 0886002

Design: EL
 Drawn: BH
 Checked: AH

Release: PERMITTING
 C-10



Strike COAs #11 and #12

- ~~11. A mandatory pre-application/sufficiency review meeting for the plat / replat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application / sufficiency review meeting prior to formal submittal of the plat to the County.~~
- ~~12. Unless otherwise allowed by County Code, the property shall be platted / re-platted prior to the issuance of any vertical building permits.~~



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve The Home Depot at Lee Road and I-4 PSP dated “Received June 11, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended and presented.

District 2

Board of County Commissioners

Public Hearings

July 27, 2021