

SS-25-12-029 & RZ-12-029 SABLE VILLAGE TOWNHOMES

- SABLE VILLAGE TOWNHOMES – INFILL DEVELOPMENT
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PROJECT TEAM

- BTC Properties, LLC – Tom Harb, Chris Robinson
- Kurt Ardaman, Legal Counsel

SITE OVERVIEW

- Total Land Area: 6.83 Acres +/-
- Wetland Area: 0.55 Acres +/- (APPROVED FOR MITIGATION)
- Net Development Area: 6.28 Acres +/-

- Existing Future Land Use – LDR – Max. 4 DU/Acre
- Proposed Future Land Use – LMDR – Max. 10 DU/Acre

- Current Zoning – R-1
- Proposed Zoning – R-2

- Prior Approval - 23 Single Family Detached Homes

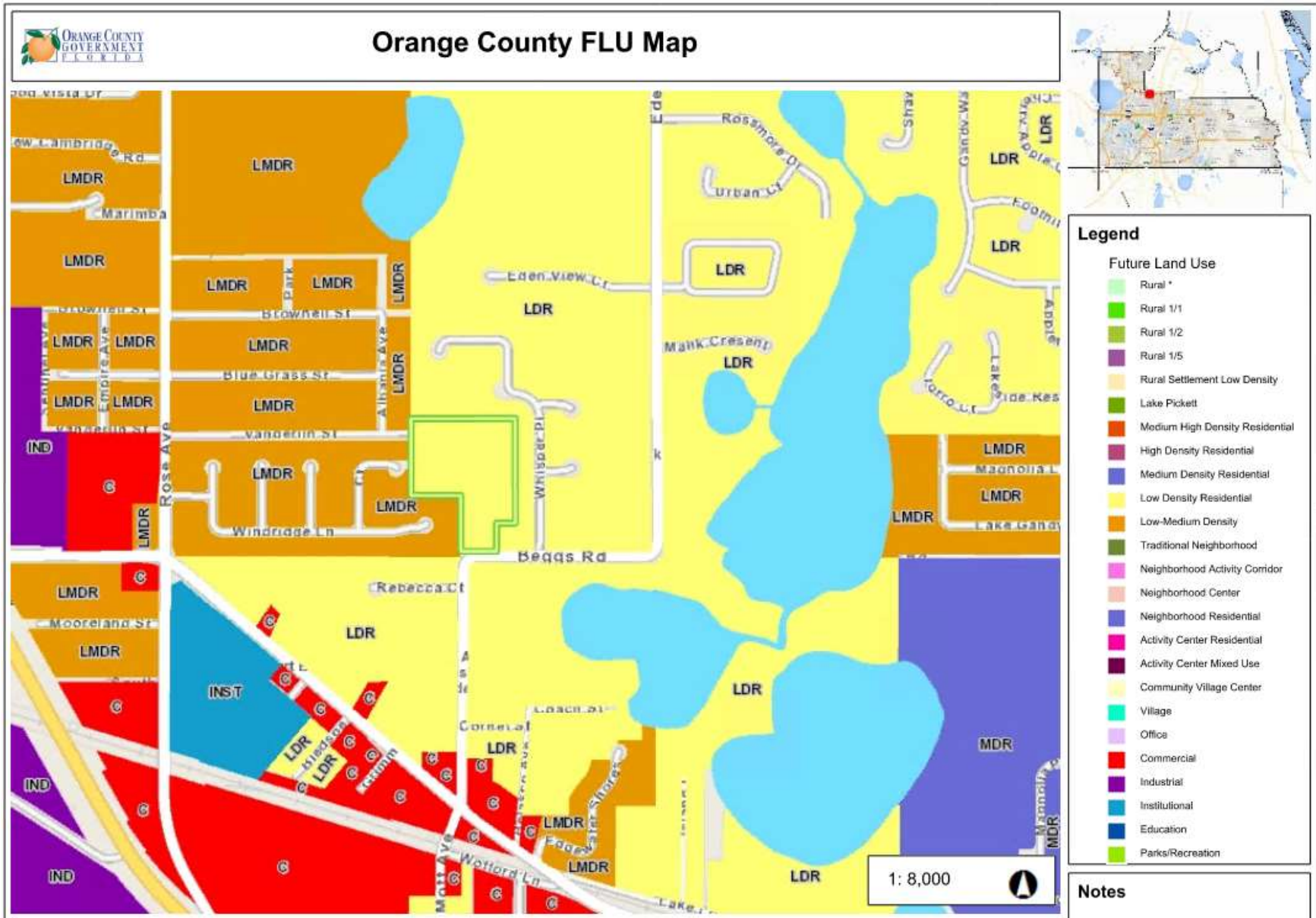
SITE AERIAL/LOCATION



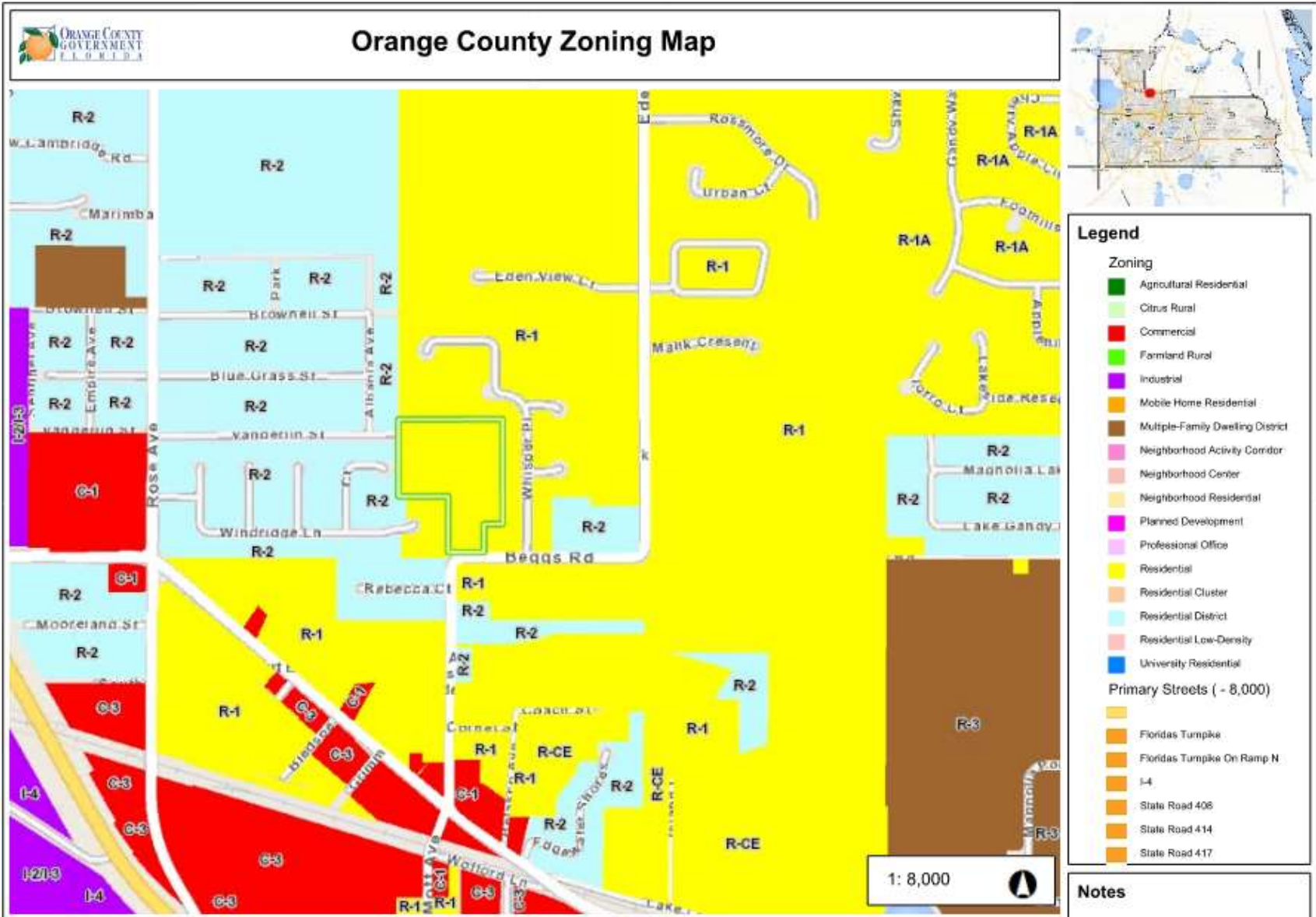
ADJACENT DEVELOPMENT



FLU MAP



ZONING MAP



Today's front-page Wall Street Journal article by Arian Capmp-Flores and Paul Overberg is titled:

- **Florida's Population Boom Fizzles as High Costs Drive Away Middle Class**

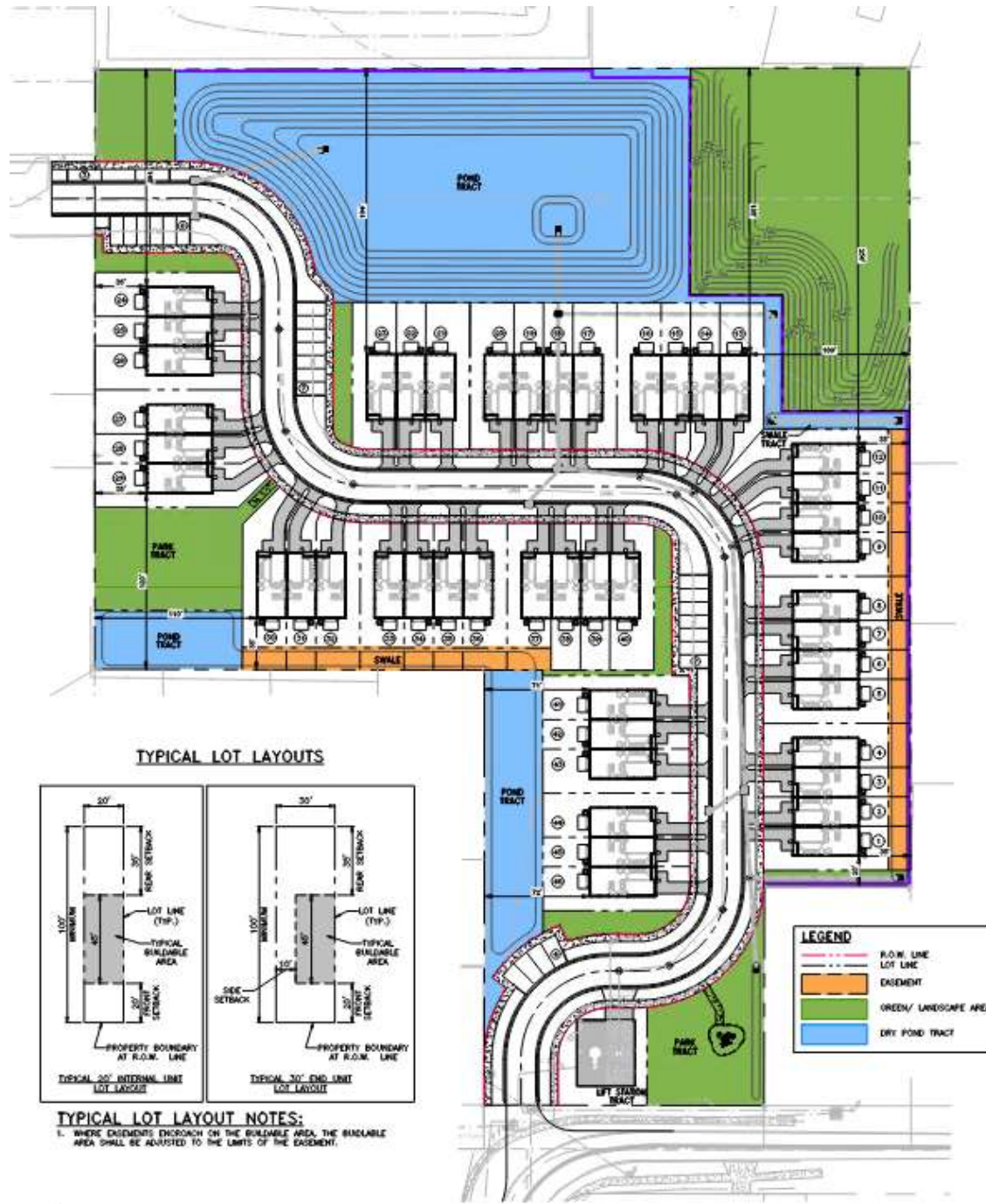
PROPOSED DEVELOPMENT

- **46 Fee Simple Single Family Attached Homes (Townhomes)**
- **Lots 20 Ft. and 30 Ft. in width.**
- **Gross Density: 6.7 DU/Acre**
- **Public water and sewer.** New public lift station, which could potentially be used to connect existing development to sewer.
- **Minimal Increase in Traffic:**
 - Prior Approval 23 PM Peak Trips
 - Proposed Development 28 PM Peak Trips
- **Minimal impacts on schools:**
 - Prior Approval 10 Students
 - Proposed Development 17 Students

PROPOSED DEVELOPMENT

- Minimal Traffic Impact: +5 PM Peak Trips
- Minimal School Impact: +7 Students
- Minimal increase over approved development

SUBDIVISION SITE PLAN



SAMPLE BUILDING ELEVATIONS

- PEARSON B-1 – 1464 S.F. 3 Beds, 2.5 Bath, 1 Car Garage



CONSISTENCY & COMPATIBILITY

- ✓ **SITE IS IN THE URBAN SERVICE AREA**
- ✓ **INFILL DEVELOPMENT**
- ✓ **OPEN SPACE & PARKS**
- ✓ **PUBLIC WATER & SEWER**

CONSISTENCY

- **Goal FLU1.1** Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development. The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development.
- **Policies FLU1.1.1 FLU1.1.2** Urban uses shall be concentrated within the Urban Service Area

- **Objective FLU1.1.5** encourages mixed-use development, infill development, and the efficient use of land and infrastructure in the Urban Service Area compact and contiguous growth patterns within the Urban Service Area.
- **Policy FLU1.4.1** Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

- **Goal FLU2 URBAN STRATEGIES.** Orange County will encourage urban strategies such as, but not limited to, infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.
- **Obj. FLU2.1 INFILL.** Orange County shall promote and encourage infill development for vacant and underutilized parcels within the Urban Service Area.

- **Goal H1** to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing. OBJ H1.1 The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.
- **Obj. H1.1** to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

COMPATIBILITY

Policy FLU8.2.1 Future Land use changes shall be required to be compatible with the existing development and development trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility.

Policy FLU8.2.2 Continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

Policy FLU 8.2.11 Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP.

PRICE ANALYSIS & COMPARISON

- ✓ **EXISTING HOME MARKET VALUE (Cotality Data)**
 - Total 140 properties including New Providence Church, Beggs Pointe ALF and 3 retention ponds. 11 properties, had data anomalies and were not included.
 - Existing Home Average Value: \$236K for 124 homes

- ✓ **HOME SALES – LAST YEAR (OCPA Data)**
 - 8 Existing home sales in last year 0.25 Mile, 4 of these were Quit Claim Deeds with related parties.
 - Lowest \$234K
 - Highest \$525K (Outlier - two residential structures; 0.5 acre)
 - Average (Discounting Outlier) - \$256K for 3 homes

- ✓ **Proposed Townhomes: \$380K to \$450K**

GROSS FLOOR AREA COMPARISON

COTALITY DATA:

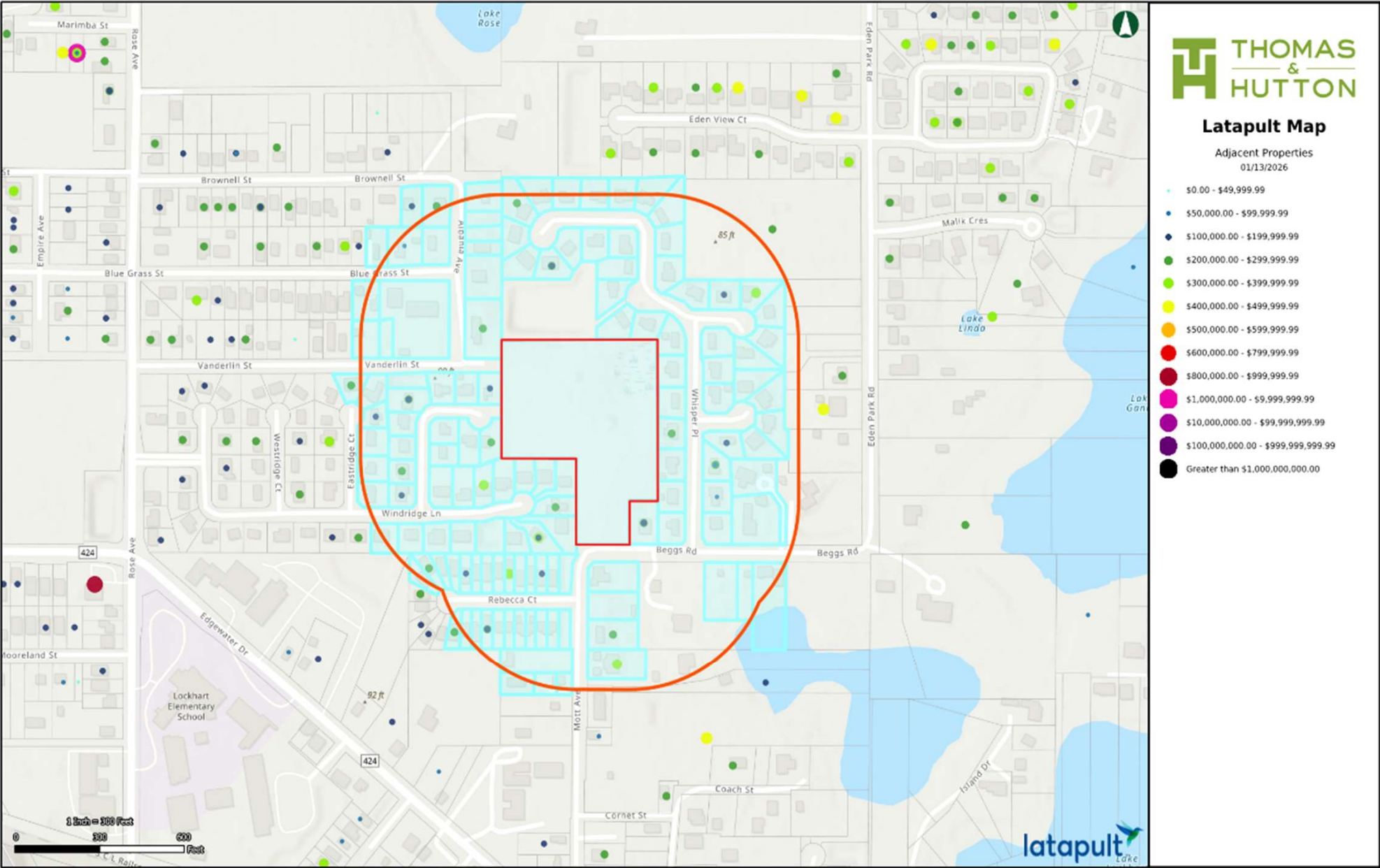
- Average Existing Home GFA: 1,658 SF (based on 124 homes)

OCPA DATA

- Average (Discounting Outlier) – 1,538 SF for 7 homes

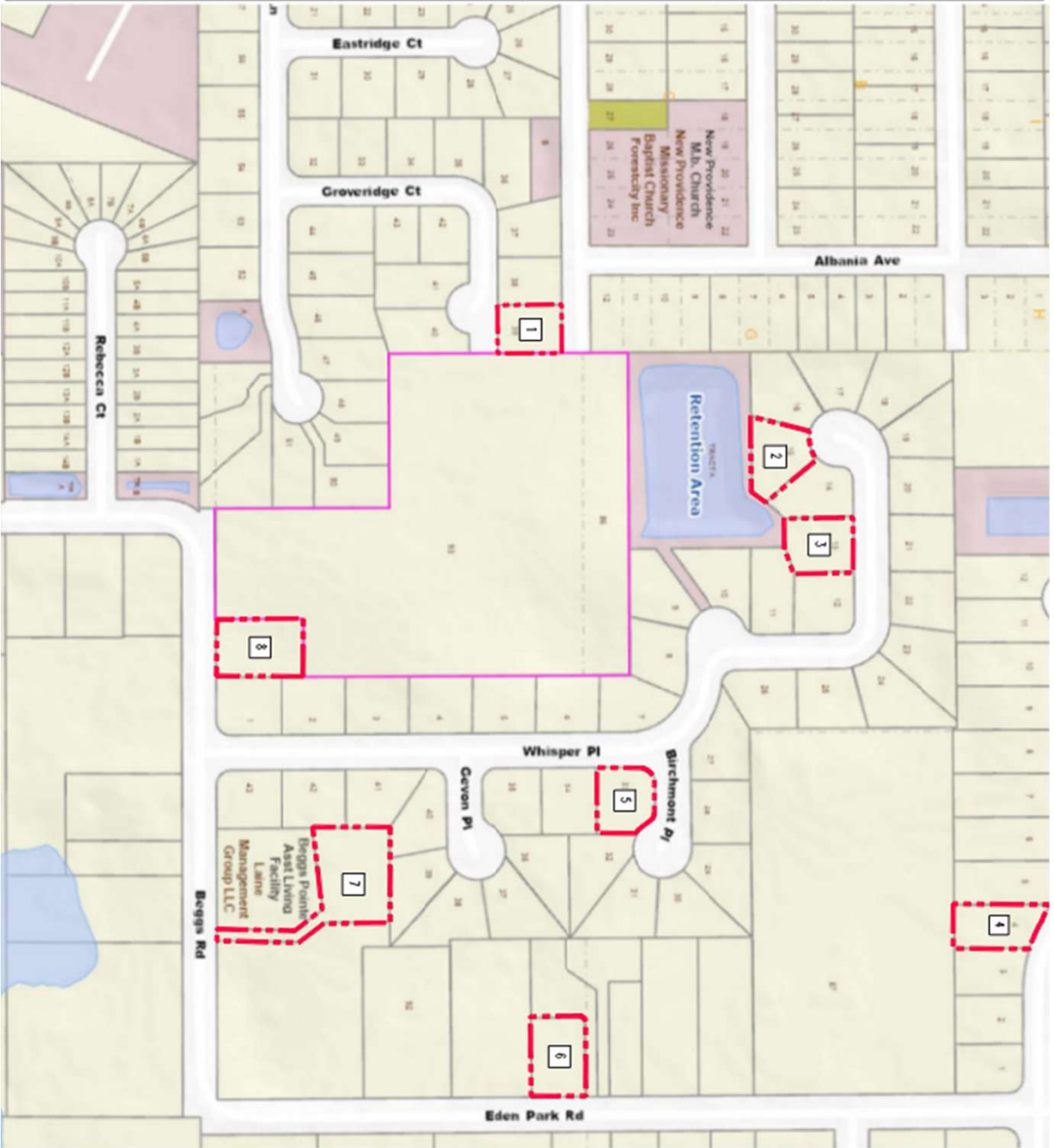
Proposed Townhomes: 1,464 SF

EXISTING HOME VALUES (Cotality)



OCA PA DATA

PROPERTY ID.	SALES PRICE (\$)	SALES DATE	SUBDIVISION	ADDRESS	GFA (S.F.)	BEDROOMS	BATHROOMS	LOT SIZE (S.F.)
1	100	09/08/2025	WINDRIDGE	7758 GROVERIDGE CT	1,164	3	2	8,891
2	100	06/05/2025	WINDRIDGE	7838 WHISPER PL	1,612	3	2	10,910
3	100	01/30/2025	WINDRIDGE	7822 WHISPER PL	1,525	3	2	10,781
4	100	01/25/2025	EDEN EAST	4832 EDEN VIEW CT	2,023	3	2	10,828
5	275,600	09/04/2025	WINDRIDGE	7719 WHISPER PL	1,145	3	2	10,933
6	234,000	03/07/2025	MC NEILS ORANGE VILA	7710 EDEN PARK RD	1,692	3	2	12,633
7	525,000	06/04/2025	MC NEILS ORANGE VILA	4705 BEGGS RD	3,159	6	3	23,720
8	260,000	04/28/2025	MC NEILS ORANGE VILA	4811 BEGGS RD	1,608	3	1	15,000





7758 GROVERIDGE CT, UN-INCORPORATED, FL 32810 6/13/2023 8:02 AM



7838 WHISPER PL, UN-INCORPORATED, FL 32810 6/8/2023 11:12 AM



7822 WHISPER PL, UN-INCORPORATED, FL 32810 6/8/2023 11:09 AM



4832 EDEN VIEW CT, ORLANDO, FL 32810 5/14/2015 1:41 PM



7719 WHISPER PL, ORLANDO, FL 32810 5/4/2017 10:58 AM



292129538400924 01/31/2007



4811 BEGGS RD, UN-INCORPORATED, FL 32810 9/24/2021 4:07 PM



4705 BEGGS RD, ORLANDO, FL 32810 1/3/2019 2:44 PM

- The proposed density is approximately **6.7 dwelling units per acre**, which is below the average maximum allowed under the LDR and LMDR designation.
- From an impact standpoint, the difference between what is already approved and what is proposed today is minimal. The project results in only **5 additional PM peak hour trips** and approximately **7 additional students**, which we believe is negligible in the context of the surrounding area.
- From a compatibility standpoint, the project introduces a **diversity of housing types** while maintaining a scale and design that integrates with the surrounding community. The layout, architecture, and overall site design have been developed to ensure a compatible transition.
- Additionally, the project provides a high-quality housing product that supports reinvestment in the area and aligns with the County's goals of expanding housing options.
- This provides young families and others with **direly needed homes** at reasonable prices.

- The enhanced architecture, the five green space/landscaped areas, the added 15-foot easterly buffer with added live oaks, the preserved natural vegetation and trees in the northeast corner, retaining all the stormwater on-site, providing a \$1 Million plus lift station to benefit the area, and two parks, provide the neighbors with added benefits.
- In summary, this is a **consistent, compatible, and minimal-impact infill development** that strongly carries out Orange County's Vision, aligns with the Comprehensive Plan, enhances the area, and protects the existing neighbors.