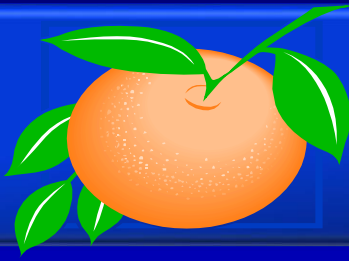


Board of County Commissioners

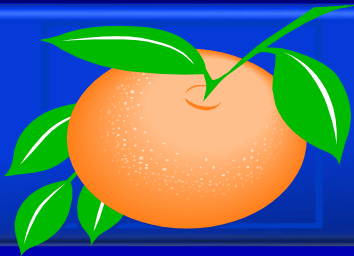
Public Hearings

November 10, 2020

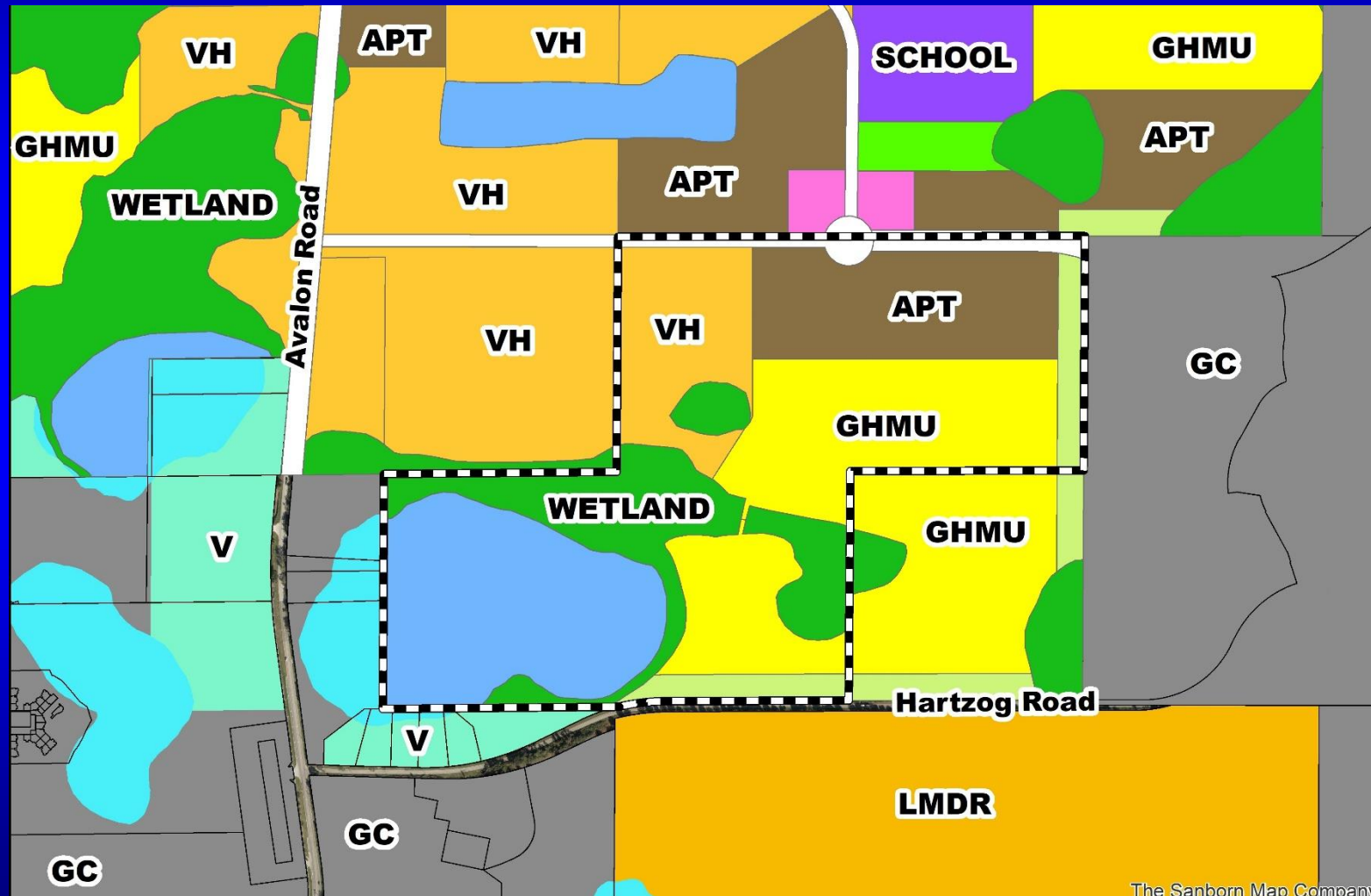


Withers PD / Parcels 11,13 & 17 Preliminary Subdivision Plan

- Case:** PSP-20-02-056
- Project Name:** Withers PD / Parcels 11, 13 & 17 PSP
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- Districts:** 1
- Acreage:** 155.92 gross acres
- Location:** Generally located north of Hartzog Road and east of Avalon Road
- Request:** To subdivide 155.92 acres in order to construct 368 single-family residential dwelling units. Additionally, three (3) waivers related to lot frontage orientation, block breaks, and building separation are associated with this request.

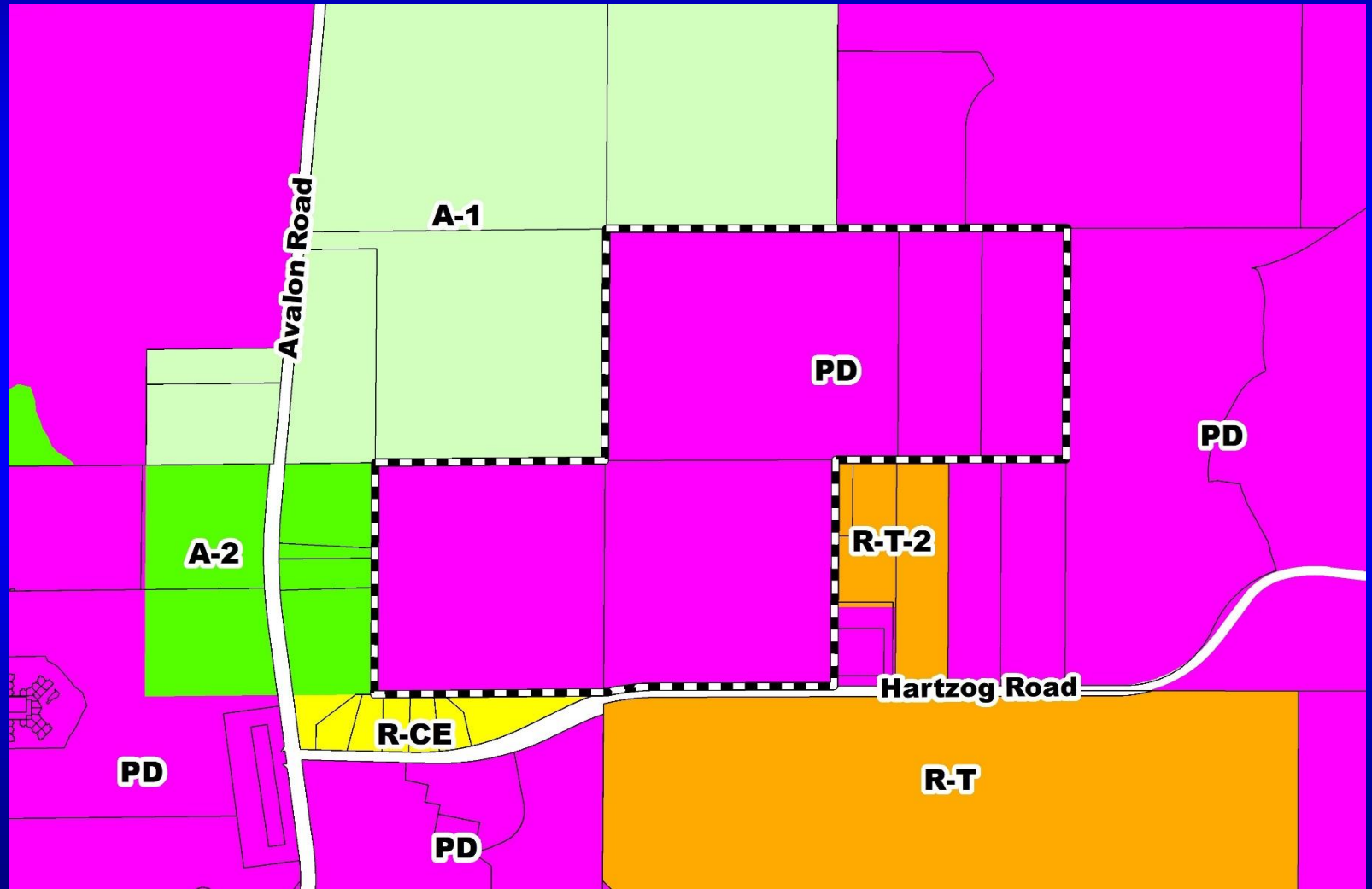


Withers PD / Parcels 11,13 & 17 Preliminary Subdivision Plan Future Land Use Map





Withers PD / Parcels 11,13 & 17 Preliminary Subdivision Plan Zoning Map

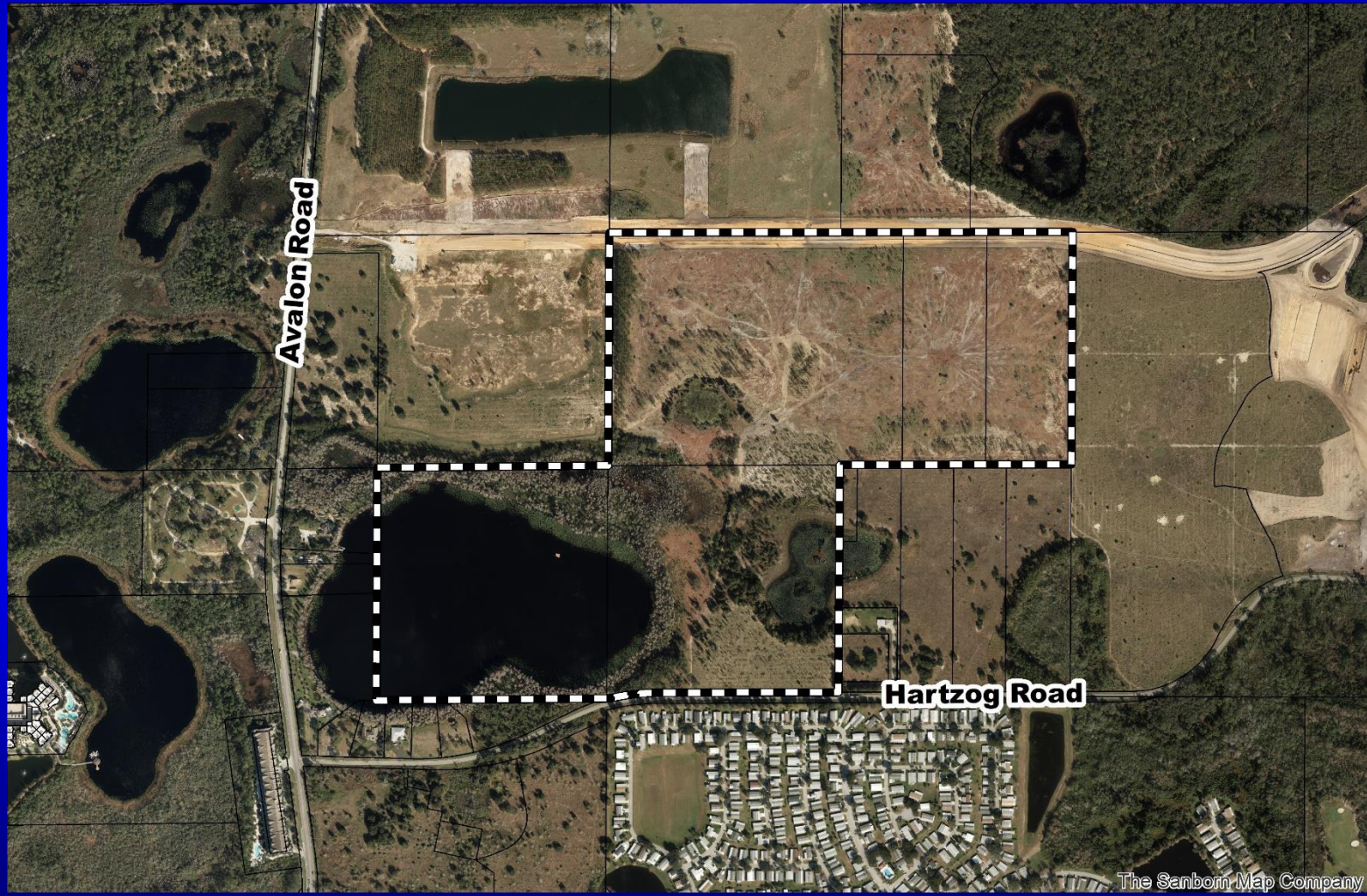




Withers PD / Parcels 11,13 & 17

Preliminary Subdivision Plan

Aerial Map

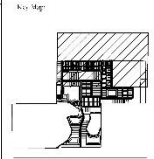
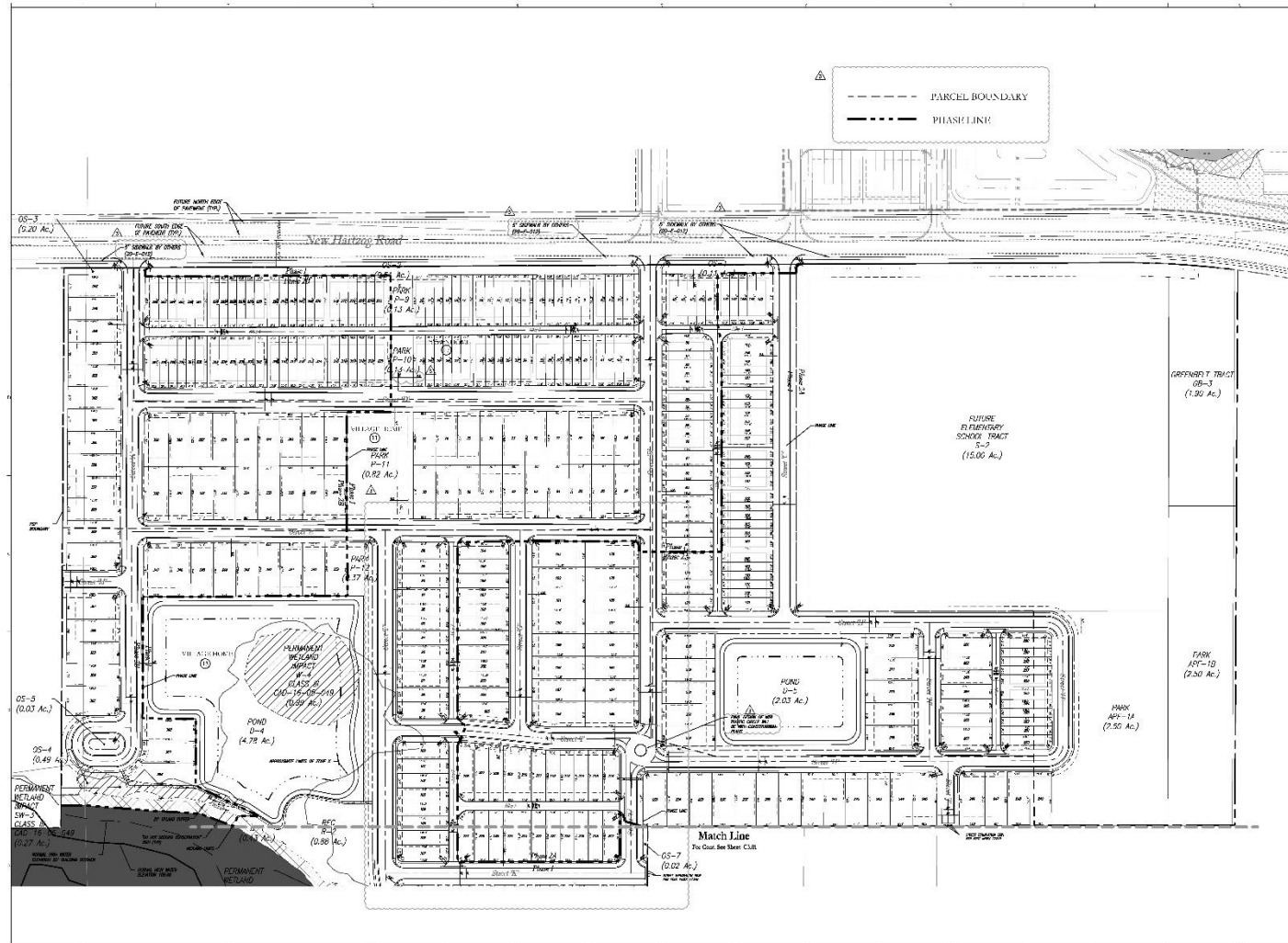




Withers PD / Parcels 11, 13 & 17

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



Parcel No.	Acres
OS-1	0.20
OS-2	0.13
OS-3	0.13
OS-4	0.49
OS-5	0.03
OS-6	0.27
OS-7	0.02
OS-8	0.02
OS-9	0.02
OS-10	0.02
OS-11	0.02
OS-12	0.02
OS-13	0.02
OS-14	0.02
OS-15	0.02
OS-16	0.02
OS-17	0.02
OS-18	0.02
OS-19	0.02
OS-20	0.02
OS-21	0.02
OS-22	0.02
OS-23	0.02
OS-24	0.02
OS-25	0.02
OS-26	0.02
OS-27	0.02
OS-28	0.02
OS-29	0.02
OS-30	0.02
OS-31	0.02
OS-32	0.02
OS-33	0.02
OS-34	0.02
OS-35	0.02
OS-36	0.02
OS-37	0.02
OS-38	0.02
OS-39	0.02
OS-40	0.02
OS-41	0.02
OS-42	0.02
OS-43	0.02
OS-44	0.02
OS-45	0.02
OS-46	0.02
OS-47	0.02
OS-48	0.02
OS-49	0.02
OS-50	0.02
OS-51	0.02
OS-52	0.02
OS-53	0.02
OS-54	0.02
OS-55	0.02
OS-56	0.02
OS-57	0.02
OS-58	0.02
OS-59	0.02
OS-60	0.02
OS-61	0.02
OS-62	0.02
OS-63	0.02
OS-64	0.02
OS-65	0.02
OS-66	0.02
OS-67	0.02
OS-68	0.02
OS-69	0.02
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OS-71	0.02
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OS-74	0.02
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OS-78	0.02
OS-79	0.02
OS-80	0.02
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OS-82	0.02
OS-83	0.02
OS-84	0.02
OS-85	0.02
OS-86	0.02
OS-87	0.02
OS-88	0.02
OS-89	0.02
OS-90	0.02
OS-91	0.02
OS-92	0.02
OS-93	0.02
OS-94	0.02
OS-95	0.02
OS-96	0.02
OS-97	0.02
OS-98	0.02
OS-99	0.02
OS-100	0.02

Parcel No.	Acres
OS-1	0.20
OS-2	0.13
OS-3	0.13
OS-4	0.49
OS-5	0.03
OS-6	0.27
OS-7	0.02
OS-8	0.02
OS-9	0.02
OS-10	0.02
OS-11	0.02
OS-12	0.02
OS-13	0.02
OS-14	0.02
OS-15	0.02
OS-16	0.02
OS-17	0.02
OS-18	0.02
OS-19	0.02
OS-20	0.02
OS-21	0.02
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OS-79	0.02
OS-80	0.02
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OS-83	0.02
OS-84	0.02
OS-85	0.02
OS-86	0.02
OS-87	0.02
OS-88	0.02
OS-89	0.02
OS-90	0.02
OS-91	0.02
OS-92	0.02
OS-93	0.02
OS-94	0.02
OS-95	0.02
OS-96	0.02
OS-97	0.02
OS-98	0.02
OS-99	0.02
OS-100	0.02

Project Name:
HORIZON WEST VILLAGE I WITHERS PD-PARCELS 7, 10, 11, 13, & 17 PSP

Site No. 414
 ORANGE COUNTY, FL

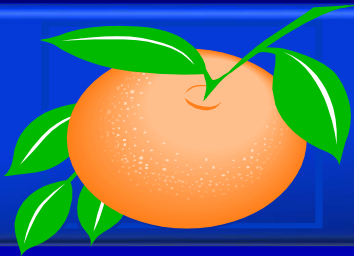
Scale:
SITE PLAN

Sheet No.
C3.00

Date:
 11/11/2020

POULOS & BENNETT

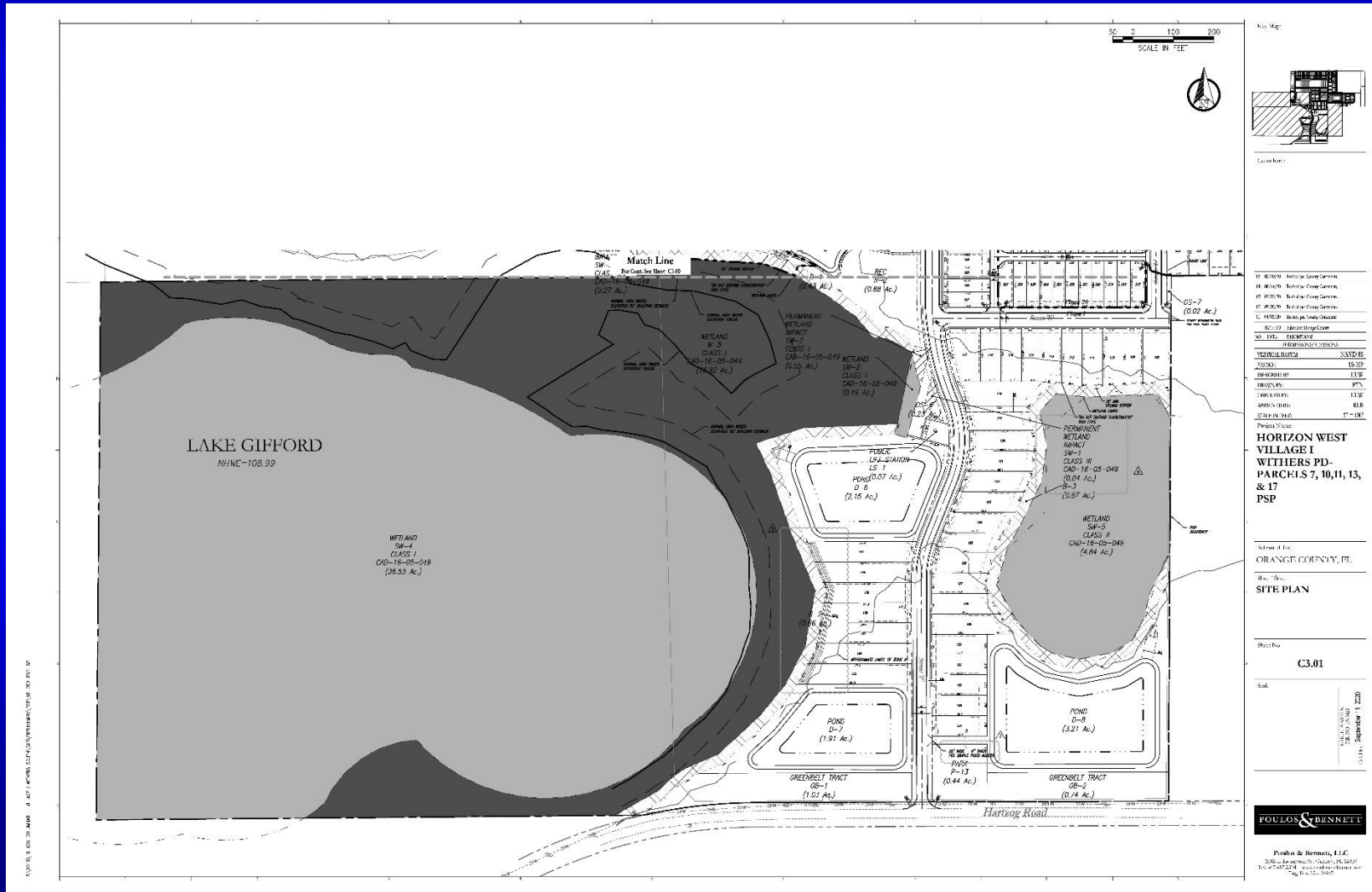
Poulos & Bennett, E.L.C.
 2000 W. Lake Nona Blvd., Suite 100, Lake Nona, FL 32150
 Tel: 407.521.2124 Fax: 407.521.2125
 www.poulosandbennett.com

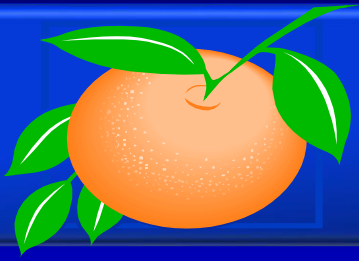


Withers PD / Parcels 11, 13 & 17

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan





Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Withers PD / Parcels 11, 13, & 17 PSP dated “Received September 11, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

Board of County Commissioners

**Conservation Area Impact Permit
Application**

CAI-20-03-026

Applicant: Withers, LLC

November 10, 2020




Request

- The applicant is requesting 0.05 acre of direct Class I surface water impacts in order to construct a new single-family residential development with parking and associated infrastructure.
- The project includes an additional 1.3 acres of Class III wetland/surface water impacts that can be approved by staff.



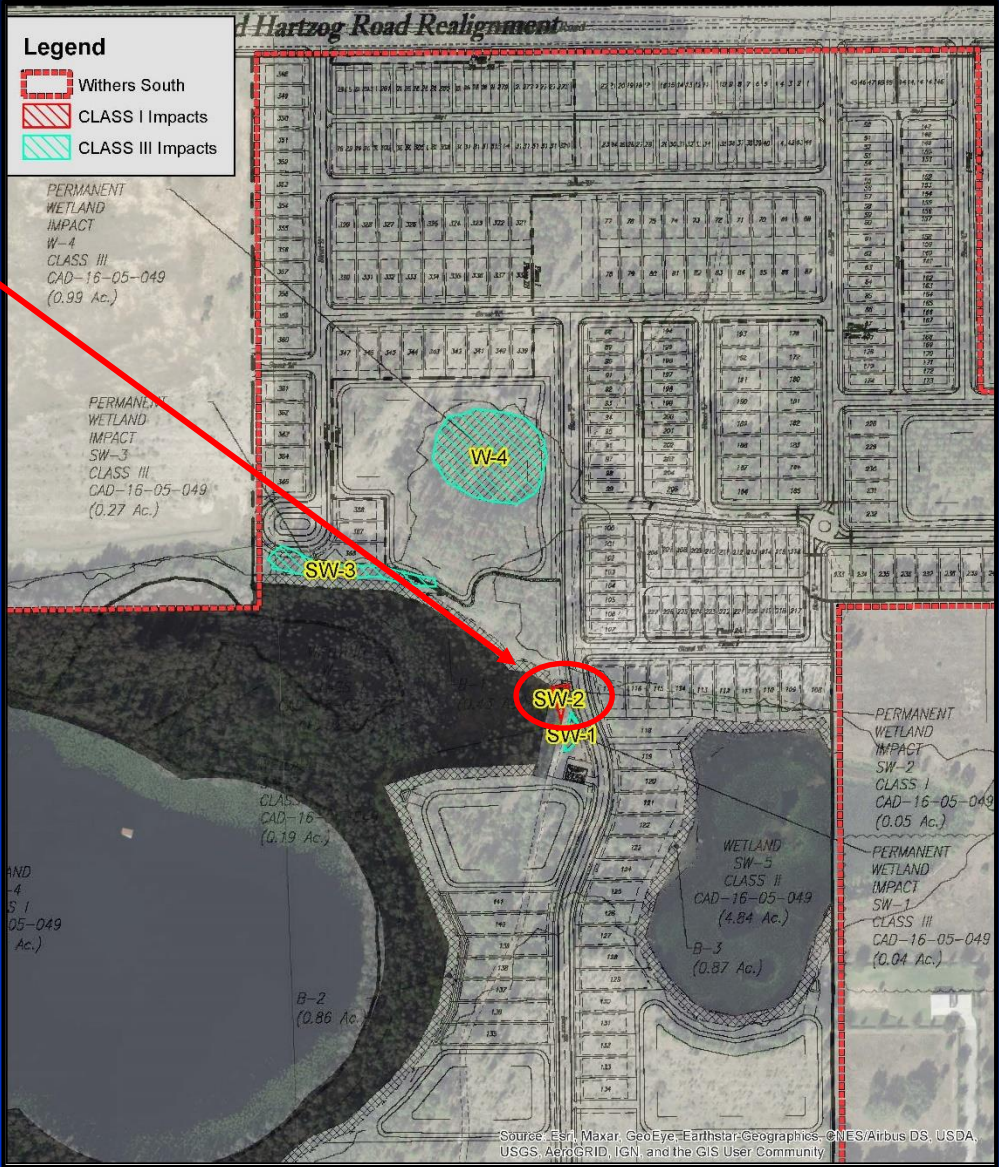
Site Plan

 CLASS I Impacts

Surface water impacts (0.05 acres)

 CLASS III Impacts

Wetland and surface water impacts (1.30 acres)





Class I Impact Area



Class I Surface Water Impact

Lake Gifford



Class I Surface Water Impact - Existing Conditions





Review Criteria

▪ Chapter 15, Article X:

- Sec. 15-362(5) states: Where wetlands serve a significant and productive environmental function . . . any alteration or development affecting such lands should be so designed and regulated so as to minimize or eliminate any impact upon the beneficial environmental productivity of such lands, consistent with the development rights of property owners.
- Sec. 15-396(3)(a) states: The removal, alteration or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit.
- Section 15-396(3)(c) (Mitigation for Class III conservation areas shall be allowed in all cases)



Considerations

- Pursuant to Orange County Code, Chapter 15, Article X, EPD staff has evaluated the permit application and required documentation therein.
- Based on the documentation and justifications provided, staff has made a finding that the applicant has demonstrated the request is consistent with Chapter 15, Article X, and meets:
 - Section 15-362(5) (Avoidance and minimization)
 - Section 15-396(3)(a) (No other feasible or practical alternatives that permit a reasonable use of the land)
 - Section 15-396(3)(c) (Mitigation shall be allowed for Class III conservation areas in all cases)
- Mitigation Plan: Class I wetland preservation via a conservation easement over 15.38 acres of wetlands at the Spring Grove Mitigation Tract.



Considerations

- **The environmental assessment for this project included a survey for imperiled species.**
 - **Gopher tortoise and sandhill crane were observed onsite.**
 - **The project site also includes suitable sand skink habitat. However, a sand skink survey was conducted by the environmental consultant in 2018 and neither direct or indirect evidence of this species was observed.**
 - **The applicant will be required to demonstrate coordination with state and federal wildlife agencies (as applicable) prior to land clearing activities.**



Finding

- Pursuant to Orange County Code, Chapter 15, Article X, EPD staff has evaluated the proposed Conservation Area Impact Permit Application and required documentation and has made a finding that the request is consistent with Sections 15-362(5), and 15-396(3)(a) and (c).



Action Requested

- Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Conservation Area Impact Permit No. CAI-20-03-026 for the Horizon's West Village I – Withers PD, Parcels 11, 13, & 17, subject to the conditions listed in the staff report. District 1



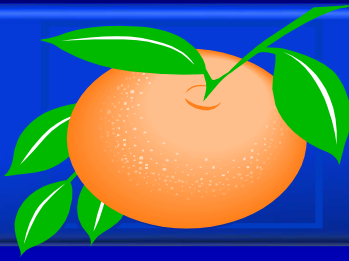
Action Requested

- Make a finding of consistency with the Comprehensive Plan and approve the Withers PD / Parcels 11, 13, & 17 PSP dated “Received September 11, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.
- Acceptance of the findings and recommendation of the Environmental Protection Division staff and approval of Conservation Area Impact Permit No. CAI-20-03-026 for the Horizon’s West Village I – Withers PD, Parcels 11, 13, & 17, subject to the conditions listed in the staff report. District 1



Golden Keys Condo Planned Development / Land Use Plan

- Case:** LUP-18-06-204
- Project Name:** Golden Keys Condo Planned Development / Land Use Plan
- Applicant:** Quang Lam, Lam Civil Engineering, Inc.
- District:** 3
- Acreage:** 4.35 gross acres
- Location:** 2143 S. Goldenrod Road; or generally located on the east side of Goldenrod Road, approximately 740 feet north of Curry Ford Road.
- Request:** To rezone 4.35 gross acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District), in order to construct thirty (30) multi-family dwelling units. Two (2) waivers from Orange County Code related to building setbacks and building separation are associated with this request.



Orangewood N-9 Planned Development / Land Use Plan

- Case:** CDR-19-10-338
- Project Name:** Orangewood N-9 PD
- Applicant:** Bryan F. Borland, WP South Acquisitions, LLC
- District:** 4
- Acreage:** 170.80 gross acres (overall PD)
12.40 gross acres (affected parcels only)
- Location:** Generally located north of Taft-Vineland Road, south of SR 528, east of S. John Young Parkway, and west of U.S. 441
- Request:** To create parcels 1A, 1B, and 1C and convert 404,454 square feet of industrial uses to 346 multi-family dwelling units on parcel 1B. One (1) waiver from Orange County Code to allow for building heights of fifty (50) feet and four (4) stories, in lieu of thirty-five (35) feet and three (3) stories is associated with this request.



Waterford Lakes Multi-Family Planned Development / Land Use Plan

- Case:** CDR-20-07-202
- Project Name:** Waterford Lakes Multi-Family PD
- Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 10.08 gross acres
- Location:** 12400 and 12464 E. Colonial Drive, or generally located south of E. Colonial Drive and east of Woodbury Road
- Request:** To adjust the location of the southern access and request five (5) waivers from Orange County Code related to setbacks, parking space size, landscaping, and recreation requirements.



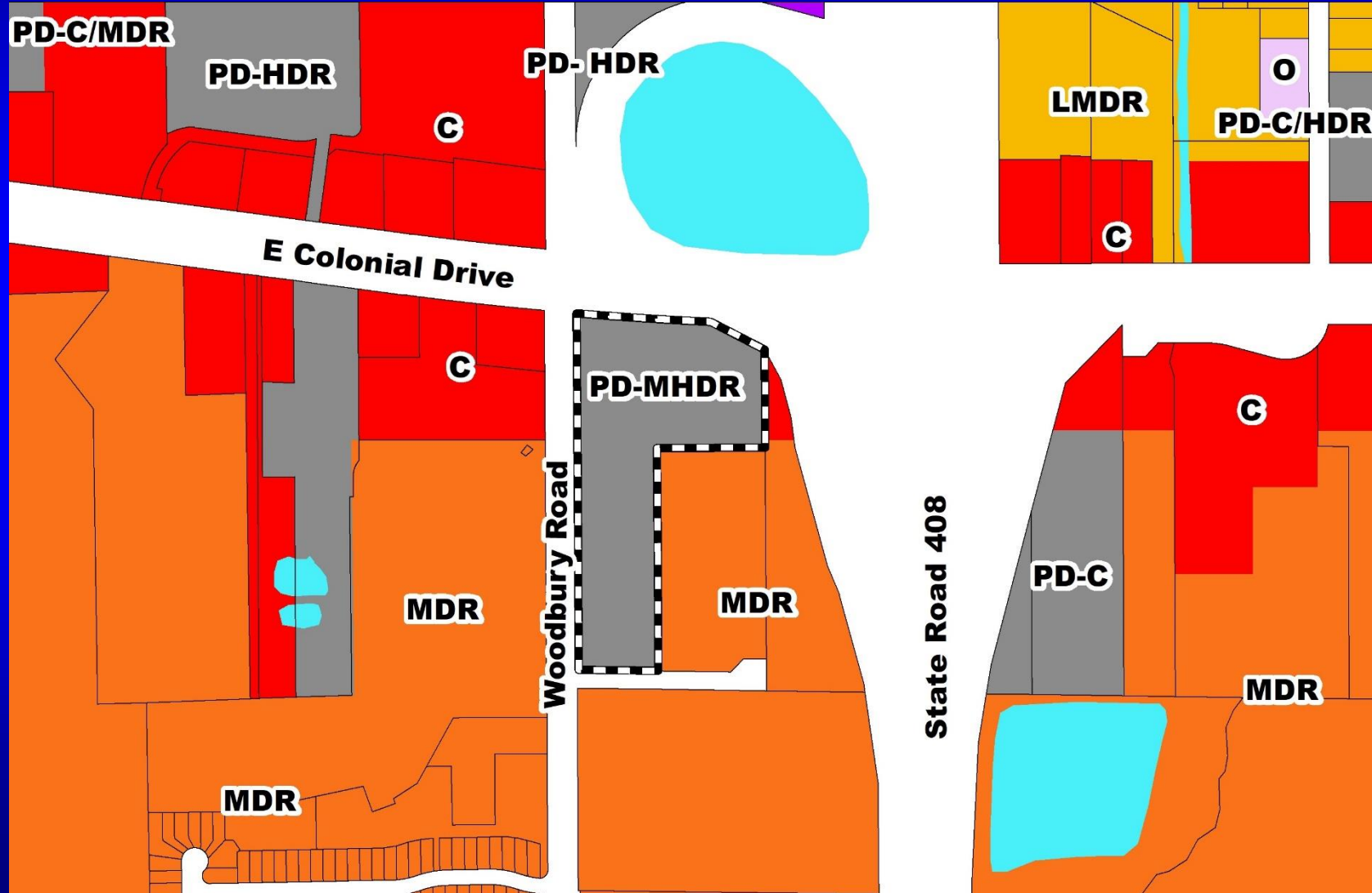
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

- Case:** DP-19-12-419
- Project Name:** Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family DP
- Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 10.08 gross acres
- Location:** 12400 and 12464 E. Colonial Drive, or generally located south of E. Colonial Drive and east of Woodbury Road
- Request:** To construct 255 multi-family residential dwelling units on a total of 10.08 acres.



Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

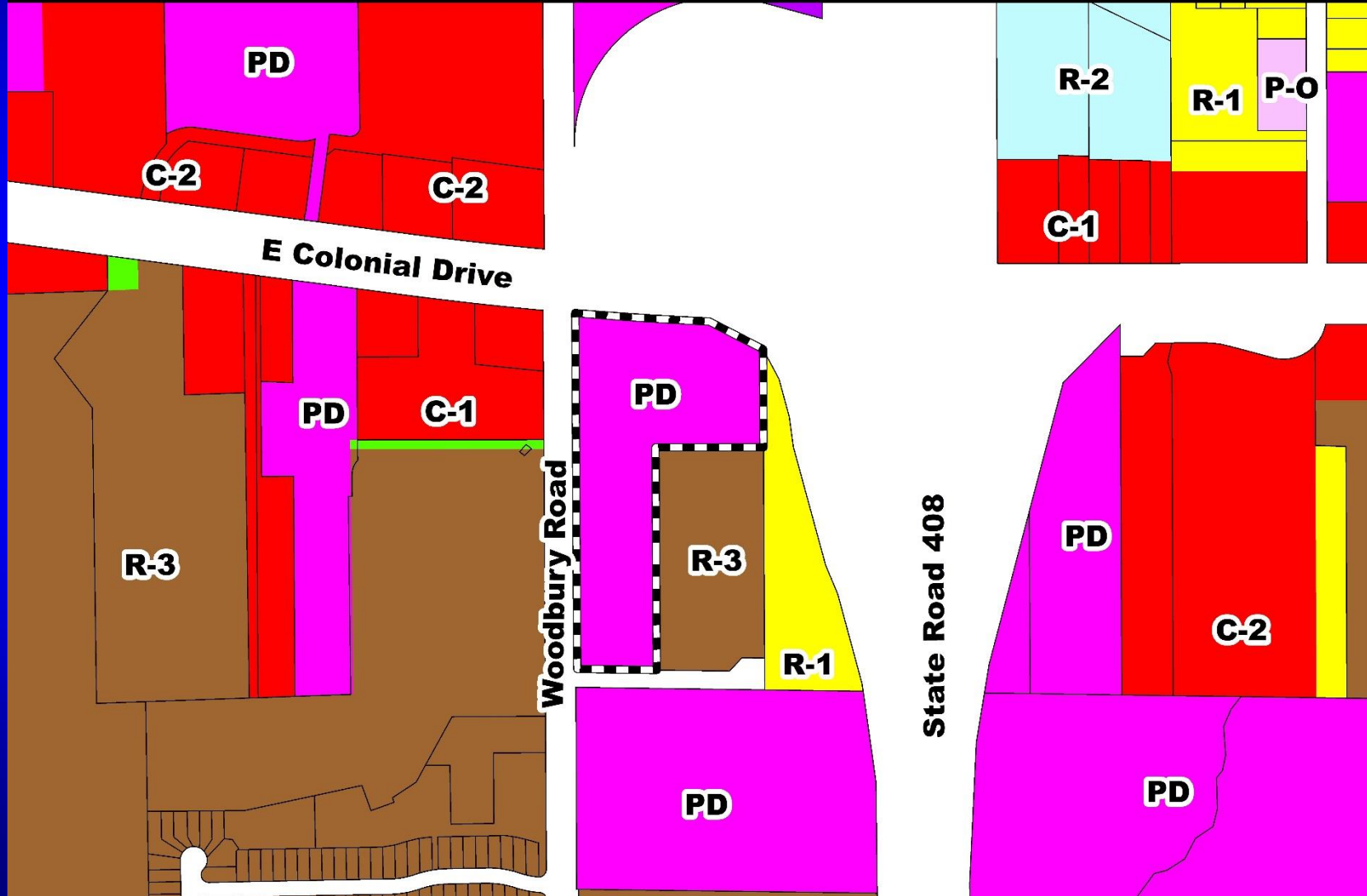
Future Land Use Map





Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

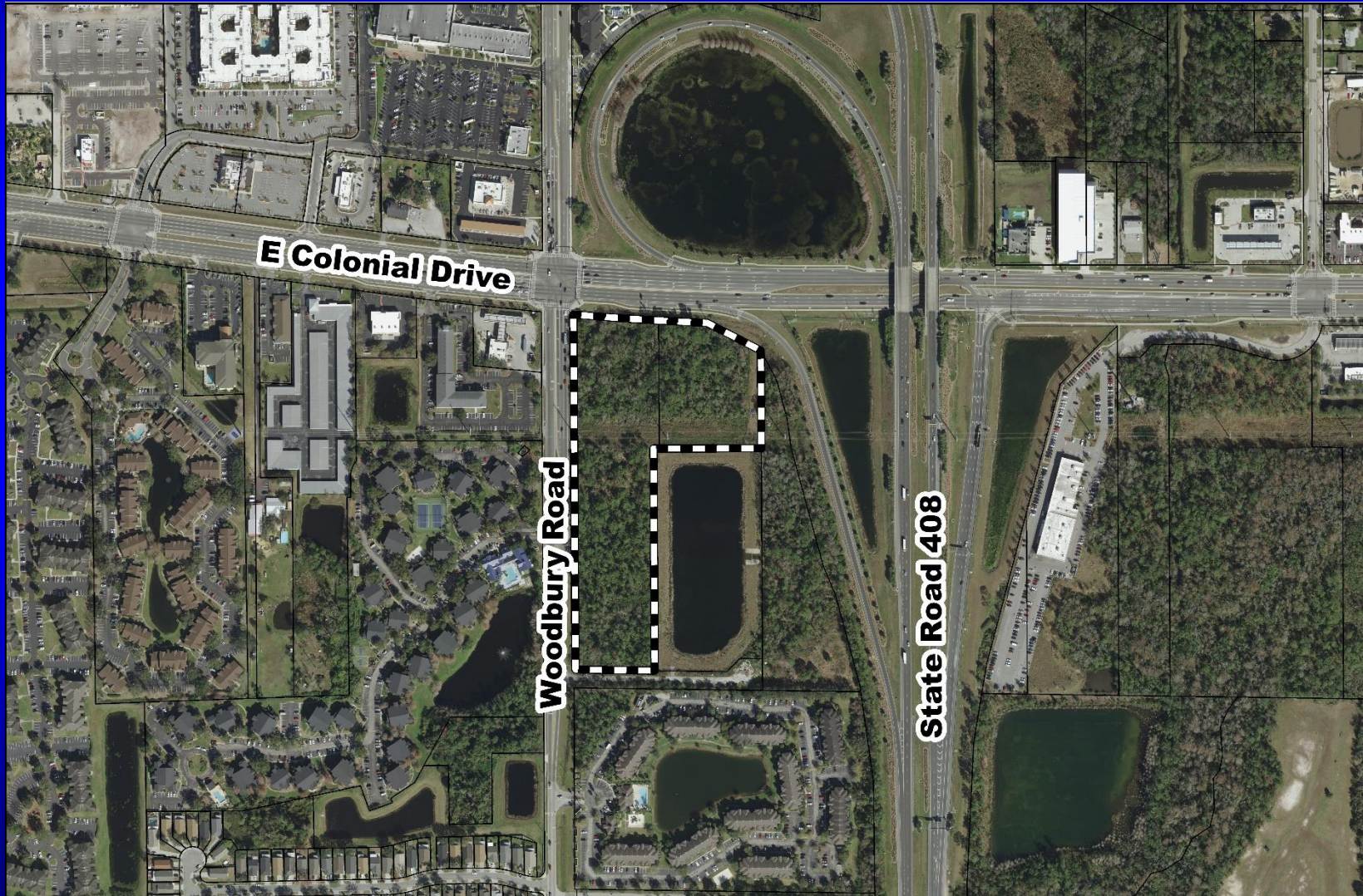
Zoning Map

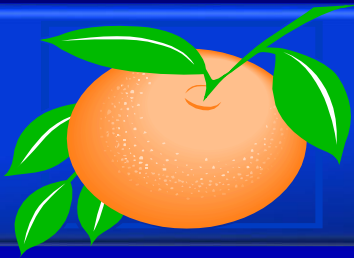




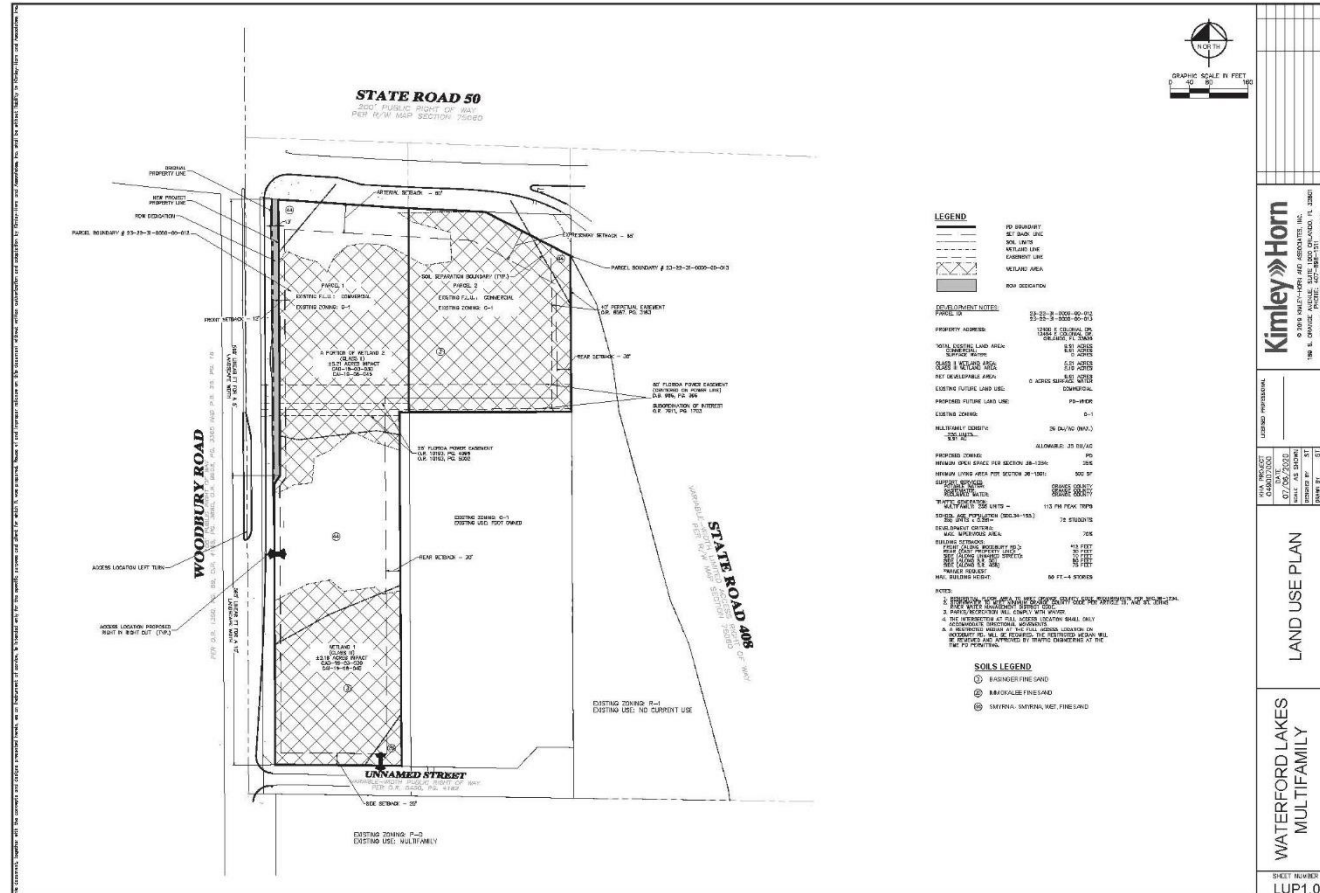
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

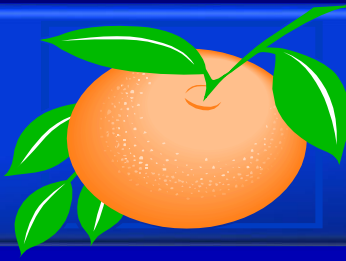
Aerial Map



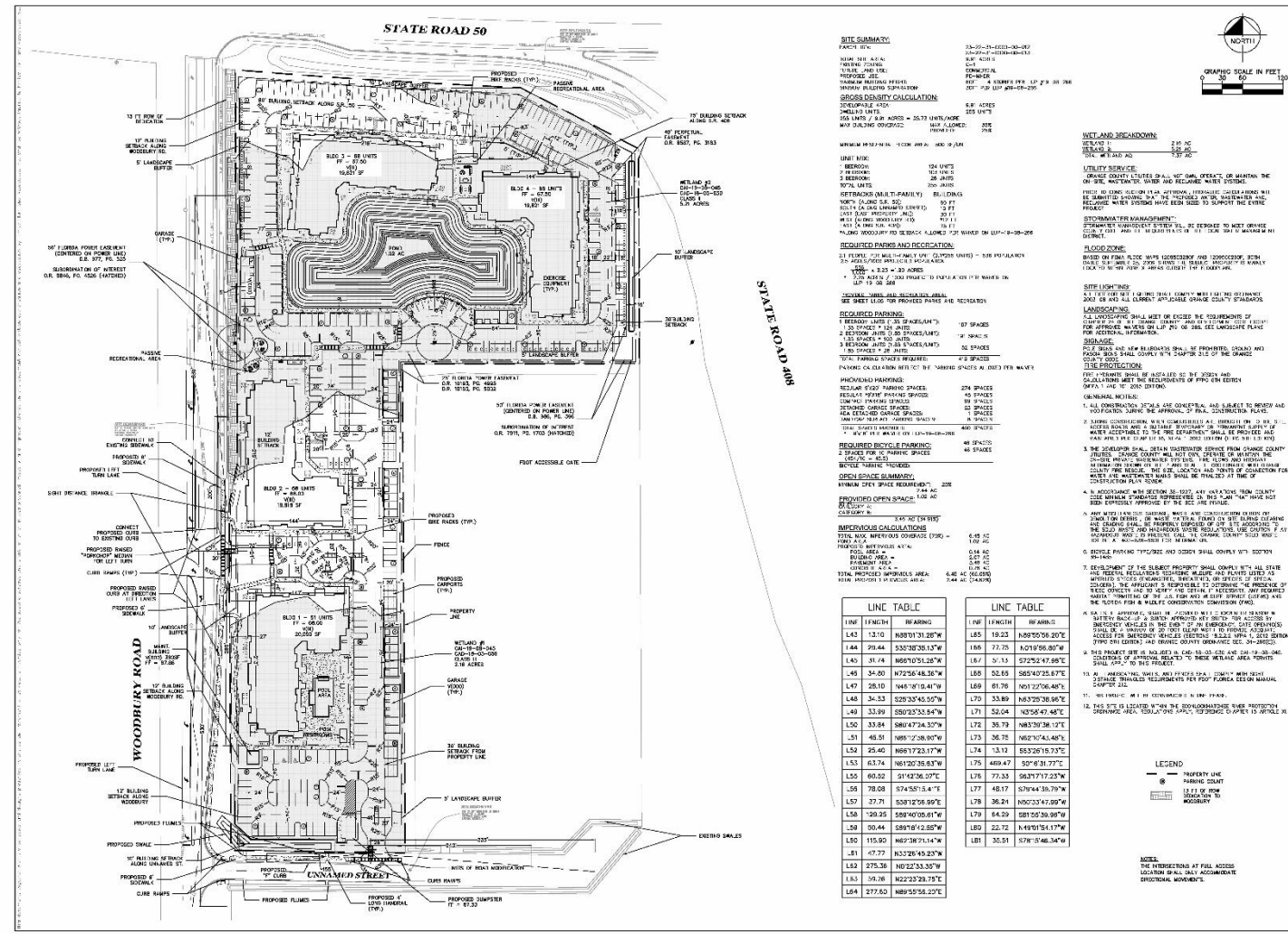


Waterford Lakes Multi-Family Planned Development / Land Use Plan Overall Land Use Plan





Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan Overall Development Plan



Kimley»Horn

115 S. WINDY AVENUE, SUITE 200, ORLANDO, FL 32804
 (407) 226-0000
 WWW.KIMLEY-HORN.COM

SITE PLAN

WATERFORD LAKES MULTIFAMILY

DATE: 08-20-19
 SHEET: 1 OF 1

SCALE: 1" = 40'-0"

LEGEND

- PROPERTY LINE
- PARKING SPACES
- EXISTING AND PROPOSED DRIVEWAYS TO PROPERTY

NOTES

1. THE INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE PREPARATION OF THIS PLAN. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE.
2. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE.
3. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE.
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12. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE.

SITE SUMMARY

PROJECT NO: 19-001-0000-0000
 PROJECT NAME: WATERFORD LAKES MULTIFAMILY PD
 CLIENT: KIMLEY-HORN
 LOCATION: 115 S. WINDY AVENUE, SUITE 200, ORLANDO, FL 32804

GROSS DENSITY CALCULATION

NET AREA: 1.00 ACRES
 GROSS AREA: 1.00 ACRES
 GROSS DENSITY: 1.00 ACRES

UTILITIES

WATER: 100 GPM
 SEWER: 100 GPM
 GAS: 100 GPM

REQUIRED PAVING AND PAVEMENT

ASPHALT DRIVEWAYS: 100 SQ YD
 ASPHALT PARKING SPACES: 100 SQ YD
 ASPHALT SIDEWALKS: 100 SQ YD

REQUIRED PAVING AND PAVEMENT

ASPHALT DRIVEWAYS: 100 SQ YD
 ASPHALT PARKING SPACES: 100 SQ YD
 ASPHALT SIDEWALKS: 100 SQ YD

REQUIRED PAVING AND PAVEMENT

ASPHALT DRIVEWAYS: 100 SQ YD
 ASPHALT PARKING SPACES: 100 SQ YD
 ASPHALT SIDEWALKS: 100 SQ YD

REQUIRED PAVING AND PAVEMENT

ASPHALT DRIVEWAYS: 100 SQ YD
 ASPHALT PARKING SPACES: 100 SQ YD
 ASPHALT SIDEWALKS: 100 SQ YD

PERVIOUSNESS CALCULATIONS

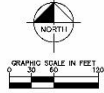
ITEM	AREA (SQ FT)	PERVIOUSNESS (%)	PERVIOUSNESS (SQ FT)
1. ASPHALT DRIVEWAYS	100	5	5
2. ASPHALT PARKING SPACES	100	5	5
3. ASPHALT SIDEWALKS	100	5	5
4. TOTAL	300	5	15

LINE TABLE

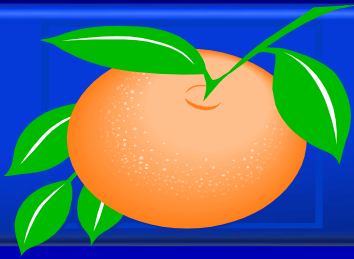
LINE	LENGTH	BEARING
L42	13.10	N88°01'31.28"W
L44	29.44	S32°30'38.13"W
L43	31.41	N88°01'31.28"W
L45	35.50	N72°56'48.32"E
L47	28.10	N48°18'02.41"W
L48	34.33	S29°33'45.50"W
L49	33.89	S50°23'33.84"W
L50	33.84	S84°47'34.33"W
L51	48.51	N88°17'38.90"W
L52	25.40	N69°17'23.17"W
L53	63.74	N61°20'35.83"W
L54	66.52	S14°03'26.07"E
L55	78.08	S74°57'54.47"E
L57	37.71	S31°12'06.90"E
L58	129.25	S89°40'05.61"W
L59	20.44	S81°0'42.05"W
L60	115.60	N63°38'14.14"E
L61	47.77	N33°26'45.23"W
L62	275.36	N02°33'35.35"W
L63	36.38	N22°25'29.75"E
L64	277.63	N69°35'58.22"E

LINE TABLE

LINE	LENGTH	BEARING
L65	19.23	N69°50'06.20"E
L66	77.75	N01°19'56.80"W
L67	31.15	S22°25'49.88"E
L68	23.85	S65°42'33.87"E
L69	61.76	N01°22'06.40"E
L70	33.89	N63°29'36.96"E
L71	52.04	N25°47'48.72"E
L72	35.79	N63°30'38.13"E
L73	36.75	N62°10'43.60"E
L74	13.12	S53°29'16.73"E
L75	469.47	S0°0'00.00"W
L76	77.33	S0°17'17.25"W
L77	48.17	S76°44'36.78"W
L78	36.21	N02°33'42.89"W
L79	84.29	S81°50'36.98"W
L80	22.72	N49°10'51.17"W
L81	35.51	S78°15'46.34"W



DATE	BY



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Waterford Lakes Multi-Family Planned Development / Land Use Plan (PD/LUP) dated “Received September 15, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report; and

Make a finding of consistency with the Comprehensive Plan and approve the Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family DP dated “Received August 17, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report; and

Approve Right-of-Way and Proportionate Share Agreement for Waterford Lakes Apartments (Consent Agenda item F.3)

District 4

Board of County Commissioners

Public Hearings

November 10, 2020