

Board of County Commissioners

Public Hearings

April 7, 2020

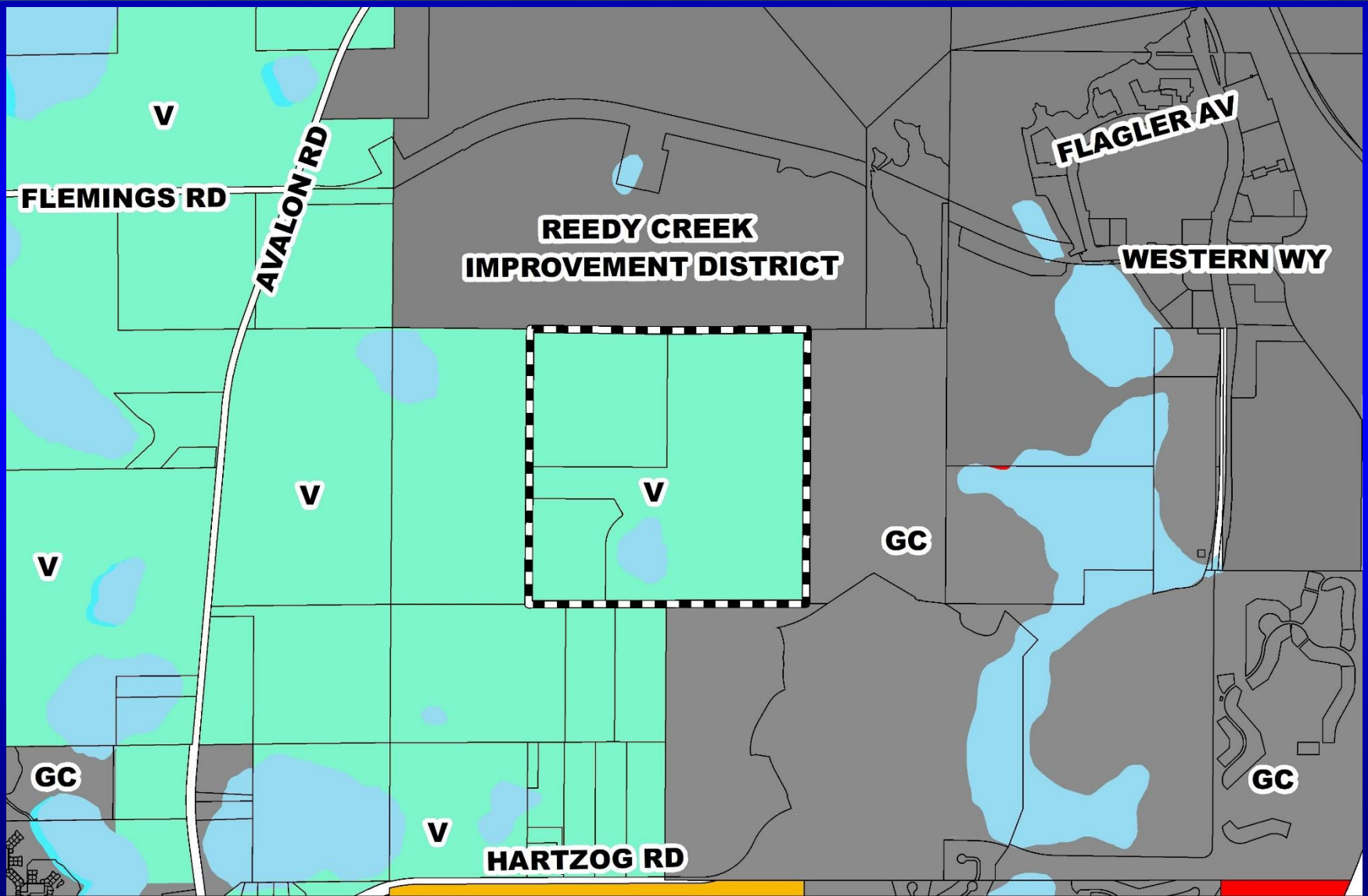


Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan

- Case:** PSP-19-04-131
- Project Name:** Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan
- Applicant:** Eric Warren, Poulos & Bennett, LLC
- District:** 1
- Acreage:** 160.17 gross acres
- Location:** Generally located north of Hartzog Road and east of Avalon Road
- Request:** To subdivide 160.17 acres in order to construct 446 single-family attached and detached residential dwelling units and associated parks and open space. Additionally, there are six (6) waivers from Orange County Code associated with this request.

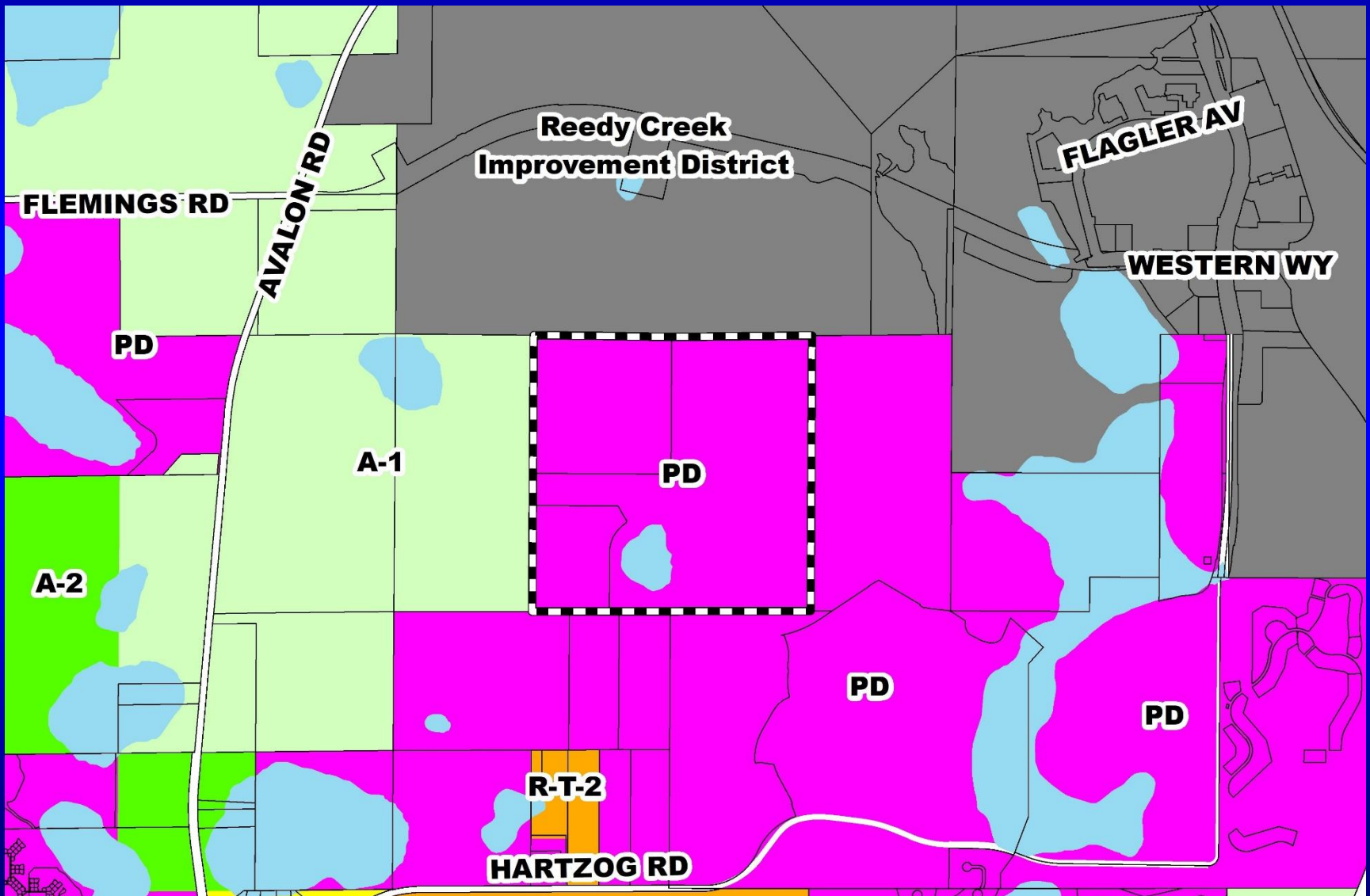


Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Future Land Use Map



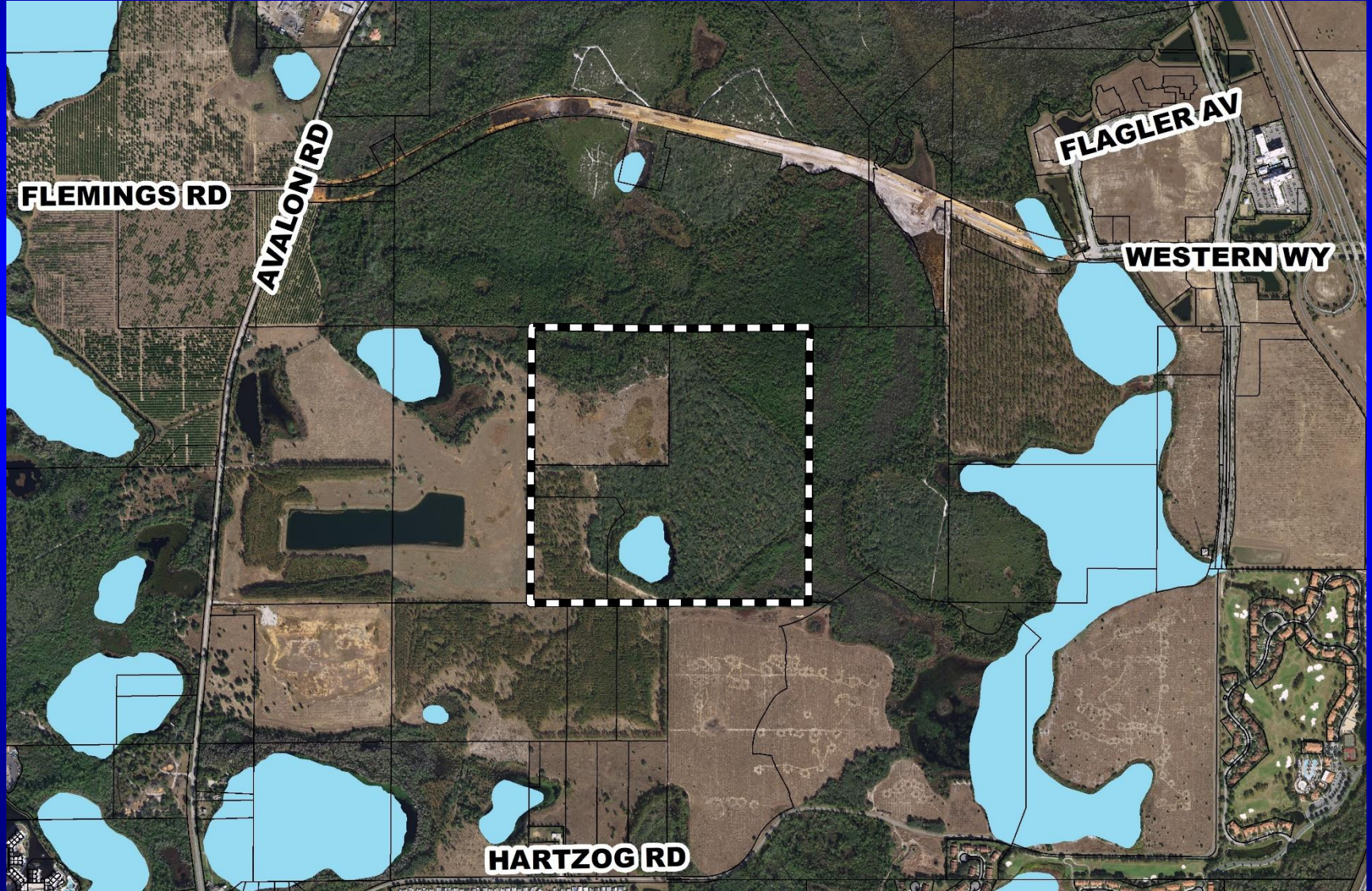


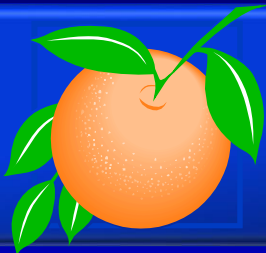
Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Zoning Map



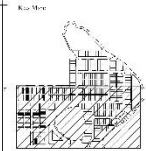
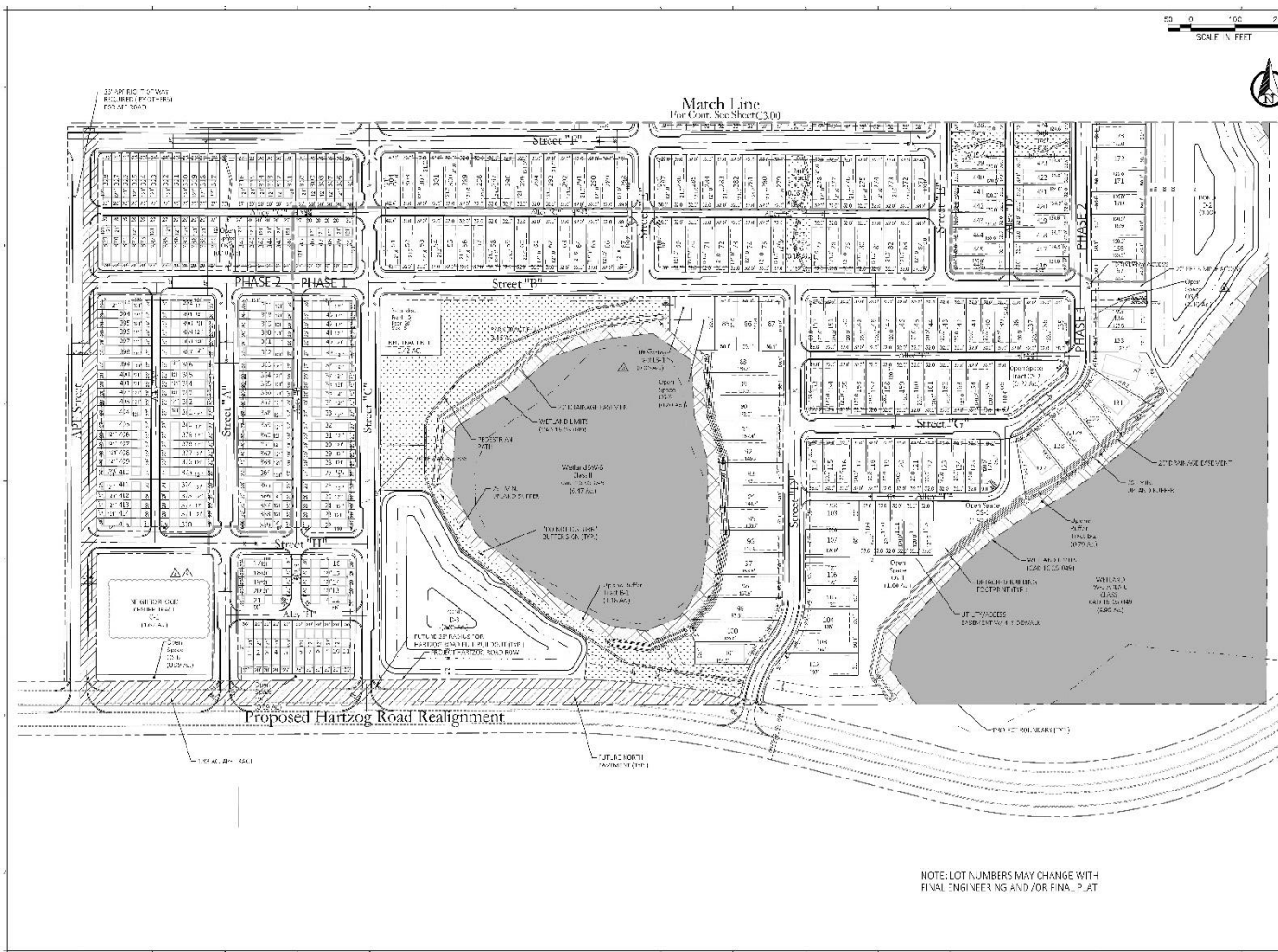


Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Aerial Map





Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



1. Introduction

2. Project Description

3. Subdivision Description

4. Lot Schedule

Lot 1	1.500	1.500
Lot 2	1.500	1.500
Lot 3	1.500	1.500
Lot 4	1.500	1.500
Lot 5	1.500	1.500
Lot 6	1.500	1.500
Lot 7	1.500	1.500
Lot 8	1.500	1.500
Lot 9	1.500	1.500
Lot 10	1.500	1.500
Lot 11	1.500	1.500
Lot 12	1.500	1.500
Lot 13	1.500	1.500
Lot 14	1.500	1.500
Lot 15	1.500	1.500
Lot 16	1.500	1.500
Lot 17	1.500	1.500
Lot 18	1.500	1.500
Lot 19	1.500	1.500
Lot 20	1.500	1.500
Lot 21	1.500	1.500
Lot 22	1.500	1.500
Lot 23	1.500	1.500
Lot 24	1.500	1.500
Lot 25	1.500	1.500
Lot 26	1.500	1.500
Lot 27	1.500	1.500
Lot 28	1.500	1.500
Lot 29	1.500	1.500
Lot 30	1.500	1.500
Lot 31	1.500	1.500
Lot 32	1.500	1.500
Lot 33	1.500	1.500
Lot 34	1.500	1.500
Lot 35	1.500	1.500
Lot 36	1.500	1.500
Lot 37	1.500	1.500
Lot 38	1.500	1.500
Lot 39	1.500	1.500
Lot 40	1.500	1.500
Lot 41	1.500	1.500
Lot 42	1.500	1.500
Lot 43	1.500	1.500
Lot 44	1.500	1.500
Lot 45	1.500	1.500
Lot 46	1.500	1.500
Lot 47	1.500	1.500
Lot 48	1.500	1.500
Lot 49	1.500	1.500
Lot 50	1.500	1.500

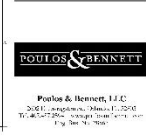
Project Name:
HORIZON WEST VILLAGE I WITHERS PD-PSP PARCELS 3,4,5,6, & 8

Submittal To:
ORANGE COUNTY, FL

Site Plan:

Case No.:
C3.01

Date:
January 2, 2023



NOTE: LOT NUMBERS MAY CHANGE WITH FINAL ENGINEERING AND FOR FINAL PLAT

EXHIBIT 300 COLLAR - IMAGE PLOTTER OUTPUT FROM CAD FILE - 08-10-2022



Updated Condition #16

16. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the Withers PD / Village I Parcels 3, 4, 5, 6, & 8 PSP dated “Received January 31, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the replacement of condition #16, as presented.

District 1

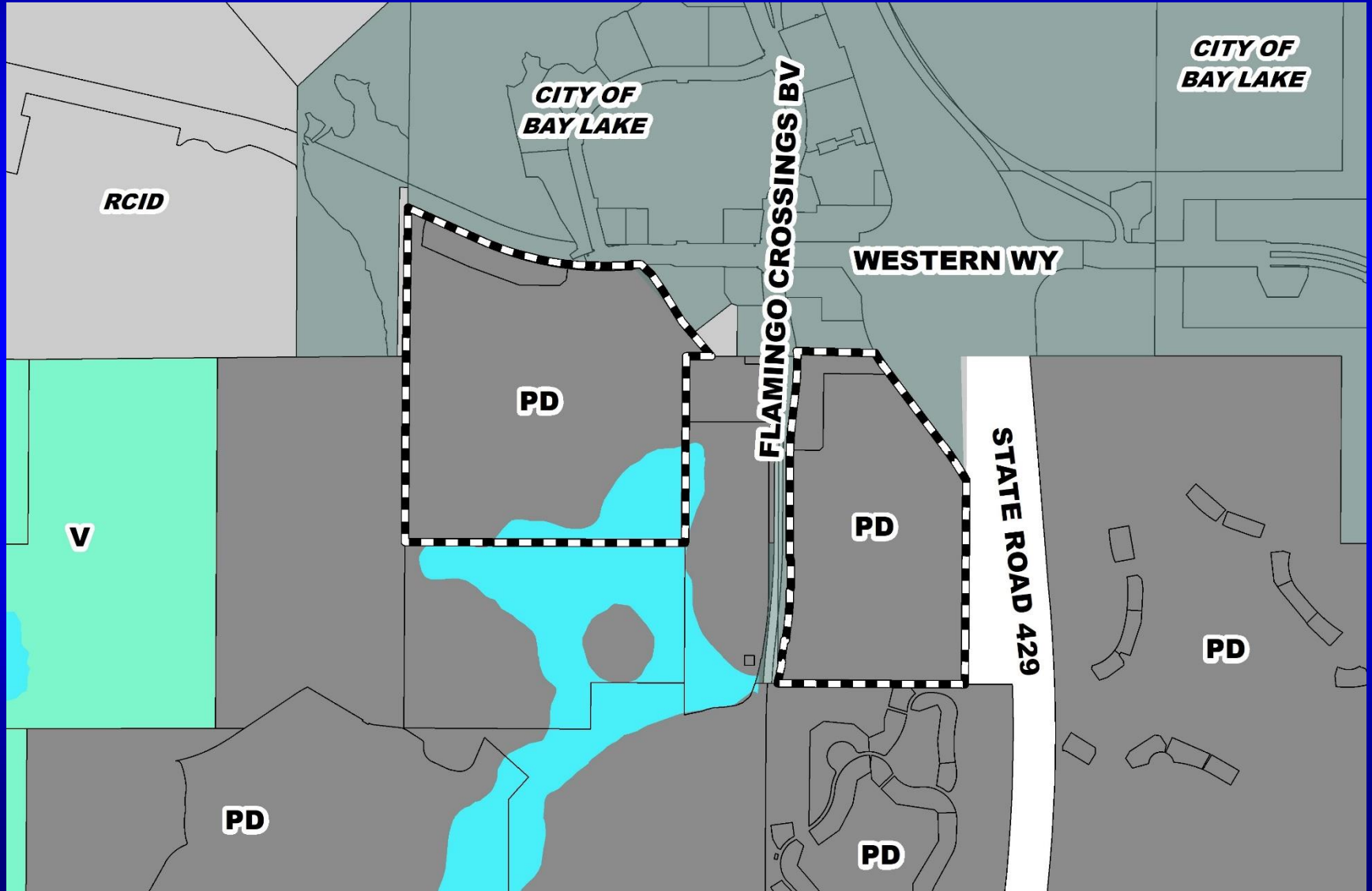


Flamingo Crossings Planned Development / Land Use Plan

- Case:** CDR-20-03-070
- Project Name:** Flamingo Crossings Planned Development / Land Use Plan
- Applicant:** Kathy Hattaway, Poulos and Bennett, LLC
- District:** 1
- Acreage:** 154.08 gross acres
- Location:** Generally located east and west of Flamingo Crossings Boulevard and south of Western Way
- Request:** To revise BCC condition of approval #10(h) regarding installation of a signal at the intersection of C.R. 545 and Western Way.

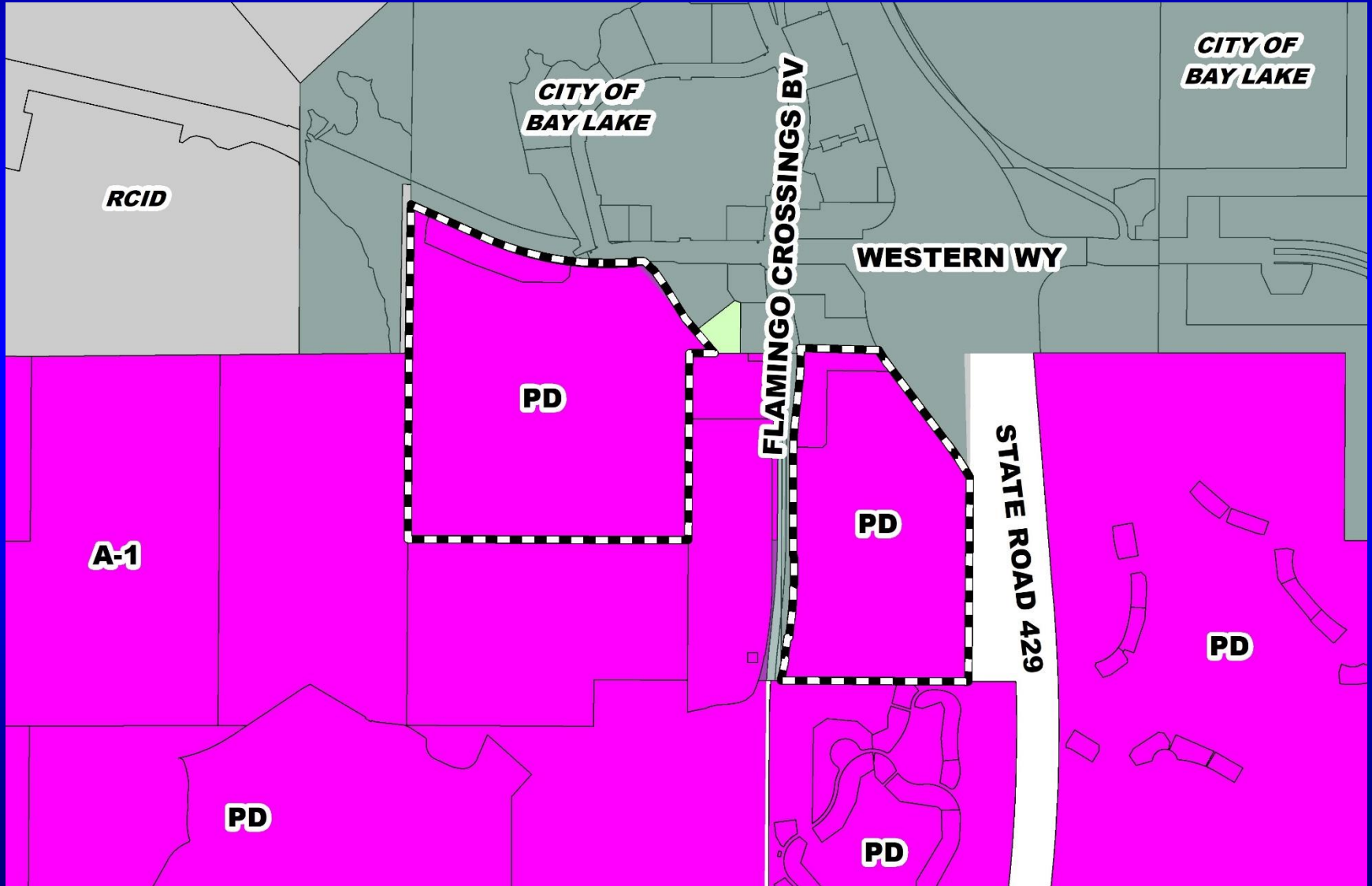


Flamingo Crossings Planned Development / Land Use Plan Future Land Use Map



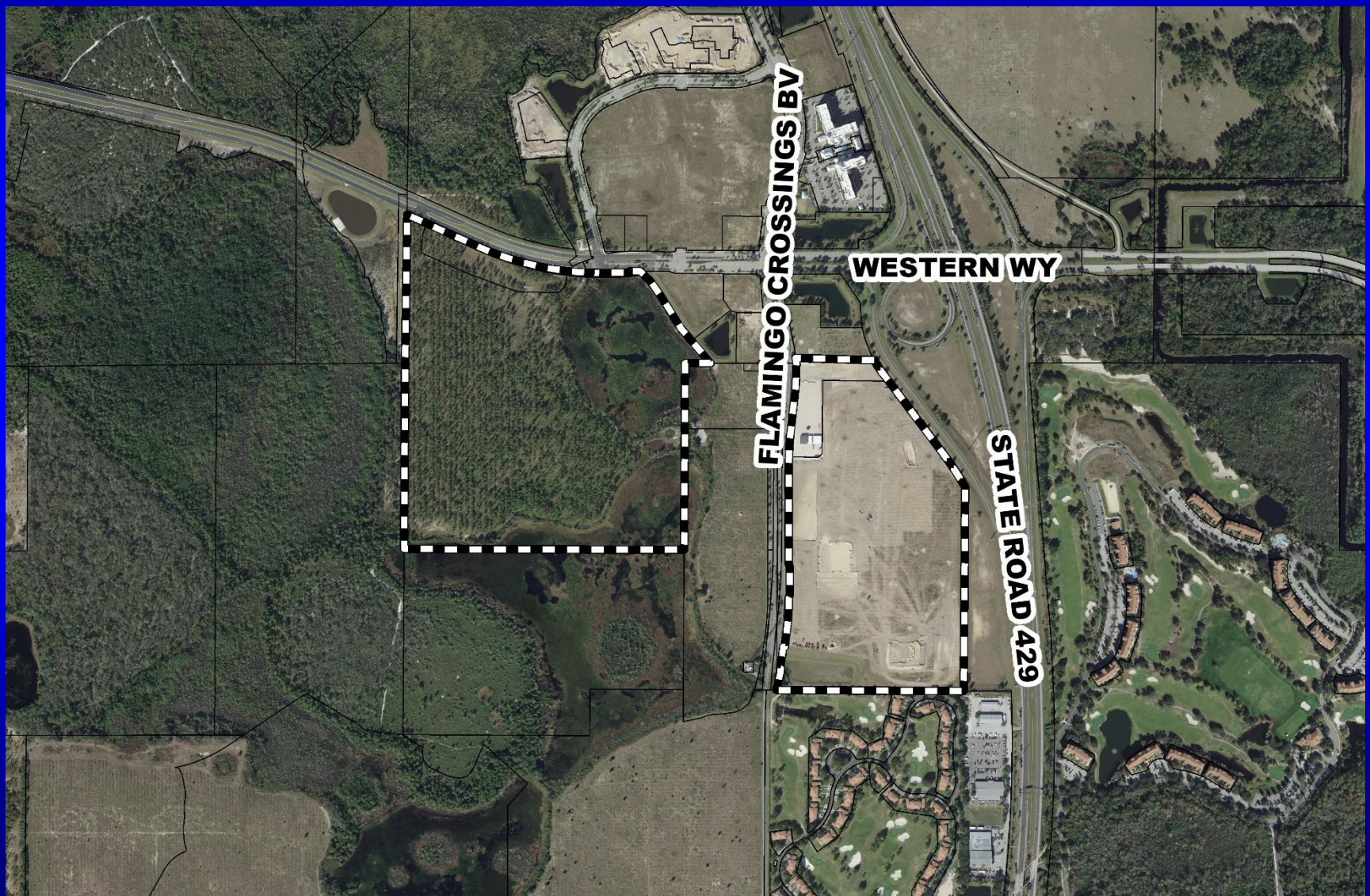


Flamingo Crossings Planned Development / Land Use Plan Zoning Map





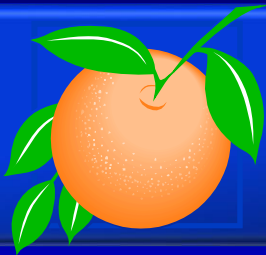
Flamingo Crossings Planned Development / Land Use Plan Aerial Map



FLAMINGO CROSSINGS BV

WESTERN WY

STATE ROAD 429



Flamingo Crossings Planned Development / Land Use Plan Overall Land Use Plan

SITE DATA

Total Project Area: 154.08 Acres
 Net Developable Area: 121.32 Acres
 Existing Zoning: PD (Planned Development)

Future Land Use: East Parcel: Reedy Creek Improvement District (RCID)-
 Mixed Use to Growth Center Planned Development
 Commercial/High Density Residential (Temporary
 Employee Housing) (GC PD C/HDR [Temporary
 Employee Housing])
 West Parcel: Reedy Creek Improvement District (RCID)-
 Mixed Use/Conservation to Growth Center-Planned
 Development-Commercial/High Density Residential
 (Temporary Employee Housing)/Conservation (GC-PD-
 C/HDR [Temporary Employee Housing]/CONS)

PARCEL LAND SUMMARY TABLE

East parcel					
Parcel ID#	Owner	Total (Acres)	Upland (Acres)	Wetland (Acres)	Surface Water (Acres)
21-24-27-0000-00-005 (portion)	Flamingo Crossings LLC	0.35	0.35	0	0
28-24-27-0000-00-007	Flamingo Crossings LLC	57	57	0	0
28-24-27-0000-00-021	Reedy Creek Imp. Dist.	3.42	3.42	0	0
Total		60.77	60.77	0	0

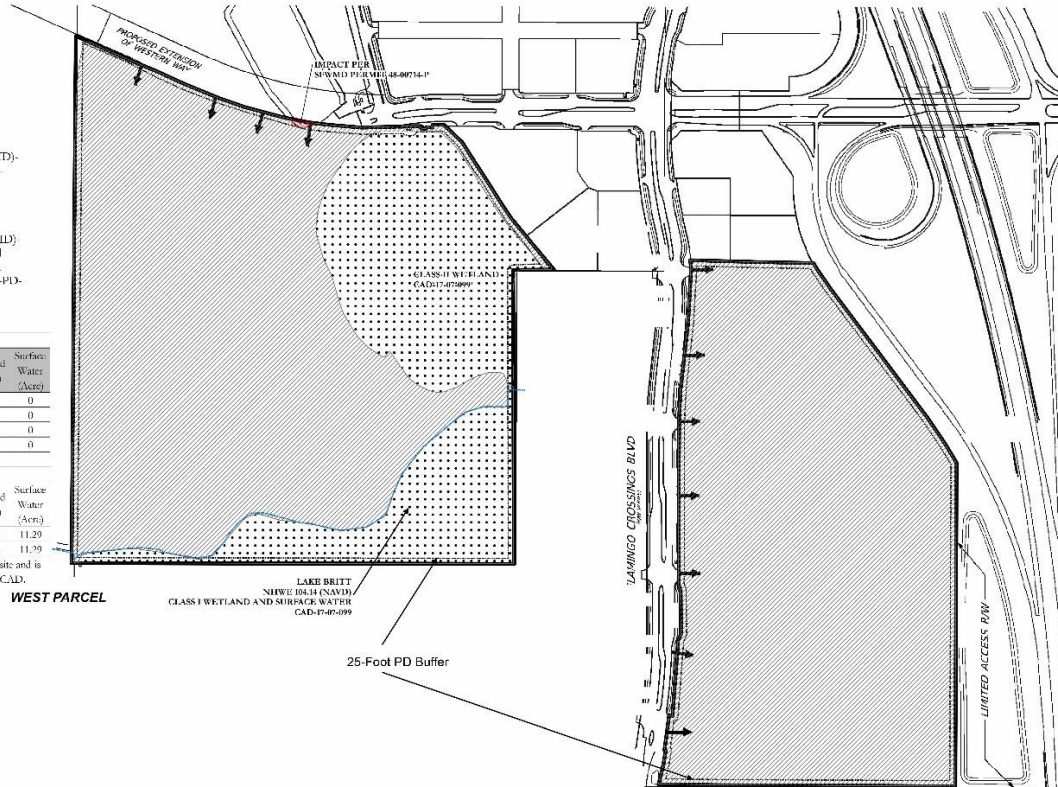
West Parcel					
Parcel ID#	Owner	Total (Acres)	Upland (Acres)	Wetland (Acres)	Surface Water (Acres)
21-24-27-0000-00-003 (portion)	Flamingo Crossings LLC	93.31	63.46	18.62	11.29
Total		93.31	63.46	18.62	11.29

Orange County Conservation Area Determination CAD 17-07-099 includes this project site and is under review. Acreages are approximate and subject to final review and approval of the CAD.

PROPOSED DEVELOPMENT PROGRAM

LAND USE MAX INTENSITY
 Commercial 150,000 SQ FT
 Multi-Family Residential 2,614 DU

An increase from 2,600 units to 2,614 units is requested (CDR-18-04-113) per a one-time usage of PLU8.1.4.



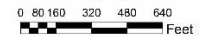
WEST PARCEL

LAKE BRITT
 NHWE 104.14 (NAVA)
 CLASS I WETLAND AND SURFACE WATER
 CAD-17-07-099

25-Foot PD Buffer

EAST PARCEL LEGEND

- Lake Britt NHWE 104.14
- Wetland Impact
- Mixed Use
- Wetlands/Conservation
- Project Access



ACCESS NOTES:

- Western Way and Flamingo Crossings Blvd. are owned and maintained by RCID. Improvements to both rights of way, including the extension of Western Way to CR545/Avolon Road will be completed by RCID prior to the phase of development which requires these improvements for access.
- The northernmost access point on the east parcel is to be shared with the parcel to the north. Appropriate cross-access agreement(s) will be executed between the two parcels.



REVISIONS		
#	DATE	COMMENTS
1	12-18-18	
2	01-25-19	

FLAMINGO CROSSINGS
 FLAMINGO CROSSINGS BLVD & WESTERN WAY
 ORANGE COUNTY, FLORIDA

LAND USE PLAN

Origin: Date: 04/13/18
 Drawn By: I. Ghodr
 Sheet No: **3 of 6**



Replacement COA #10.h

The Applicant(s) shall be required at their expense to install a temporary traffic signal at the intersection of C.R. 545 and Western Way no later than ninety (90) days after: (i) County receipt of necessary right-of-way or easements for the preferred location of the temporary traffic signal; or if the preference of the County, (ii) the Applicant(s) submits revised temporary signalization plans placing the westerly signal equipment in the C.R. 545 right-of-way and the County approves the revised plans and right-of-way permit. This timing can be extended at the discretion of the County Engineer to allow for a reasonable review period for such documents.



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Flamingo Crossings Planned Development / Land Use Plan (PD/LUP) dated “Received March 2, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with the replacement of condition #10.h as presented.

District 1

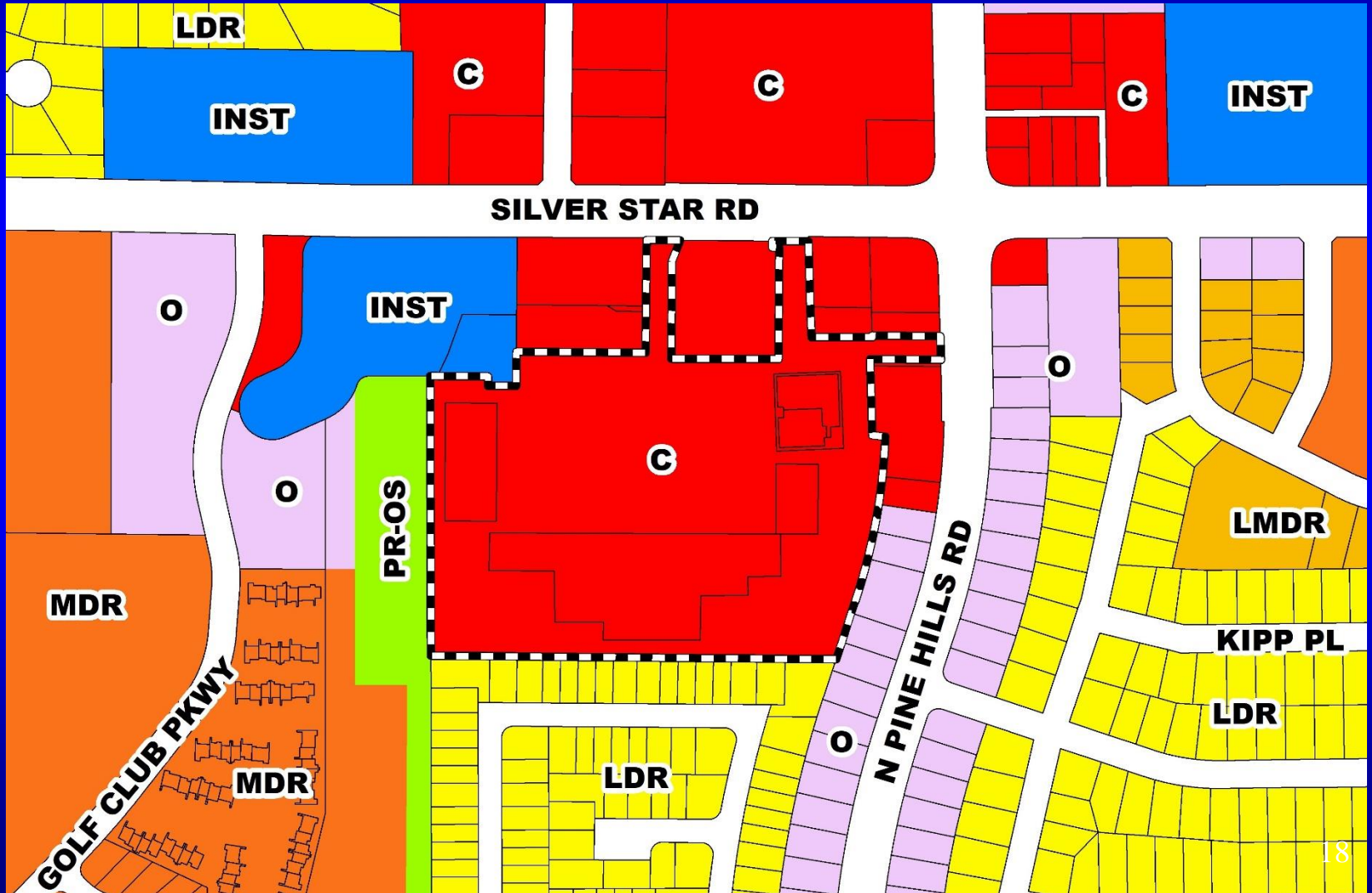


Silver Pines Planned Development / Land Use Plan

- Case:** CDR-19-11-388
- Project Name:** Silver Pines Planned Development / Land Use Plan
- Applicant:** Ryan von Weller, Hawthorne Park Developer, LLC
- District:** 6
- Acreage:** 84.65 gross acres (overall PD)
14.50 gross acres (affected parcels only)
- Location:** 5300 Silver Star Road; generally located south of Silver Star Road and west of Pine Hills Road
- Request:** To request two (2) waivers from Orange County Code for a portion of Parcel A to allow 3.412 parking spaces per 1,000 square feet of gross floor area, in lieu of the requirement of 5 parking spaces per 1,000 square feet of gross floor area for shopping centers over 50,000 square feet and to allow a maximum building height of four stories or 55 feet, in lieu of the maximum of three stories or 40 feet in height.

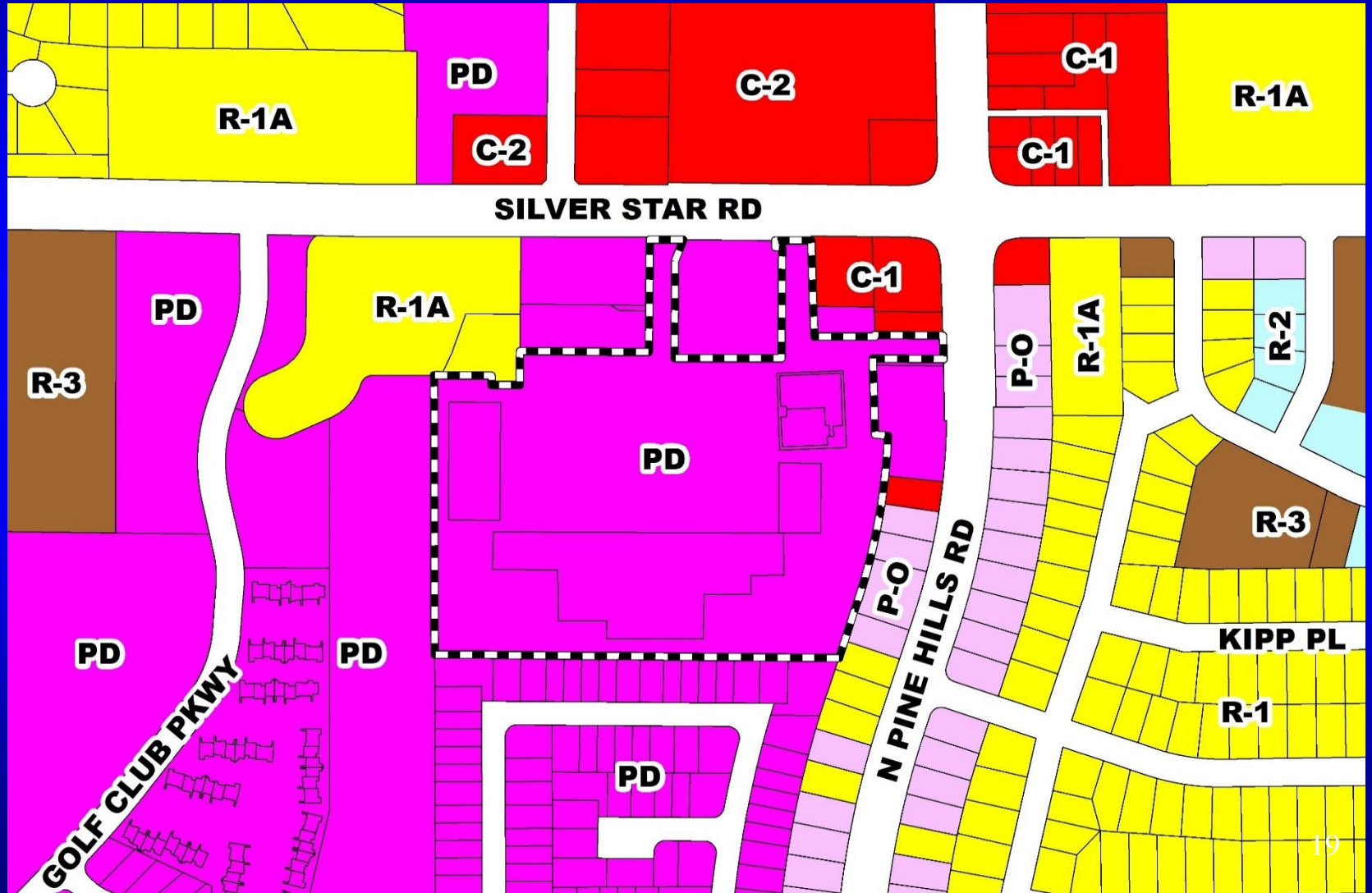


Silver Pines Planned Development / Land Use Plan Future Land Use Map





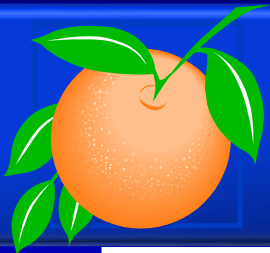
Silver Pines Planned Development / Land Use Plan Zoning Map





Silver Pines Planned Development / Land Use Plan Aerial Map

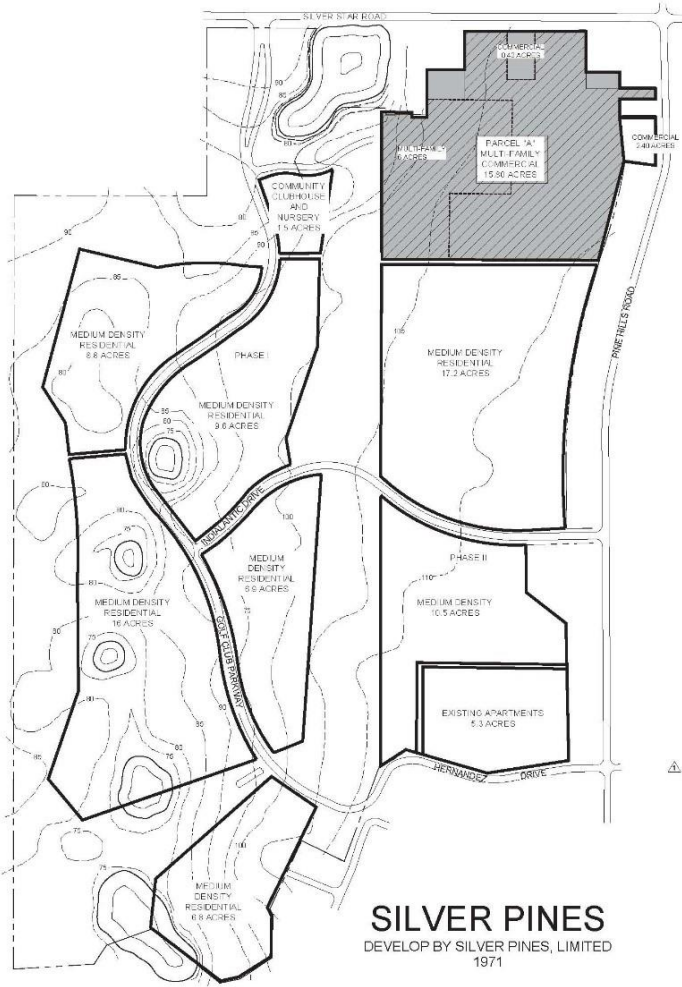




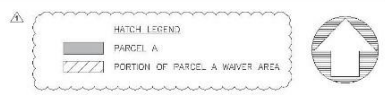
Silver Pines Planned Development / Land Use Plan Overall Land Use Plan

SITE DATA:

EXISTING APPROVED LAND USES:	MEDIUM DENSITY RESIDENTIAL, UCLF COURSE, COMMUNITY CLUB HOUSE AND NURSERY
TOTAL AREA UNDER THIS AMENDMENT:	84.65 AC
TOTAL REMAINING UNITS APPROVED UNDER ORIGINAL LAND USE PLAN:	891 UNITS
TOTAL UNITS PROPOSED UNDER THIS AMENDMENT:	652 UNITS
GROSS DENSITY (GROSS UNITS / 100,000 AC):	7.35 UNITS/AC
NET DENSITY (NET UNITS / 79,203 AC) / LESS THAN THE DAYSIDE CENTER / PROFESSIONAL OFFICE TRAILS:	7.84 UNITS/AC
ORIGINAL LAND USES AND UNITS:	
TOTAL AREA:	157.5 AC
TOTAL UNITS APPROVED:	1,500 UNITS
COMMERCIAL AREA:	18.2 AC
AREA OF PROPOSED DEVELOPMENT SITE:	9.3 AC
PROPOSED UNITS AND COMM. AREA:	1,534 AC
GROSS DENSITY (BASED ON 100,000 AC):	9.94 UNITS / AC
NET DENSITY (BASED ON 133.8 AC):	11.21 UNITS / AC
AREA DEVELOPED:	
NAME OF DEVELOPMENT:	UNITS
SILVER PINES SHOPPING CENTER:	N/A
SILVER PINES PHASE I (CONDOES):	81
GREENBELT AT SILVER PINES (CLOD LOT LINE):	29
THE ATWOOD AT SILVER PINES (CONDOES):	118
SILVER PINES GOLF VILLAGE (CONDOES):	104
VILLAGE AT SILVER PINES (TOWNHOMES):	84
SILVER PINES POINTE PHASES I, II, III, IV:	235
TOTAL UNITS CONSTRUCTED:	806 UNITS
TOTAL REMAINING UNITS FROM ORIGINAL APPROVAL:	891 UNITS



SILVER PINES
DEVELOP BY SILVER PINES, LIMITED
1971



PARCEL "A" - LAND USE SUMMARY

PARCEL ZONE(S)	18-25-28-8011-08-300 18-25-28-8011-08-300 18-25-28-8011-04-300 18-25-28-8011-04-300 18-25-28-8011-04-300 18-25-28-8011-04-300 18-25-28-8011-04-300 18-25-28-8011-04-300 18-25-28-8011-04-300 18-25-28-8011-04-300
FUTURE LAND USE	COMMERCIAL (C)
PROPOSED USE	MULTIFAMILY / COMMERCIAL
EXISTING ZONING	PLANNED DEVELOPMENT
PROPOSED ZONING	PLANNED DEVELOPMENT
PARKING	ONE PHASE IS INCLUDED
FLOOD INFORMATION	ZONE X
MAXIMUM DENSITY	20 DU / 1 AC
MINIMUM LIVING AREA	300 SF MULTI-FAMILY SENIOR ADULT (INDICATED/200 SF SINGLE UNITS)
PROJECT DENSITY PROVIDED	20 DU / 1 AC
TOTAL SITE AREA	15.86 ACRES
TOTAL MULTI-FAMILY AREA	6 ACRES
BUILDING SETBACK (PER CHAPTER 38-79 CODE 30) MULTI-FAMILY	FRONT - 120' BACK - 25' SIDES - 25' 80' FROM TRUE HILLS CL
MAXIMUM BUILDING HEIGHT	NOT TO EXCEED 8' = FOUR STORIES
OPEN SPACE REQUIRED	50% MIN. CONFORMANCE 25% MIN. MAINTAINANCE
PARKING REQUIRED - SENIOR HOUSING	1 SPACE PER UNIT = 130 SPACES
STORMWATER MANAGEMENT	THE STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE PER THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
COMMERCIAL AREA REMOVED - FE CODE 810 SHOPPING CENTER	33,486 S.F. @ 371 TRIPS = 124 PM PEAK 124 / 23,496 = 0.005 TRIP RATE
MULTI-FAMILY AREA ADDED - FE CODE 202 SENIOR ADULT	120 UNITS @ 1020 TRIPS = 30 PM PEAK 30 / 120 = 0.25 TRIP RATE
TOTAL TRIP RATE FOR COMMERCIAL & RESIDENTIAL	78 COMMERCIAL / 78 MULTIFAMILY 0.003 / 0.26 = 0.012

- DETAILED WAIVERS (PER 4/11/17 REG. MEETING)**
- A WAIVER FROM ORANGE COUNTY CODE, SECTION 38-128(B) IS GRANTED TO ALLOW A MAXIMUM BUILDING HEIGHT OF THREE STORIES OR FORTY FEET (40'), IN lieu OF A MAXIMUM BUILDING HEIGHT OF THREE STORIES OR FORTY FEET (40').
 - A WAIVER FROM ORANGE COUNTY CODE, SECTION 38-14(B)(2) IS GRANTED TO ALLOW ONE (1) PARKING SPACE FOR EACH APARTMENT UNIT AND ONE (1) CAR SPACE FOR EACH RESIDENTIAL UNIT IN PHASE I AND PHASE II. IN PHASE I AND PHASE II, THERE WILL BE ONE (1) PARKING SPACE FOR 1.5 BEDROOM DWELLING UNITS AND 2 SPACES FOR 2 OR 3 BEDROOM DWELLING UNITS.
- PROPOSED BUILDINGS WILL PROVIDE 100' SETBACK FROM SINGLE FAMILY RESIDENTIAL LAND USES.
- NOTE: IN ACCORDANCE WITH SECTION 38-1327, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN CURRENTLY APPROVED BY THE BCC ARE INVALID.

- REQUESTED WAIVERS (A PORTION OF PARCEL A ONLY):**
- A WAIVER FROM SECTION 38-14(B)(2) TO ALLOW 3,412 PARKING SPACES PER 1,000 SF OF GROSS FLOOR AREA IN LIEU OF THE REQUIREMENT OF 5 PARKING SPACES PER 1,000 SF OF GROSS FLOOR AREA FOR 5-PARKING SPACES PER 1,000 SF.
- WAIVER JUSTIFICATION:**
- THE EXISTING SHOPPING CENTER PRIOR TO THE DEVELOPMENT OF THE PROPOSED MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT MEETS THE COUNTY CODE OF 5 SPACES PER 1,000 SQUARE FEET OF COMMERCIAL SPACE. THE PARKING LOT DOES MEET THE REQUIREMENT AS DEMONSTRATED IN THE PRELIMINARY STUDY PROVIDED WITH THIS REQUEST. THIS IS DUE TO THE CHARACTER OF THE AREA AND THE SHOPPING CENTER AND IS CONFIRMED BY THE NATURE OF THE EXISTING BUSINESSES THAT ARE CURRENTLY OPERATING IN THE AREA. THIS SITE IS BEING DEVELOPED TO ENCOURAGE THE USE OF ALTERNATIVE MODES OF TRANSPORTATION. A SLIGHTLY REDUCED PARKING LOT PROMOTES THIS GOAL.
- A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-128(B) TO ALLOW A MAXIMUM BUILDING HEIGHT OF FOUR STORIES OR FIFTY-FIVE FEET (55') IN HEIGHT, IN LIEU OF THE MAXIMUM OF THREE STORIES OR FORTY FEET (40') IN HEIGHT.
- WAIVER JUSTIFICATION:**
- THE WAIVER FOR HEIGHT IS REQUIRED IN ORDER TO REDUCE THE FOOTPRINT OF THE AFFORDABLE SENIOR HOUSING DEVELOPMENT, WHICH HAS A MINIMUM NUMBER OF UNITS ASSOCIATED WITH THE WAIVER FROM THE STATE. A LARGER FOOTPRINT WOULD IMPACT THE FUNCTIONALITY OF THE REMAINING COMMERCIAL BUILDINGS.



AVCON, INC.
COMMERCIAL DEVELOPMENT
10000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
303.755.1100
www.avcon.com

LAND USE PLAN

**SILVER PINES PD
PARCEL "A"**

LAND USE PLAN

SCALE:

NO.	DATE	BY	DESCRIPTION
1	01-14-2020	BRE	CONVERT TO 1/8" OVERSIZES

DESIGNED BY: RVB
DRAWN BY: BRE
CHECKED BY: RVB
APPROVED BY: RVB
DATE: 01-14-2020

AVCON PROJECT No. 2019.0099.21

SHEET NUMBER
C1.0



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the substantial change to the Silver Pines Planned Development / Land Use Plan (PD/LUP) dated “Received January 16, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 6



Board of County Commissioners

Public Hearings

April 7, 2020