

Board of County Commissioners

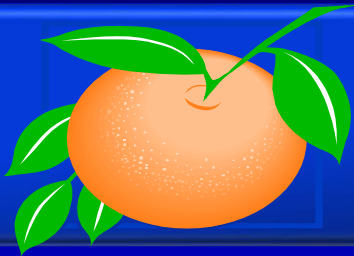
Public Hearings

November 10, 2020

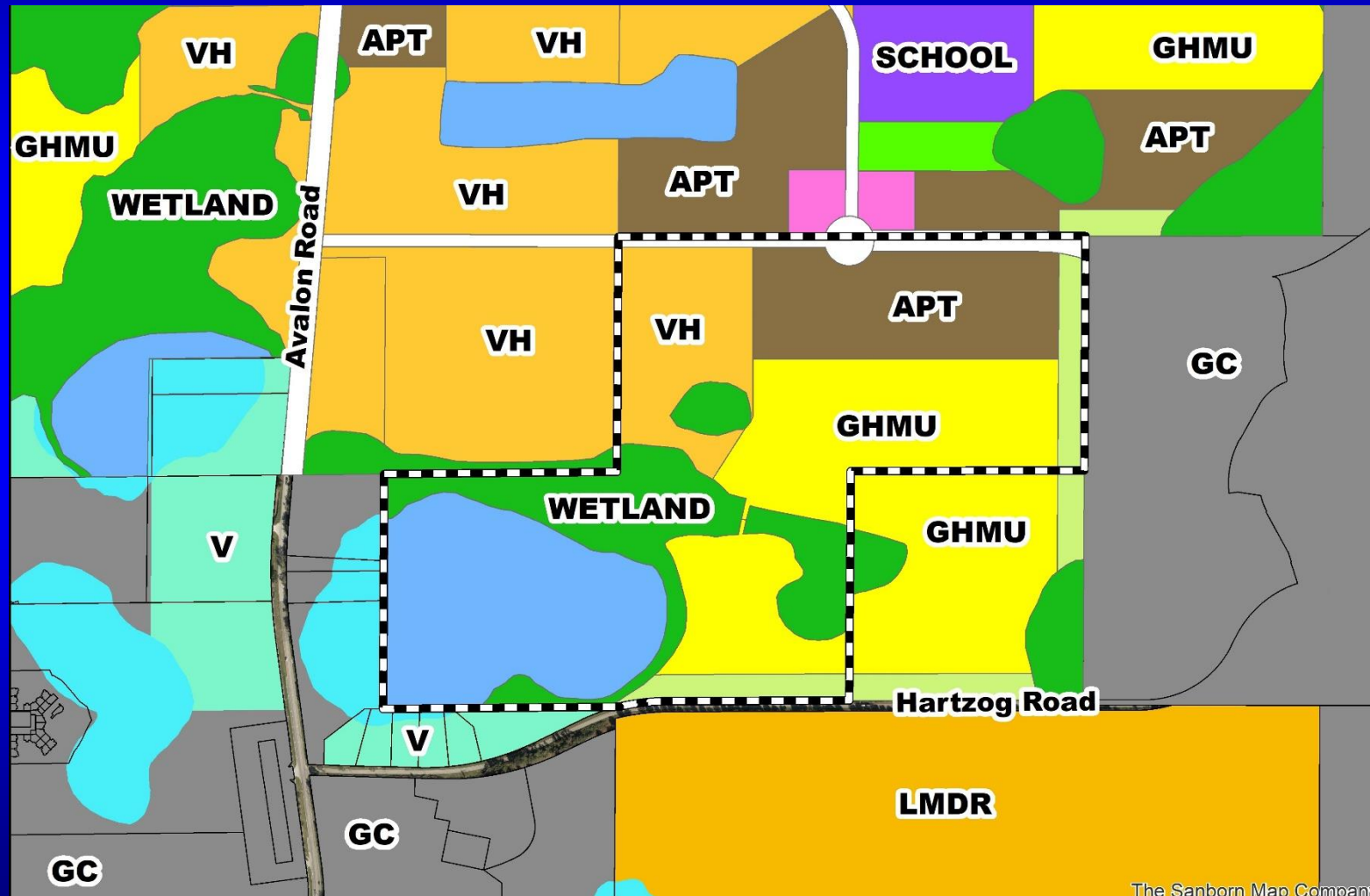


Withers PD / Parcels 11,13 & 17 Preliminary Subdivision Plan

- 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.

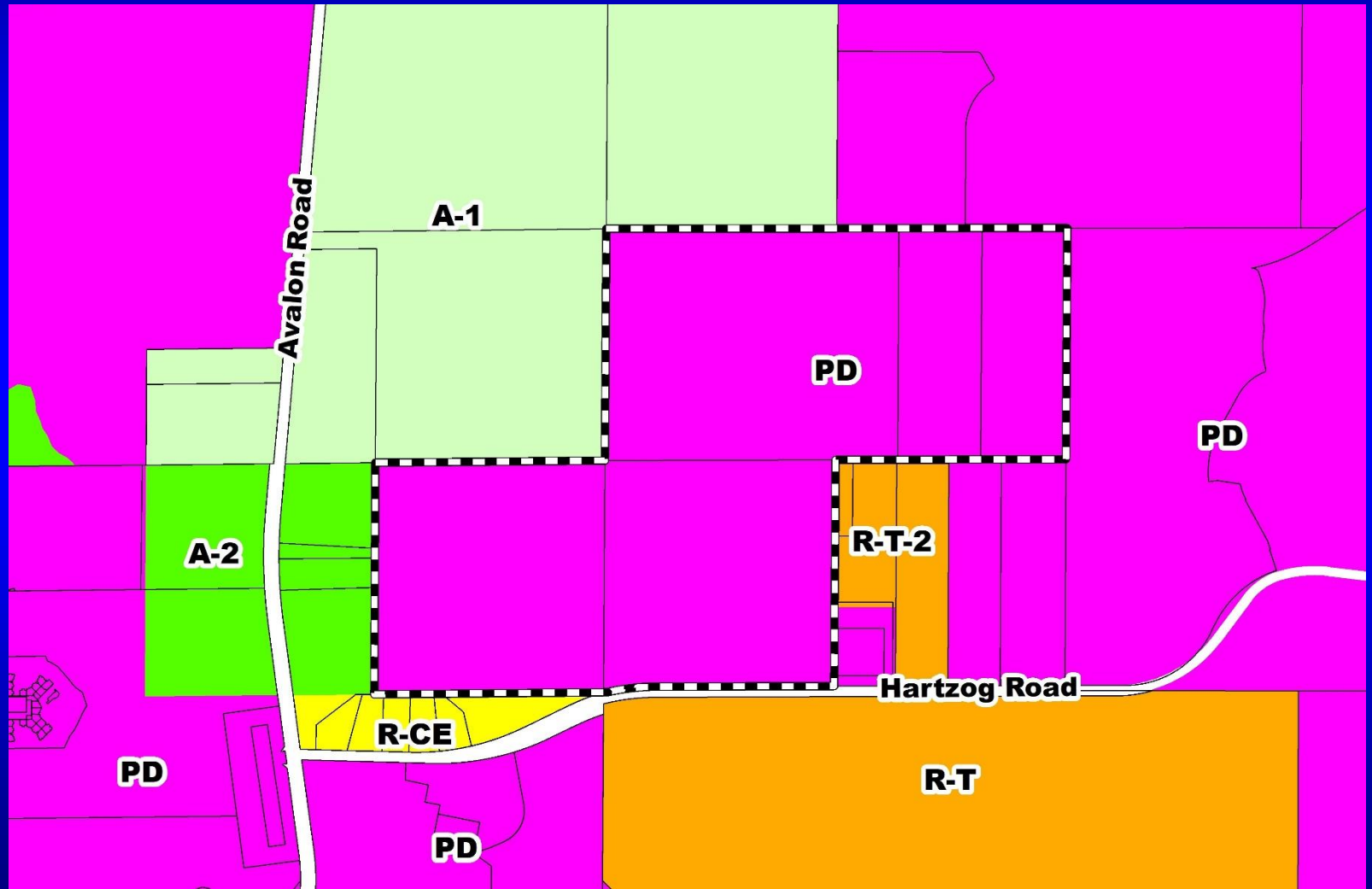


Withers PD / Parcels 11,13 & 17 Preliminary Subdivision Plan Future Land Use Map





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



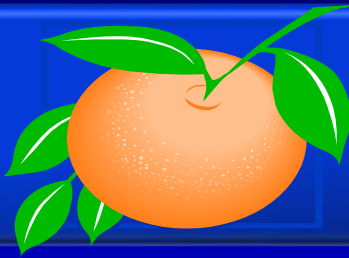


Withers PD / Parcels 11,13 & 17

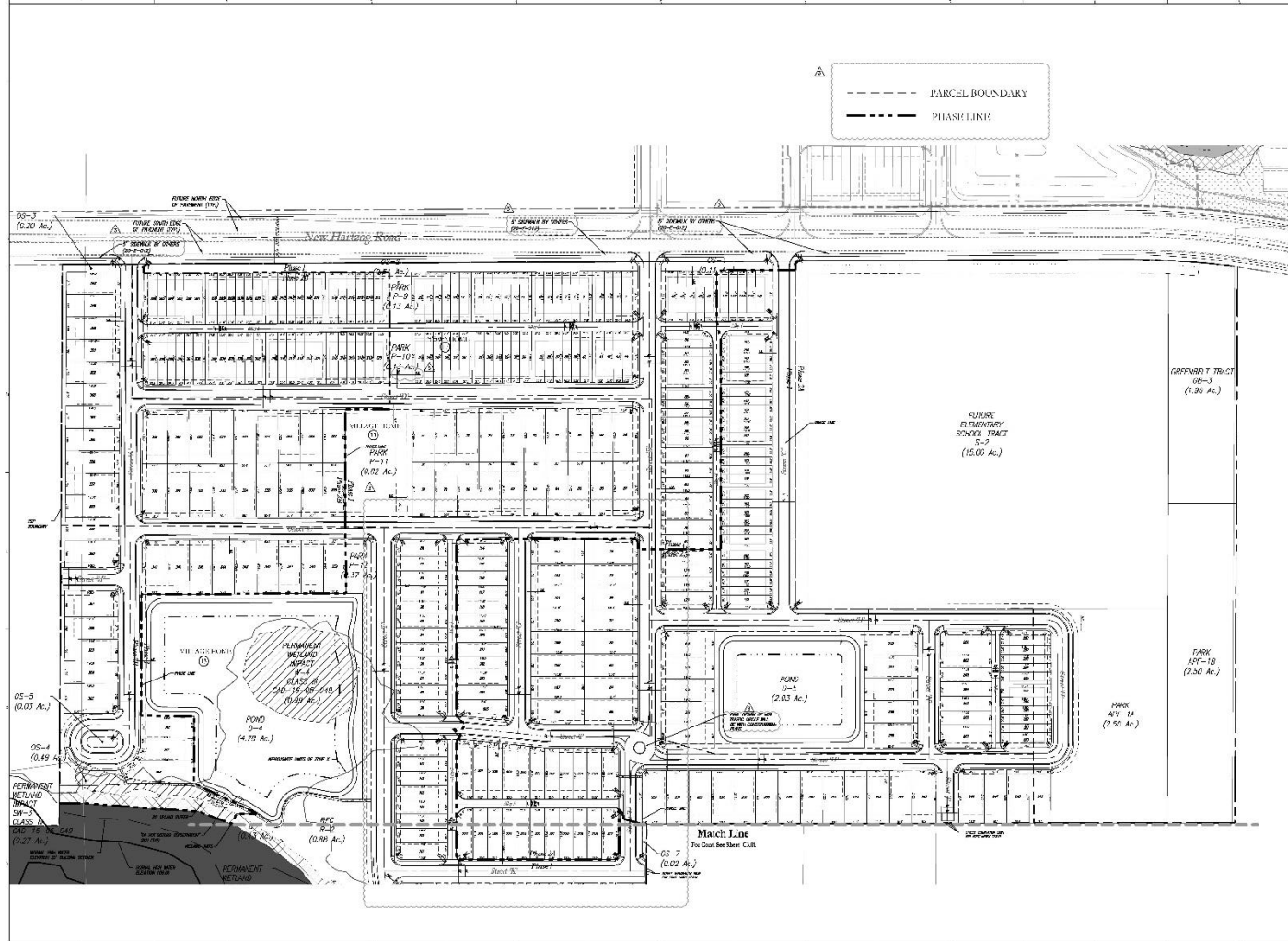
Preliminary Subdivision Plan

Aerial Map





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



Scale: 1" = 40'

LEGEND
 --- PARCEL BOUNDARY
 - - - PHASE LINE

CONTENTS

1. TITLE	PROPOSED SUBDIVISION
2. GENERAL NOTES	
3. LEGAL DESCRIPTION	
4. EXISTING UTILITIES	
5. PROPOSED UTILITIES	
6. PROPOSED ROADS	
7. PROPOSED PAVEMENT	
8. PROPOSED DRAINAGE	
9. PROPOSED LANDSCAPE	
10. PROPOSED FENCES	
11. PROPOSED SIGNAGE	
12. PROPOSED LIGHTING	
13. PROPOSED SECURITY	
14. PROPOSED UTILITIES	
15. PROPOSED UTILITIES	
16. PROPOSED UTILITIES	
17. PROPOSED UTILITIES	
18. PROPOSED UTILITIES	
19. PROPOSED UTILITIES	
20. PROPOSED UTILITIES	
21. PROPOSED UTILITIES	
22. PROPOSED UTILITIES	
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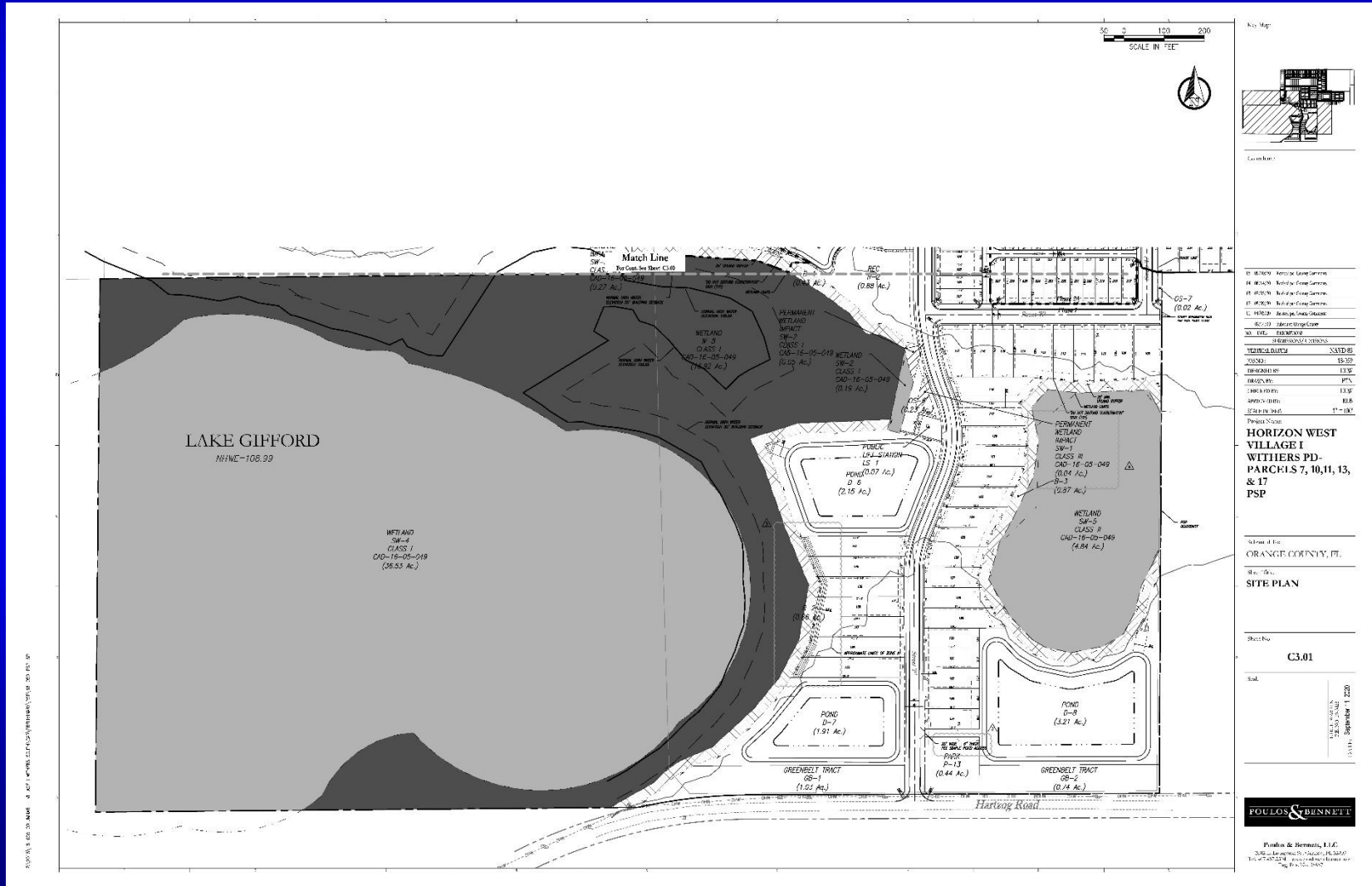
PROJECT NAME
HORIZON WEST VILLAGE I WITHERS PD- PARCELS 7, 10, 11, 13, & 17 PSP

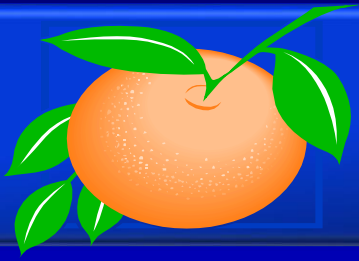
PROJECT NO.
C3.00

DATE
 11/15/2017



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.**



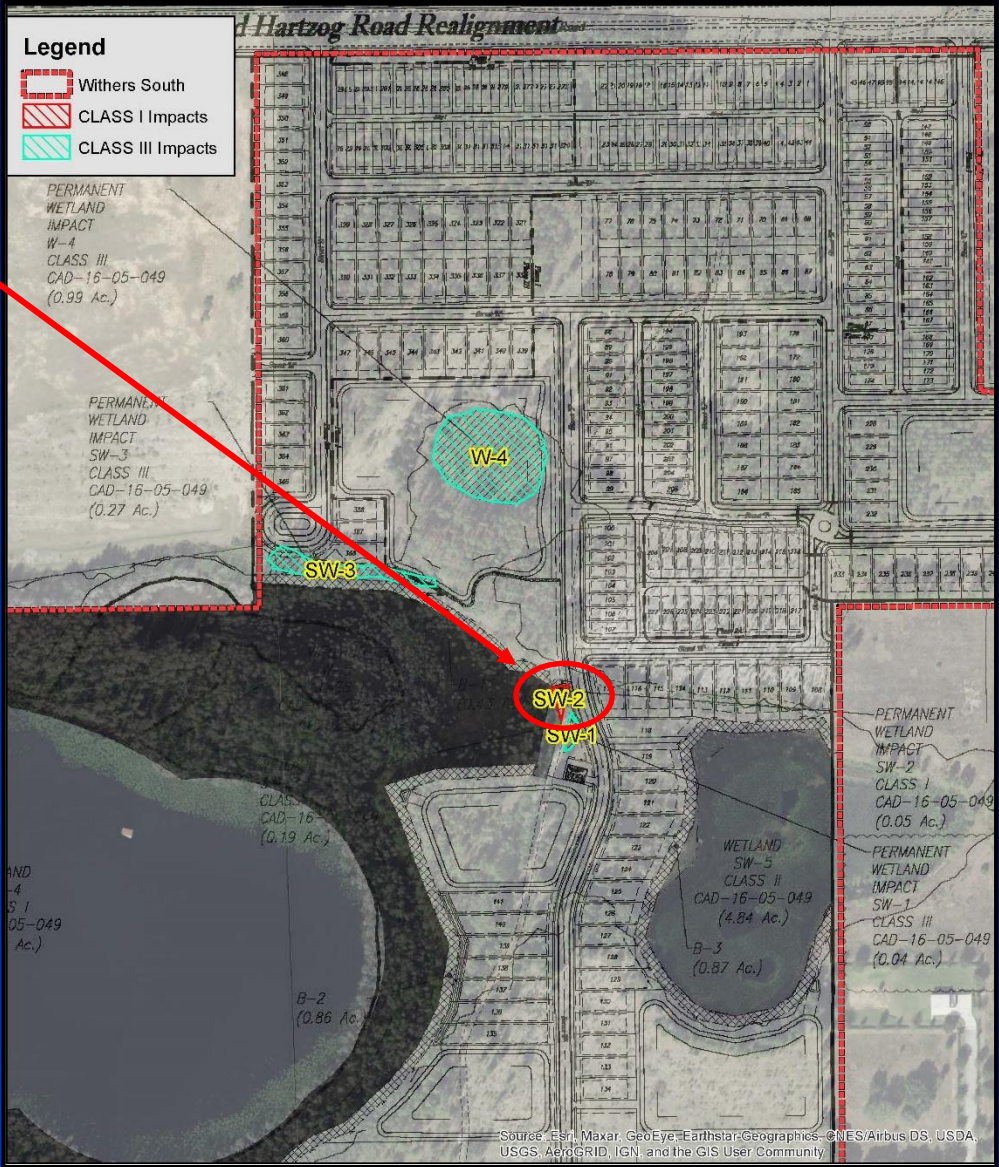
Site Plan

 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).



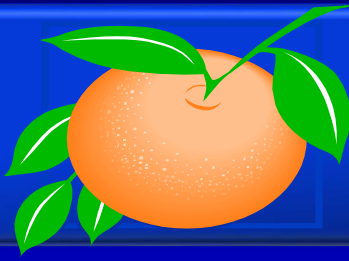
Action Requested

- 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



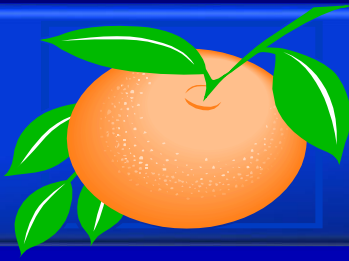
Action Requested

- 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.



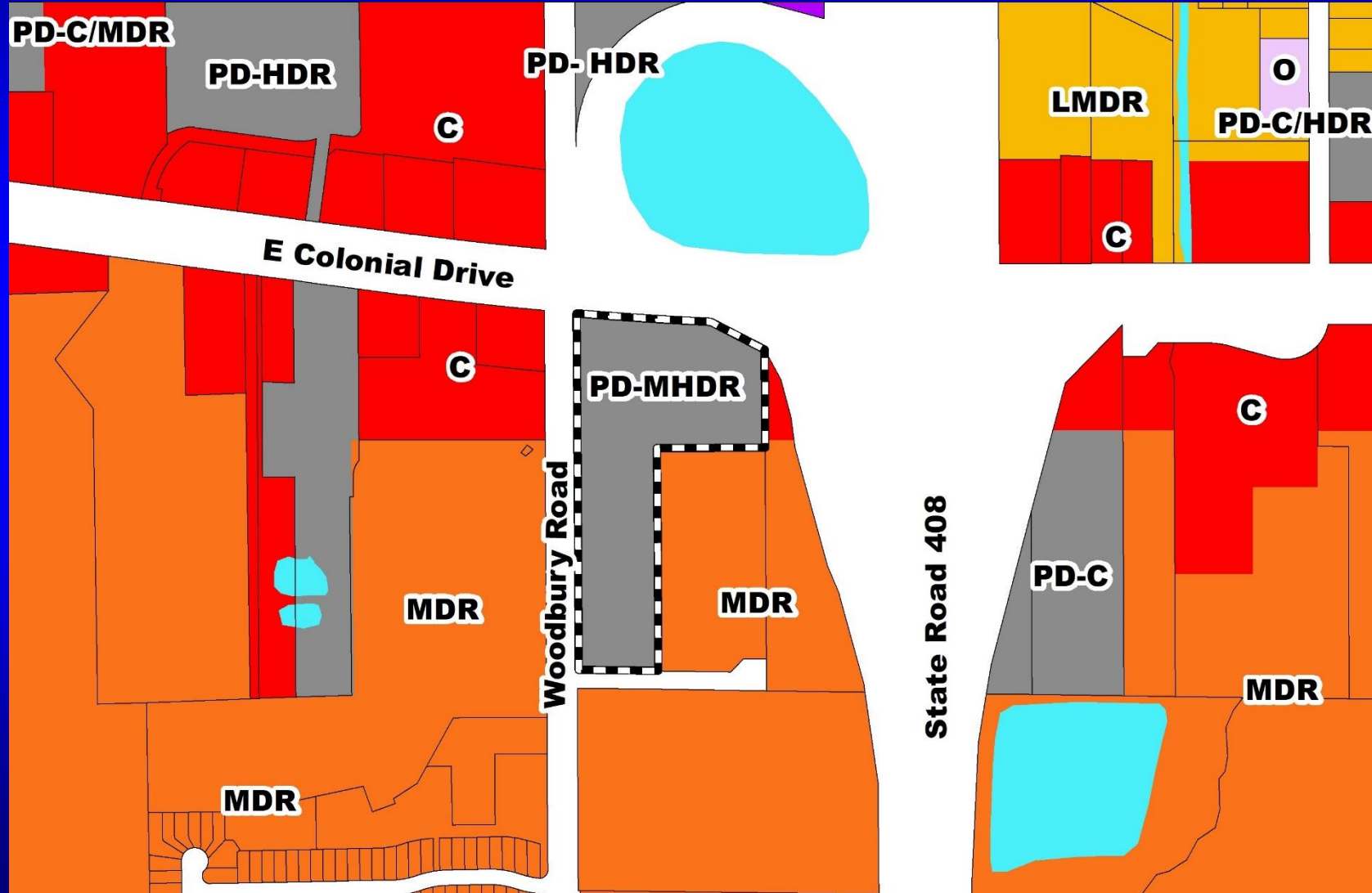
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

- 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

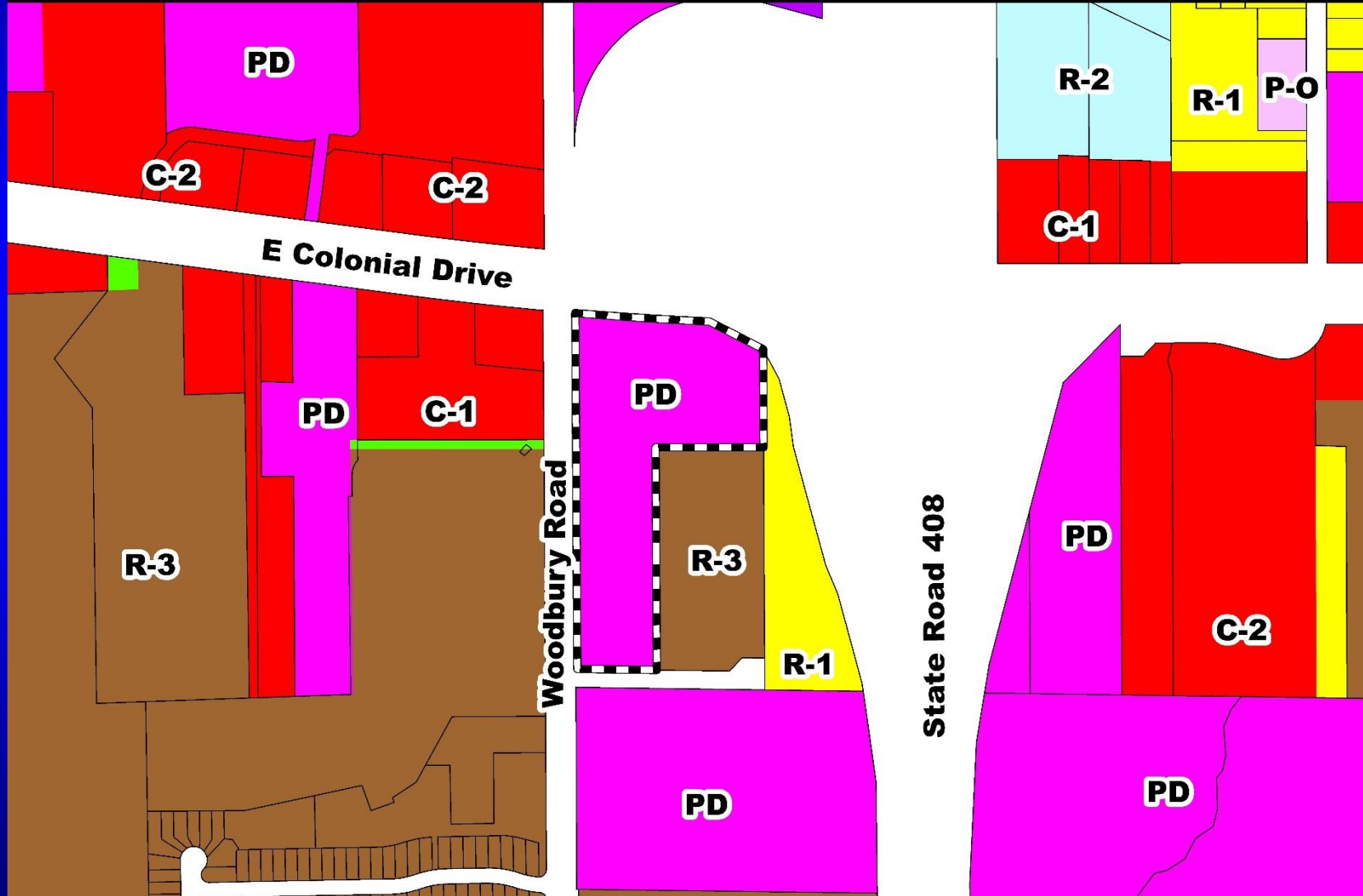
Future Land Use Map





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

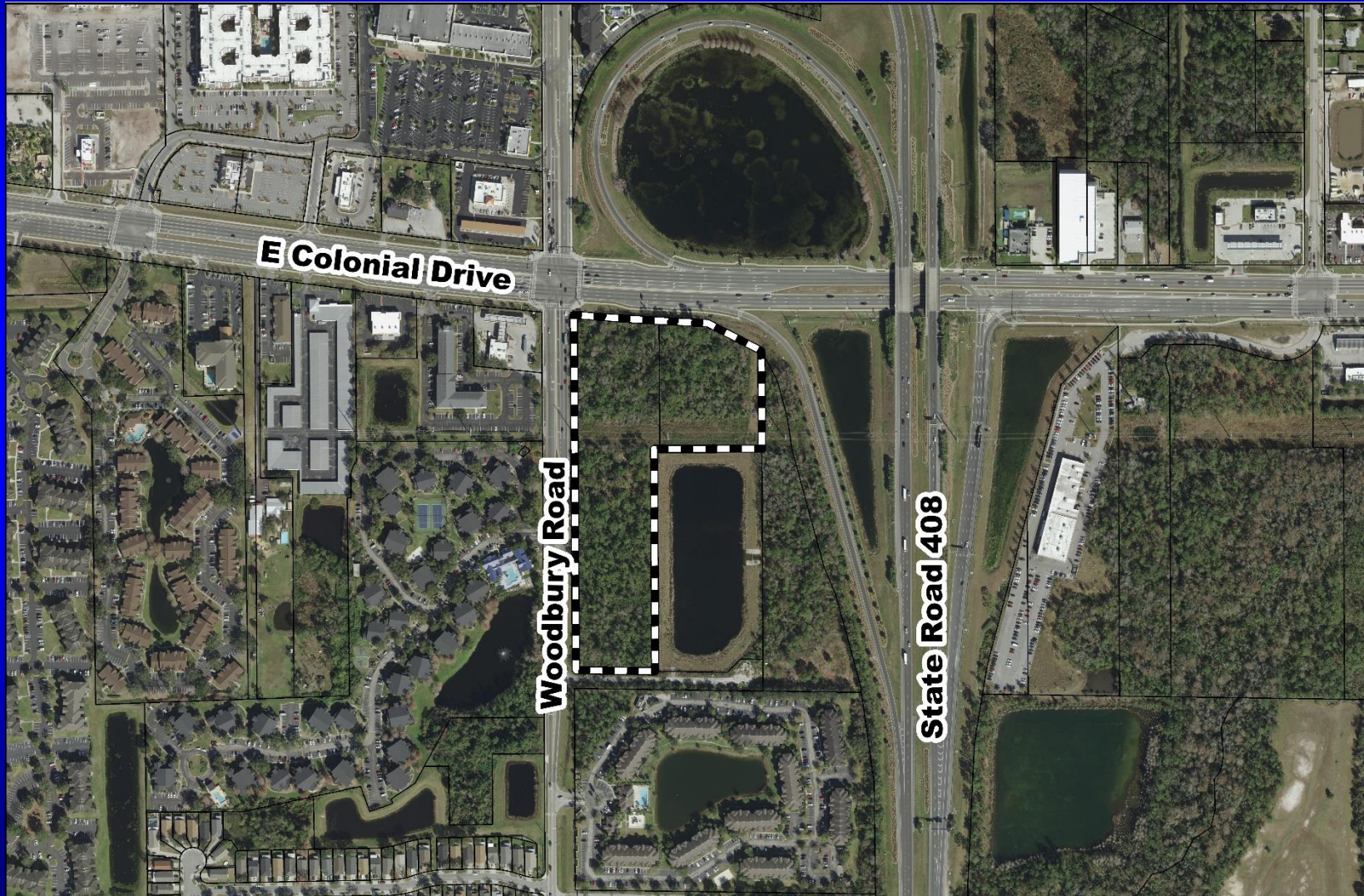
Zoning Map





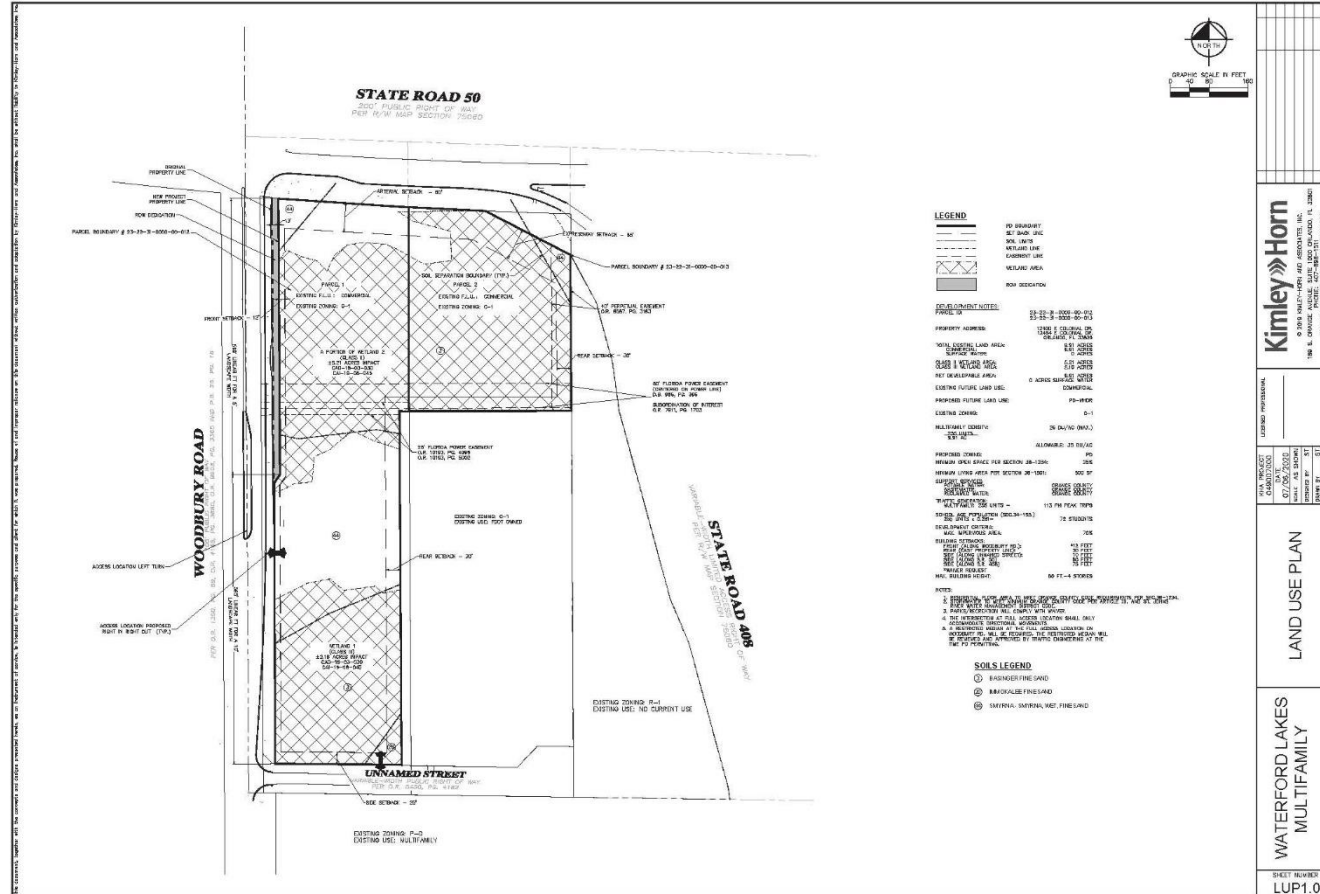
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

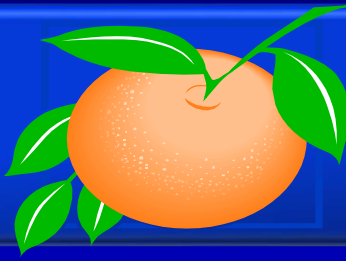
Aerial Map



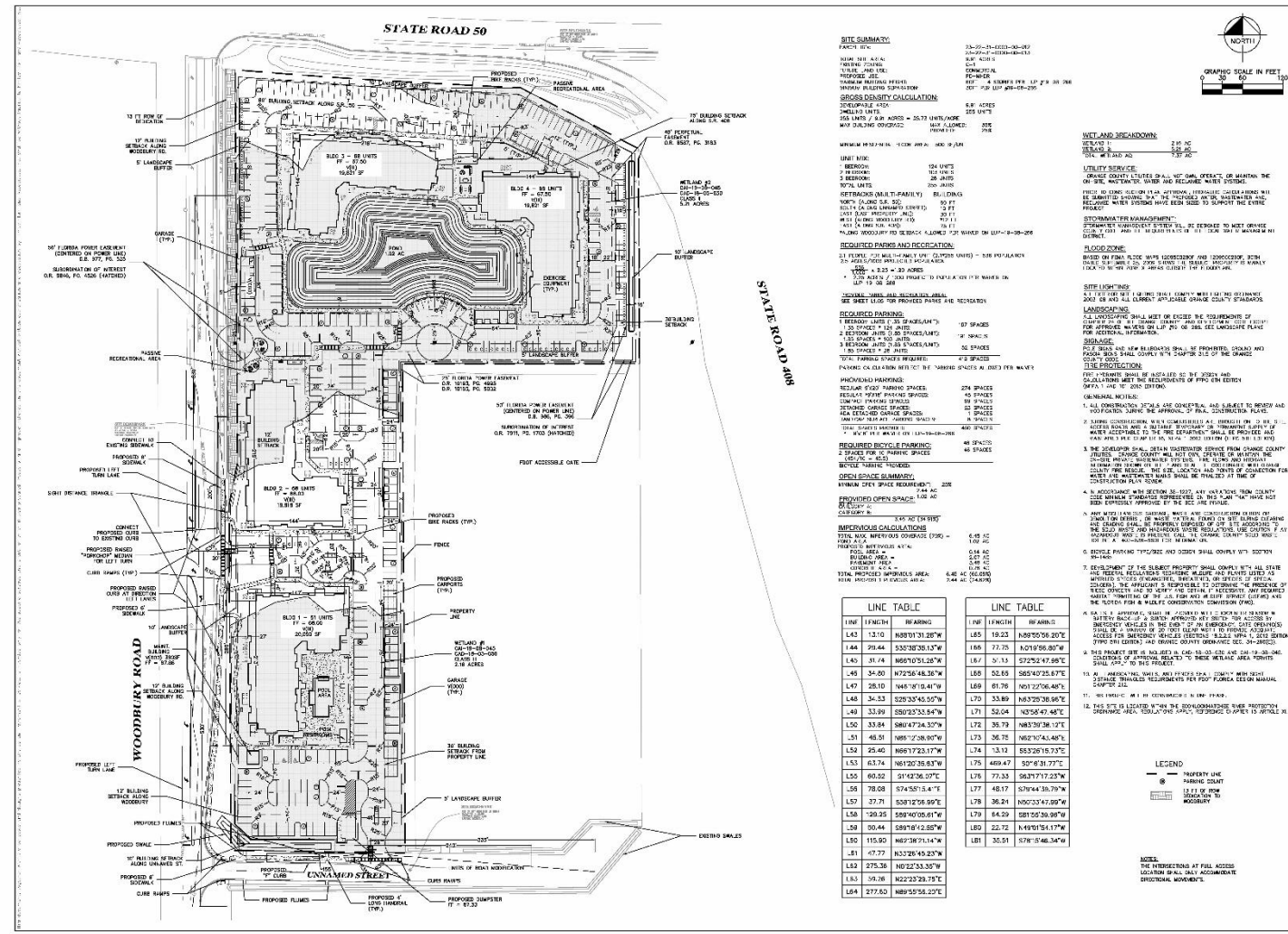


Waterford Lakes Multi-Family Planned Development / Land Use Plan Overall Land Use Plan





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



GRAPHIC SCALE IN FEET
0 30 60 90 120

Kimley»Horn

1000 HUNTERWOOD AVENUE, SUITE 200
DUNEDIN, FLORIDA 33511
TEL: 615.251.4000 FAX: 615.251.4001
WWW.KIMLEY-HORN.COM

SITE PLAN

DATE: 08/14/2014
SCALE: 1" = 40'-0"

**WATERFORD LAKES
MULTIFAMILY**

DATE: 08/14/2014
SCALE: 1" = 40'-0"

DP1.0

SITE SUMMARY

PROJECT NO: 24-05-11-000-00-00
 PLAN NO: 24-05-11-000-00-00
 DATE: 08/14/2014
 SCALE: 1" = 40'-0"

GROSS DENSITY CALCULATION

NET AREA: 6.8 ACRES
 TOTAL AREA: 25.73 UNITS/ACRE
 TOTAL UNITS: 175 UNITS

REQUIRED PARKING AND RECREATION

REGULAR PARKING SPACES: 274 SPACES
 BICYCLE PARKING SPACES: 54 SPACES
 RECREATION SPACES: 10 SPACES

PERMITTED PARKING

REGULAR PARKING SPACES: 274 SPACES
 BICYCLE PARKING SPACES: 54 SPACES
 RECREATION SPACES: 10 SPACES

REQUIRED RECYCLED PARKING

RECYCLED PARKING SPACES: 54 SPACES

PERMITTED RECYCLED PARKING

RECYCLED PARKING SPACES: 54 SPACES

PERMITTED OPEN SPACES

PERMITTED OPEN SPACES: 10 SPACES

PERMITTED BICYCLE PARKING

PERMITTED BICYCLE PARKING SPACES: 54 SPACES

PERMITTED RECREATION SPACES

PERMITTED RECREATION SPACES: 10 SPACES

PERMITTED OTHER SPACES

PERMITTED OTHER SPACES: 0 SPACES

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°18'18.41"W
L48	34.33	S29°33'45.55"W
L49	33.89	S50°23'33.84"W
L50	33.84	S84°47'34.32"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
L53	66.52	S41°03'36.07"E
L54	78.08	S74°58'34.7"E
L57	37.71	S38°12'06.96"E
L58	729.25	S89°40'05.61"W
L59	20.44	S89°18'42.85"W
L60	115.60	N63°38'14.14"E
L61	47.77	N33°26'45.23"W
L62	275.38	N02°23'33.35"W
L63	36.38	N22°25'29.75"E
L64	277.63	N69°35'58.22"E

WETLAND BREAKDOWN

WETLAND I: 2.16 AC
 WETLAND II: 0.00 AC
 TOTAL: 2.16 AC

UTILITIES

WATER: 120 UNITS
 SEWER: 120 UNITS
 GAS: 120 UNITS
 TOTAL: 360 UNITS

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT SHALL BE PROVIDED TO MEET MINIMUM DESIGN REQUIREMENTS AS SET FORTH IN THE LATEST EDITION OF THE FDOT DESIGN MANUAL.

FLOOD ZONE

BASED ON FEMA FLOOD MAPS, NO FLOOD ZONING IS IDENTIFIED ON THIS SITE. THE DEVELOPER SHALL VERIFY THE FLOOD ZONING FOR THIS SITE WITH THE FLOOD INSURANCE RATE MAPS (FIRM) FOR THIS AREA.

LANDSCAPING

ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FDOT DESIGN MANUAL AND THE LATEST EDITION OF THE FDOT DESIGN MANUAL.

PERMITTED PARKING

REGULAR PARKING SPACES: 274 SPACES
 BICYCLE PARKING SPACES: 54 SPACES
 RECREATION SPACES: 10 SPACES

PERMITTED RECYCLED PARKING

RECYCLED PARKING SPACES: 54 SPACES

PERMITTED OPEN SPACES

PERMITTED OPEN SPACES: 10 SPACES

PERMITTED BICYCLE PARKING

PERMITTED BICYCLE PARKING SPACES: 54 SPACES

PERMITTED RECREATION SPACES

PERMITTED RECREATION SPACES: 10 SPACES

PERMITTED OTHER SPACES

PERMITTED OTHER SPACES: 0 SPACES

LEGEND

PROPERTY LINE
 PARKING SPACES
 DRIVEWAY TO PROPERTY

NOTES

1. THE INFORMATION ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT.

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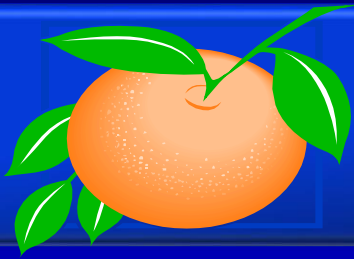
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12. THE INFORMATION ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT.



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