

*Board of County Commissioners*

# Public Hearings

**April 7, 2020**

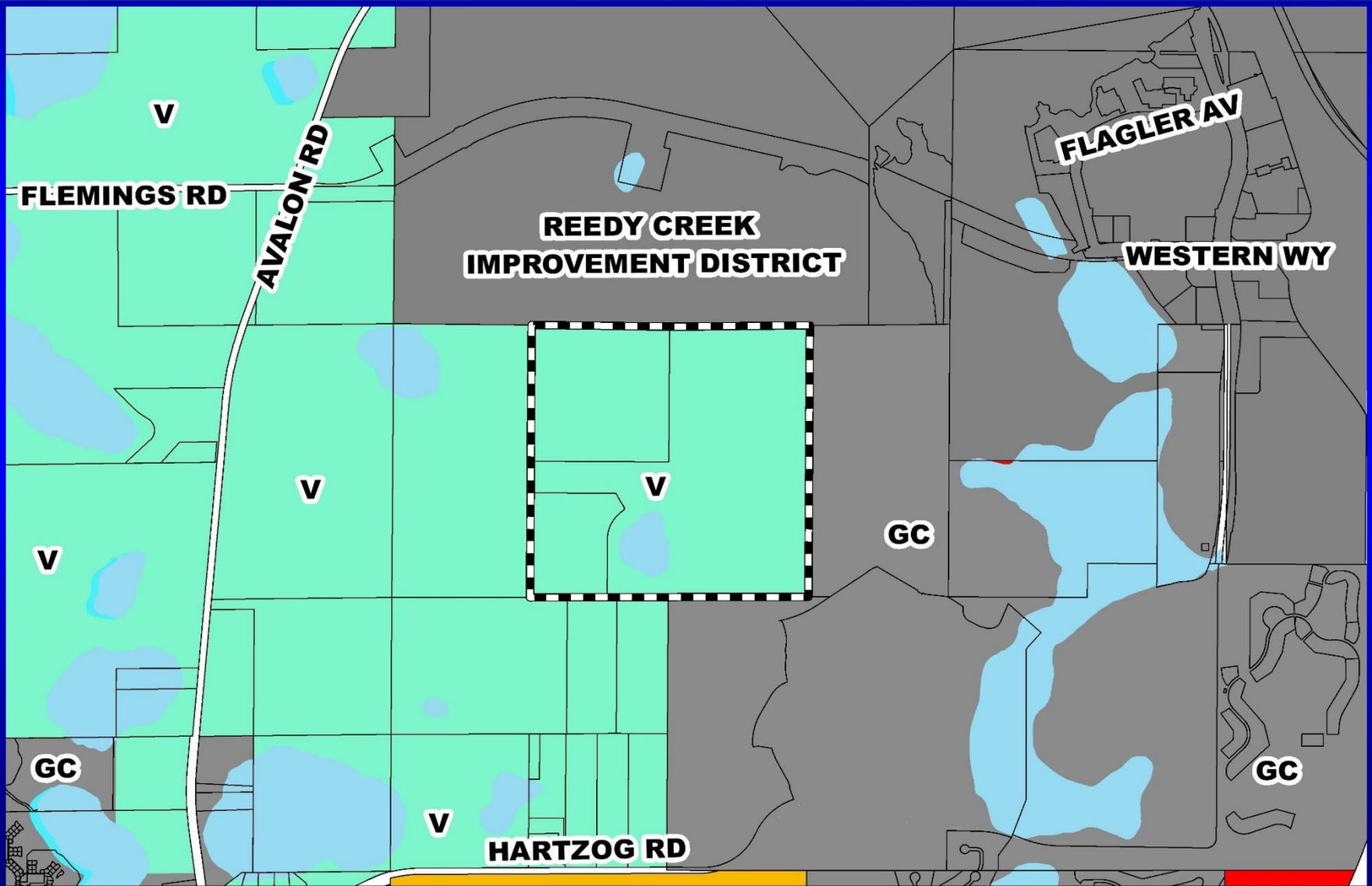


# **Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan**

- 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.

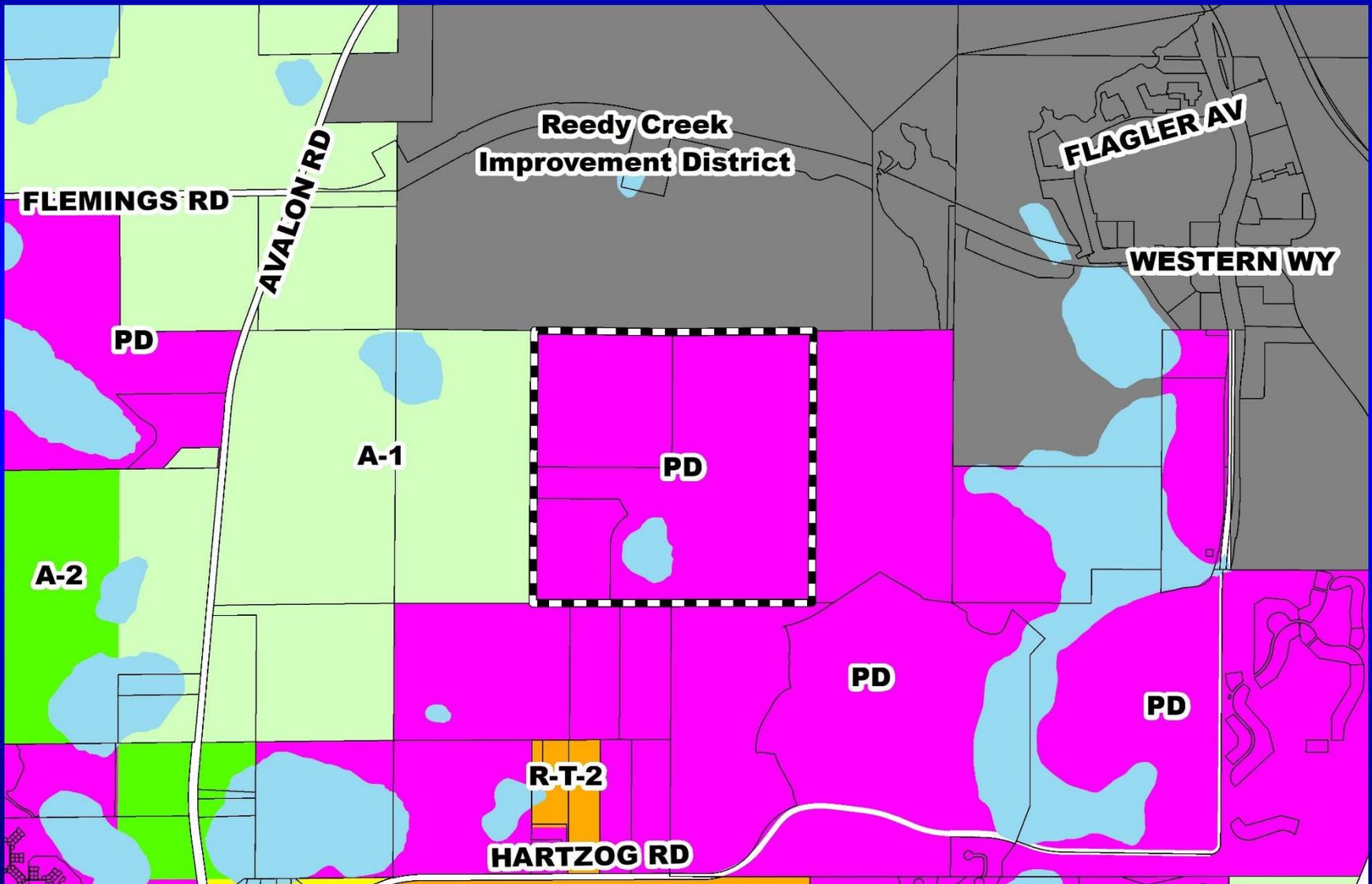


# Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Future Land Use Map



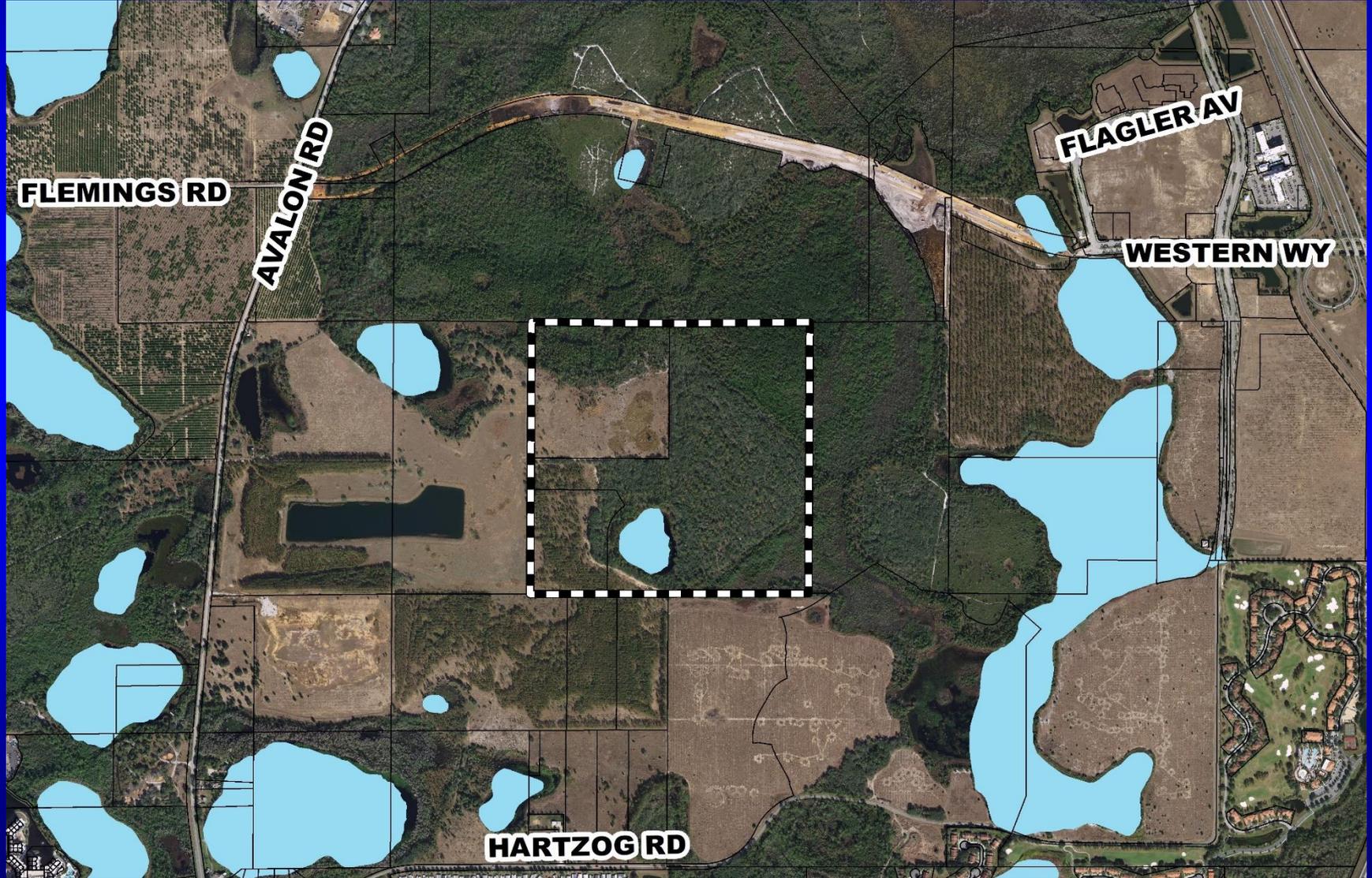


# Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Zoning Map





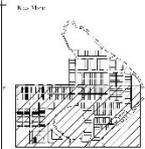
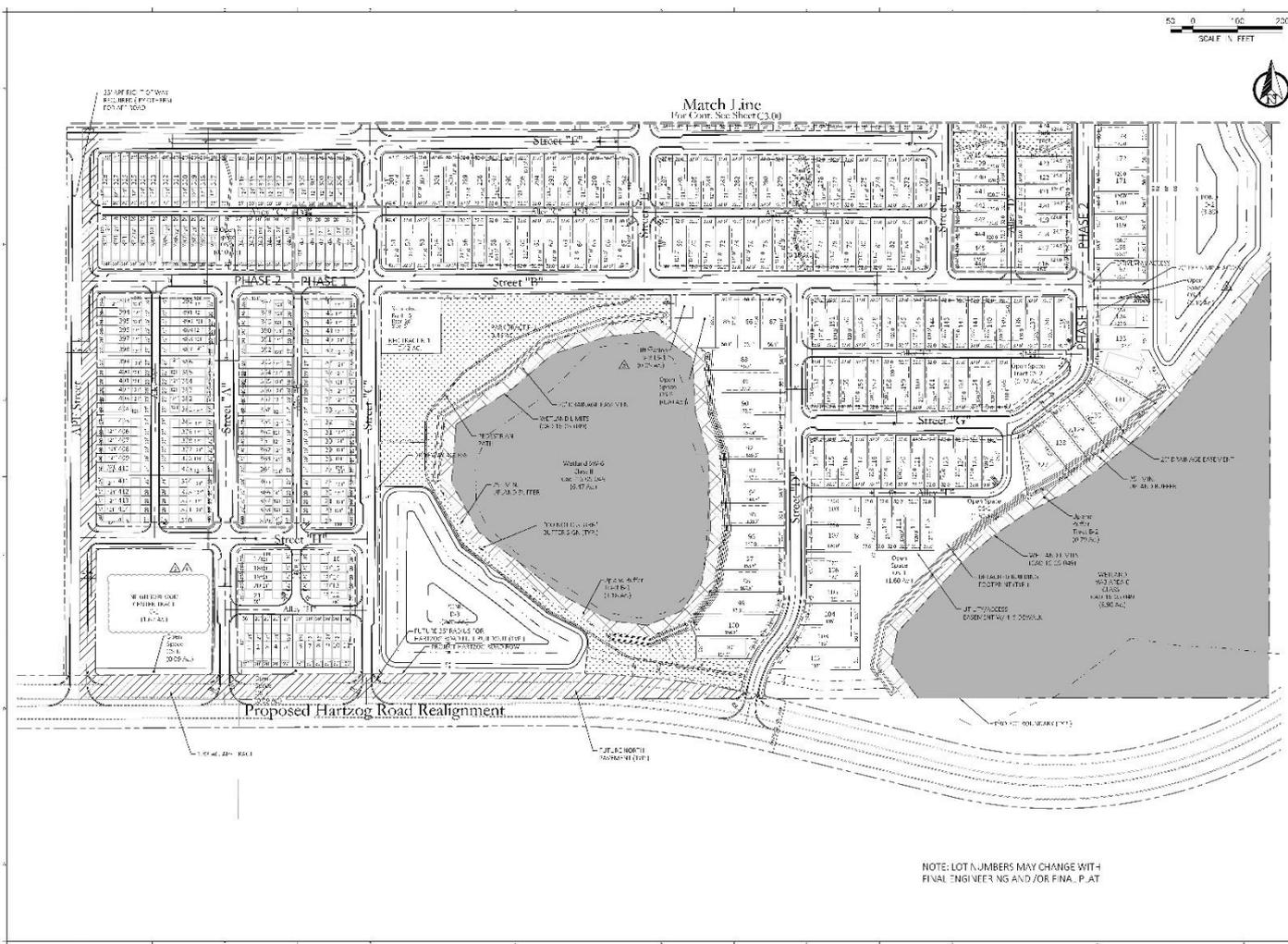
# Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Aerial Map







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



Legend

1. 0.0000	As Shown	2. 0.0000	As Shown
3. 0.0000	As Shown	4. 0.0000	As Shown
5. 0.0000	As Shown	6. 0.0000	As Shown
7. 0.0000	As Shown	8. 0.0000	As Shown
9. 0.0000	As Shown	10. 0.0000	As Shown
11. 0.0000	As Shown	12. 0.0000	As Shown
13. 0.0000	As Shown	14. 0.0000	As Shown
15. 0.0000	As Shown	16. 0.0000	As Shown
17. 0.0000	As Shown	18. 0.0000	As Shown
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23. 0.0000	As Shown	24. 0.0000	As Shown
25. 0.0000	As Shown	26. 0.0000	As Shown
27. 0.0000	As Shown	28. 0.0000	As Shown
29. 0.0000	As Shown	30. 0.0000	As Shown
31. 0.0000	As Shown	32. 0.0000	As Shown
33. 0.0000	As Shown	34. 0.0000	As Shown
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37. 0.0000	As Shown	38. 0.0000	As Shown
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91. 0.0000	As Shown	92. 0.0000	As Shown
93. 0.0000	As Shown	94. 0.0000	As Shown
95. 0.0000	As Shown	96. 0.0000	As Shown
97. 0.0000	As Shown	98. 0.0000	As Shown
99. 0.0000	As Shown	100. 0.0000	As Shown

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

Submitted To:  
ORANGE COUNTY, FL

Site Plan

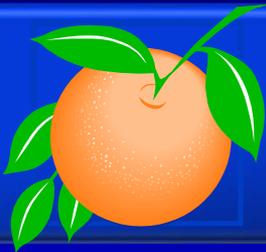
C3.01





# Updated Condition #16

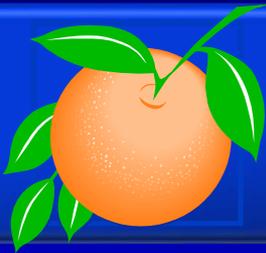
16. Pursuant to the BCC's acceptance of the Village I Term Sheet on November 13, 2018, this project shall comply with the terms and conditions of the Village I Road Network Agreement recorded at Doc# 20200109451, Public Records of Orange County, Florida, as may be amended from time to time.



# 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

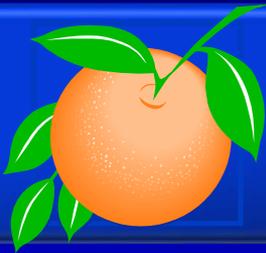
**Applicant:** Kathy Hattaway, Poulos and Bennett, LLC

**District:** 1

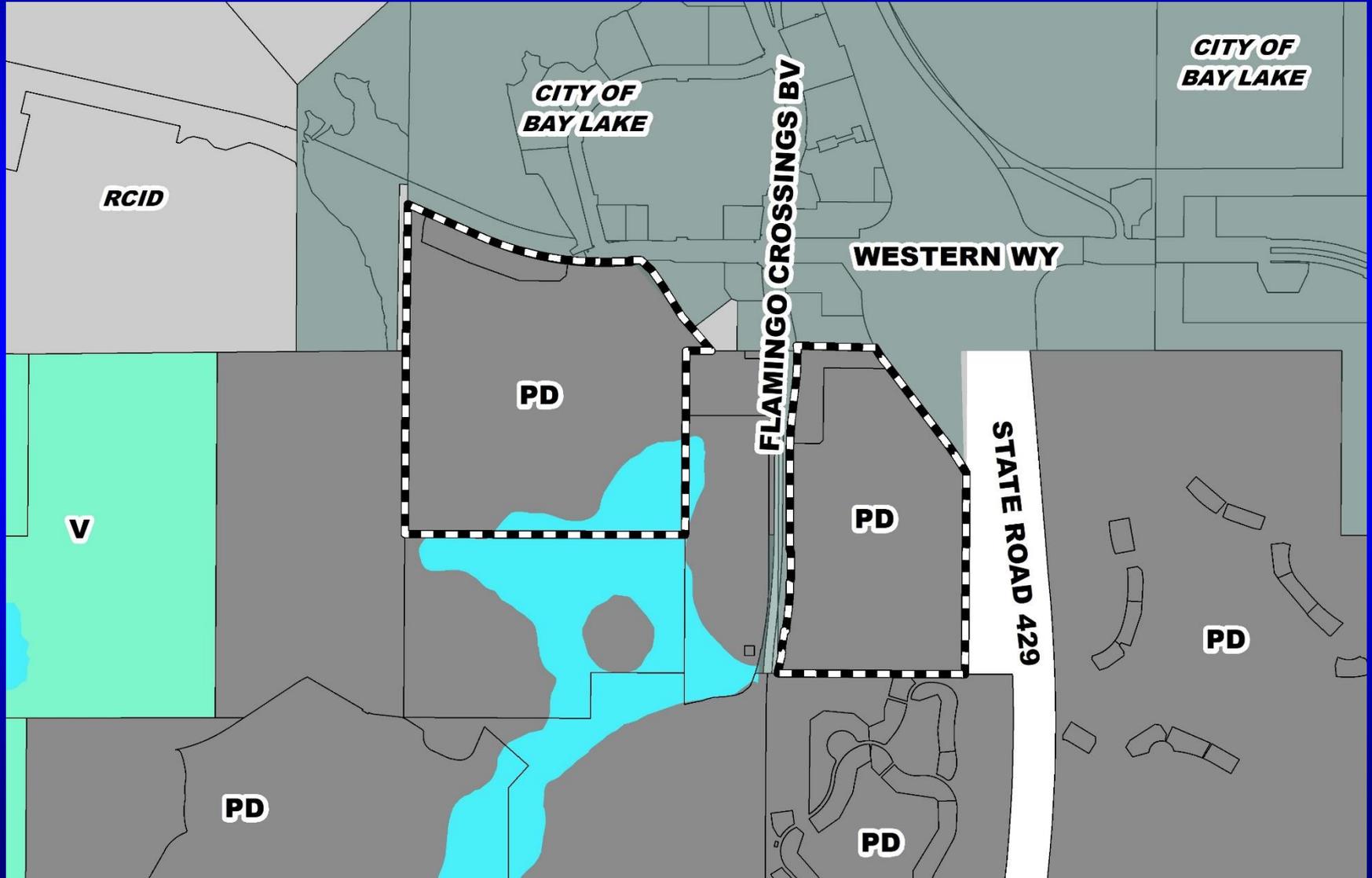
**Acreage:** 154.08 gross acres

**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.

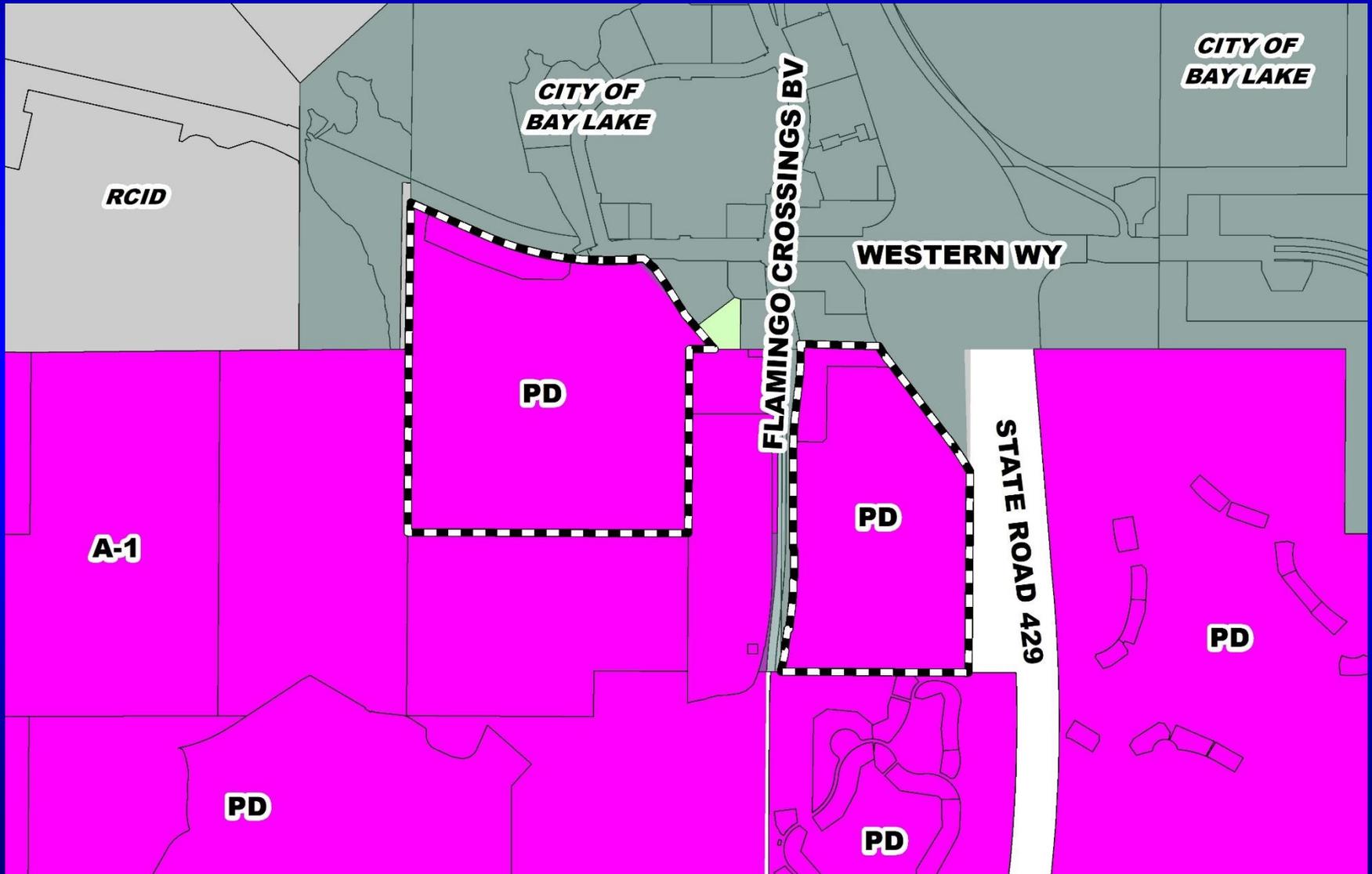


# Flamingo Crossings Planned Development / Land Use Plan Future Land Use Map



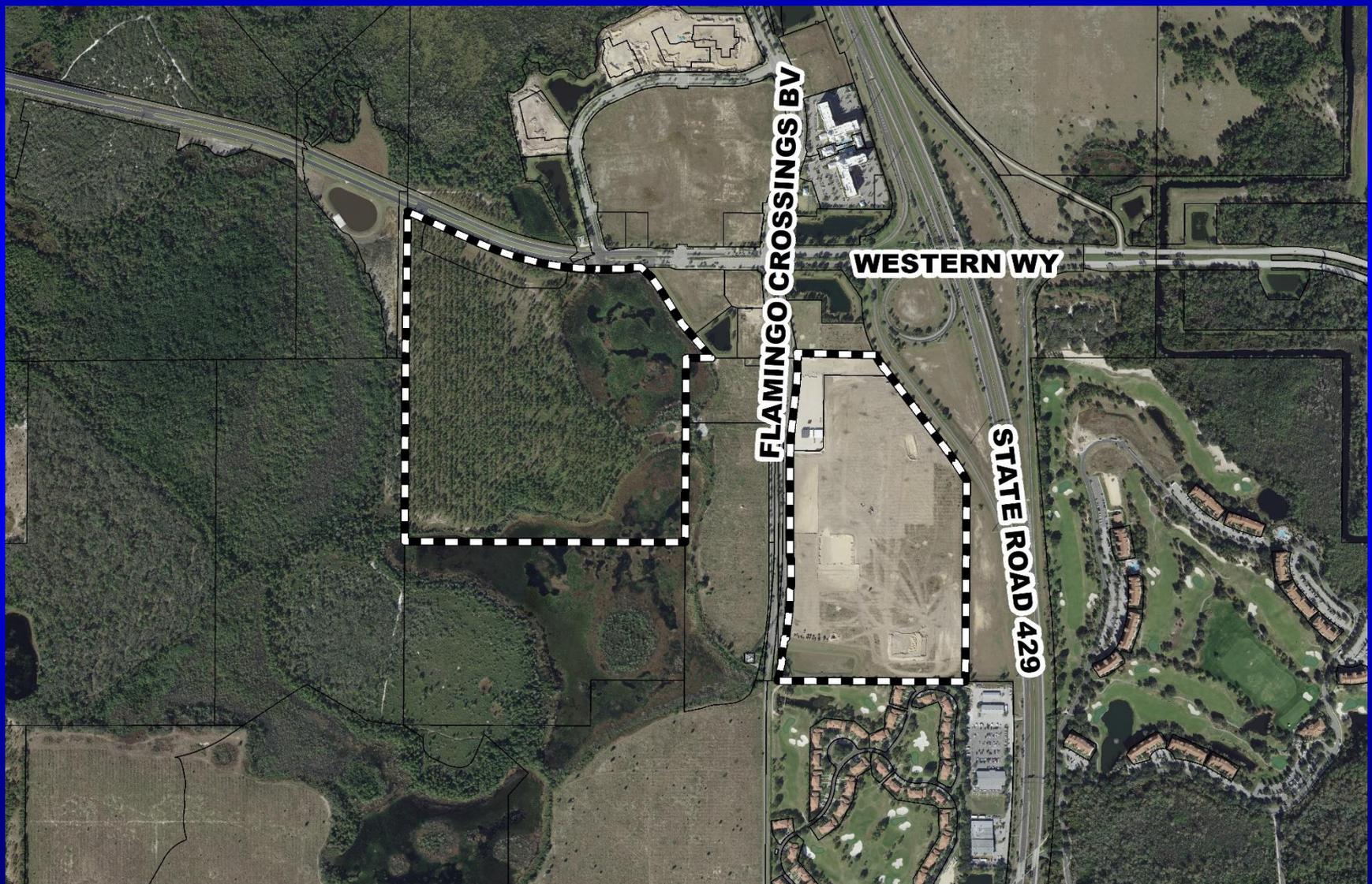


# Flamingo Crossings Planned Development / Land Use Plan Zoning Map





# Flamingo Crossings Planned Development / Land Use Plan Aerial Map





# Flamingo Crossings 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	37	37	0	0
28-24-27-0000-00-021	Reedy Creek Imp. Dist.	3.42	3.42	0	0
<b>Total</b>		<b>60.77</b>	<b>60.77</b>	<b>0</b>	<b>0</b>

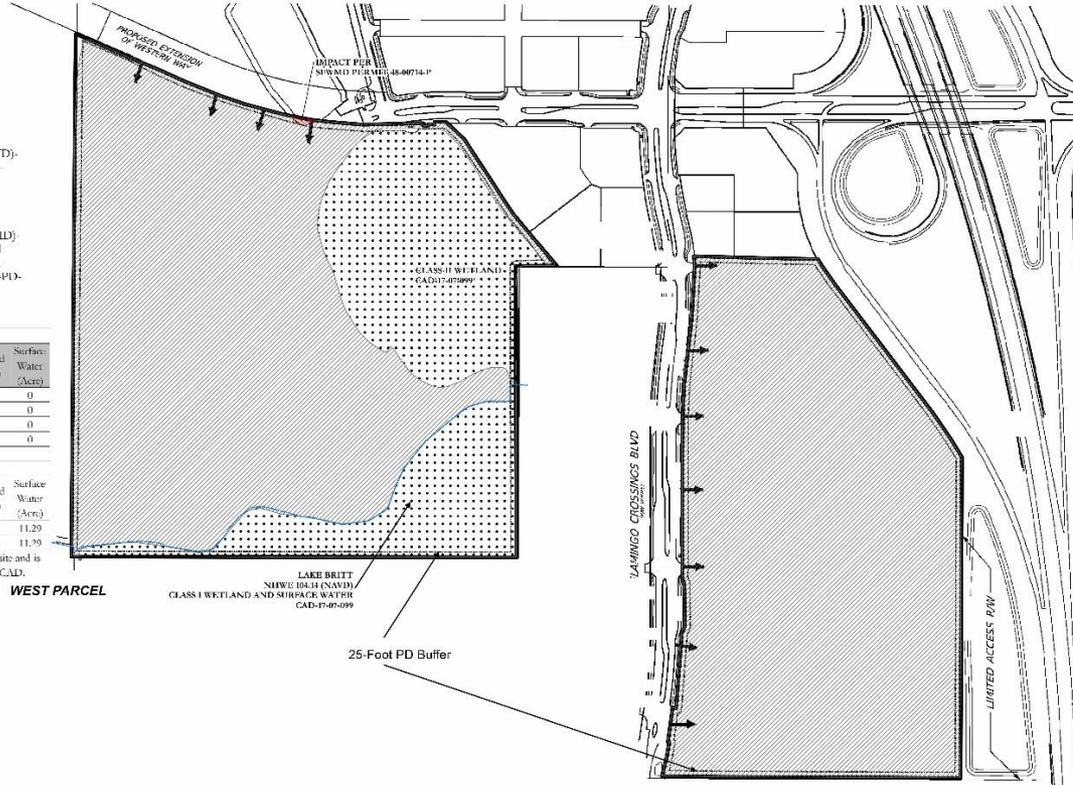
West Parcel					
Parcel ID#	Owner	Total (Acres)	Upland (Acres)	Wetland (Acres)	Surface Water (Acres)
21-24-27-0000-00-003 (portion)	Flamingo Crossings LLC	93.31	63.46	18.62	11.29
<b>Total</b>		<b>93.31</b>	<b>63.46</b>	<b>18.62</b>	<b>11.29</b>

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.

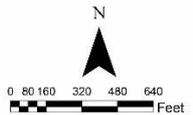


### ACCESS NOTES:

- 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.

### EAST PARCEL LEGEND

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



**POULOS & BENNETT**  
 Planners & Engineers, LLC  
 3005 E. Colonial Ave., Suite 200, Orlando, FL 32817  
 Tel: 407.877.8888 Fax: 407.877.8889  
 www.poulous.com

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

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

**LAND USE PLAN**



# 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**

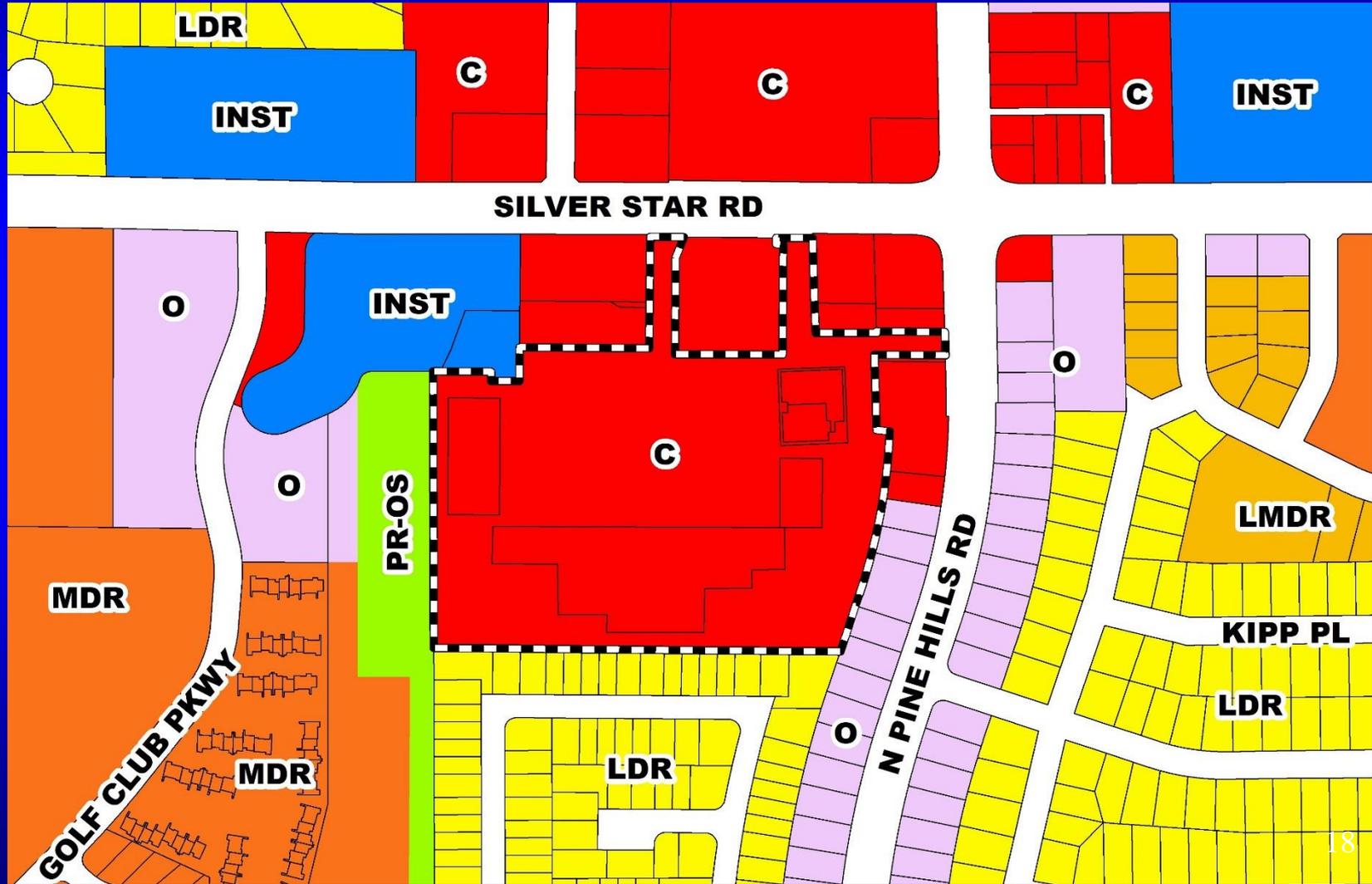


# Silver Pines Planned Development / Land Use Plan

- 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.

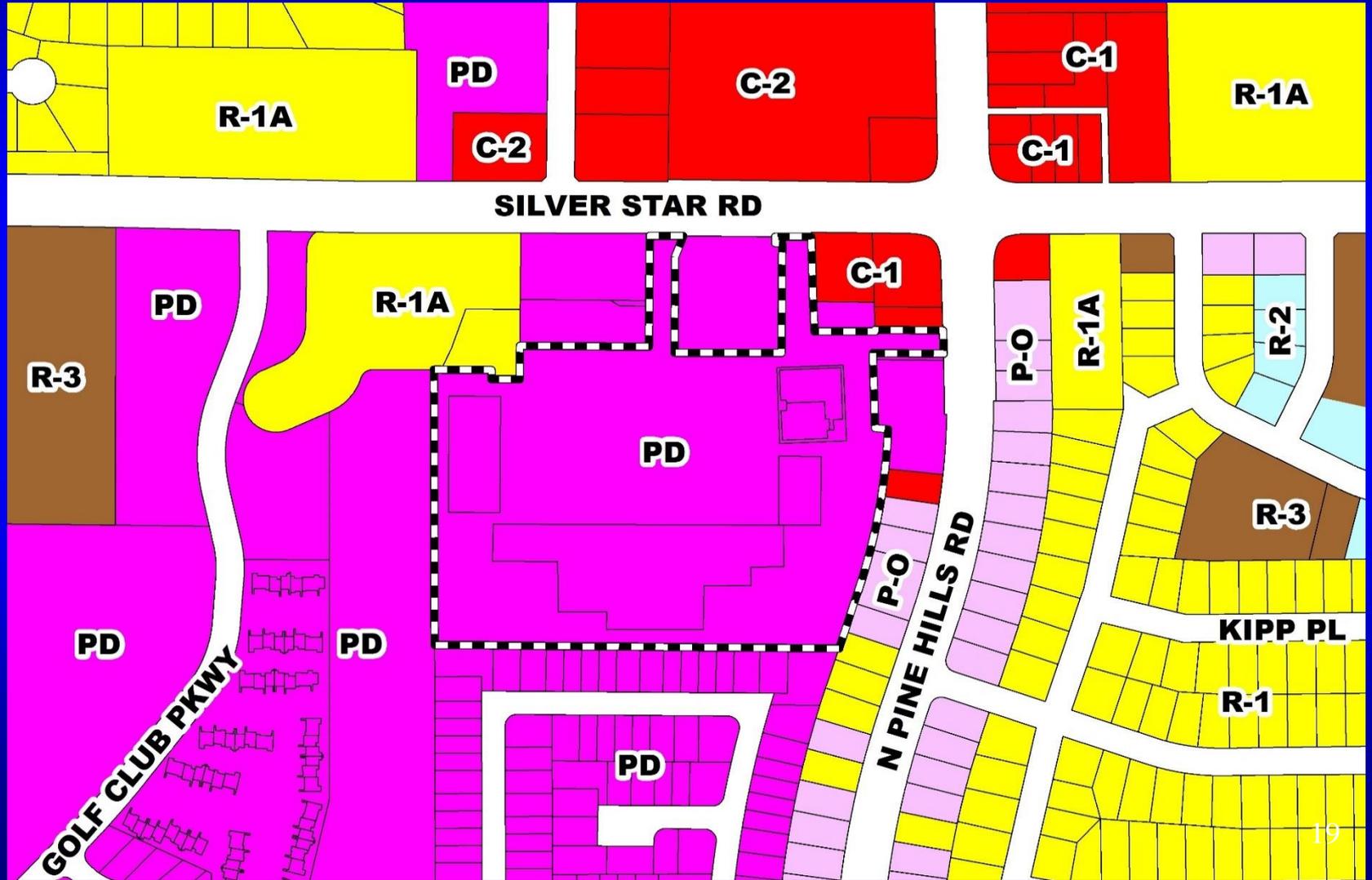


# Silver Pines Planned Development / Land Use Plan Future Land Use Map



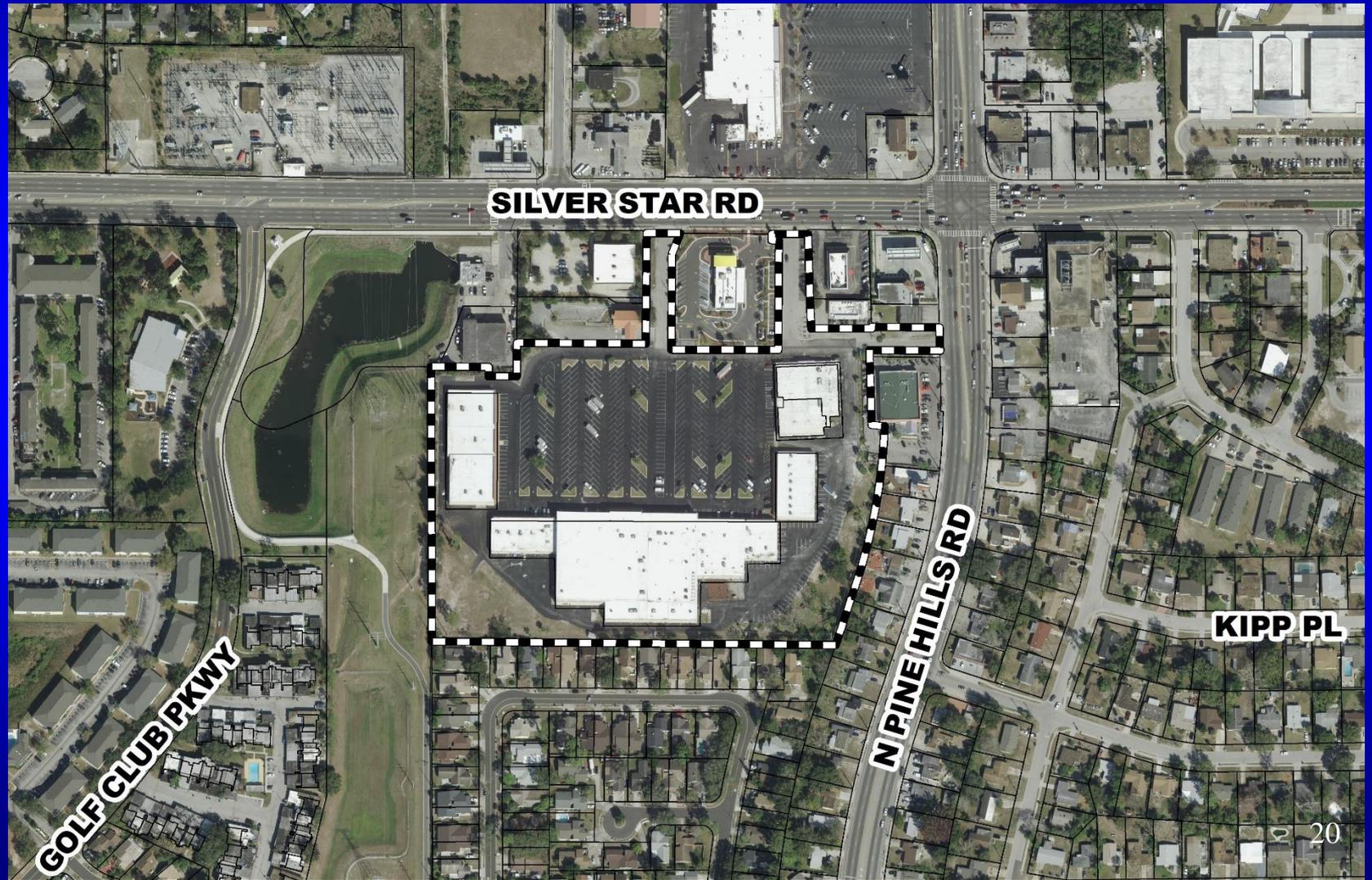


# Silver Pines Planned Development / Land Use Plan Zoning Map





# Silver Pines Planned Development / Land Use Plan Aerial Map

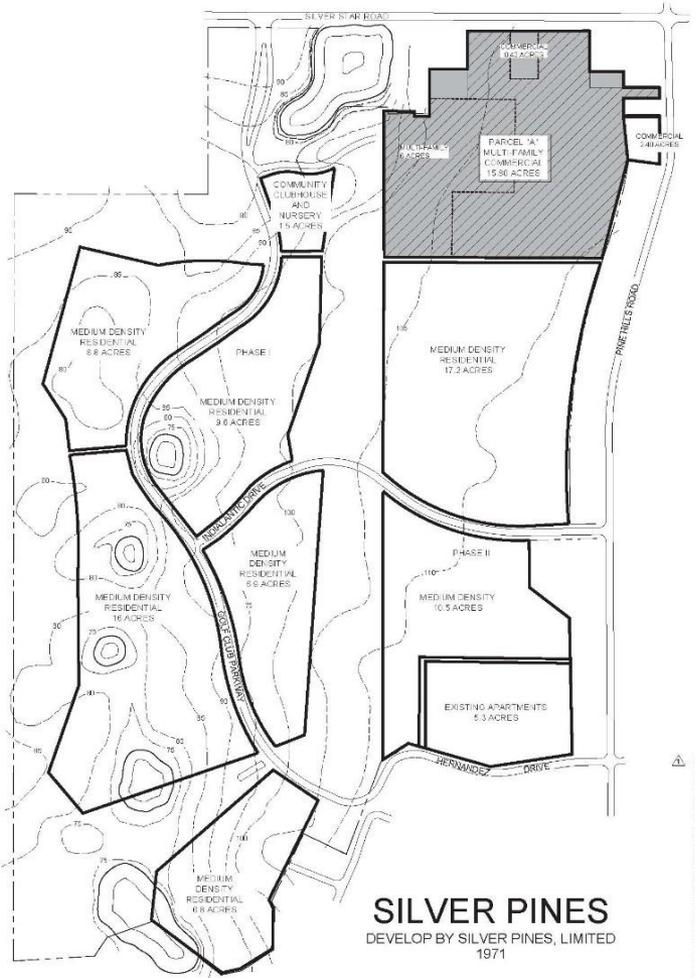




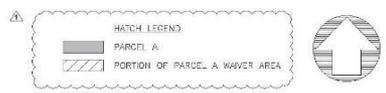
# Silver Pines Planned Development / Land Use Plan Overall Land Use Plan

**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 / 484.65 AC):	7.35 UNITS/AC
NET DENSITY (NET UNITS / 79.23 AC) / LESS THAN THE DAYSIDE CENTER / PROFESSIONAL OFFICE TRACTS:	7.84 UNITS/AC
ORIGINAL LAND USES AND UNITS:	
TOTAL AREA:	157.5 AC
TOTAL UNITS APPROVED:	1,200 UNITS
COMMERCIAL AREA:	18.2 AC
AREA OF PROPOSED DEVELOPMENT SITE:	2.91 AC
PROPOSED UNITS AND COMM. AREA:	1,534 AC
GROSS DENSITY (BASED ON 197.3 AC):	8.94 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 (CLOD):	118
SILVER PINES GOLF VILLAGE (CONDOES):	104
VILLAGE AT SILVER PINES (TOWNHOMES):	84
SILVER PINES POINTE PHASES I, II, III, IV:	232
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 (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. COMMERCIAL 25% MIN. MULTIFAMILY
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 PER RESIDENT IN EACH UNIT IN ADDITION TO THE REQUIRED PARKING SPACES FOR 1 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 2-3 BEDROOM DWELLING UNITS.
- 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  
1000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
303.733.1111  
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 METRIC UNITS

**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**