

Board of County Commissioners

Public Hearings

April 7, 2020

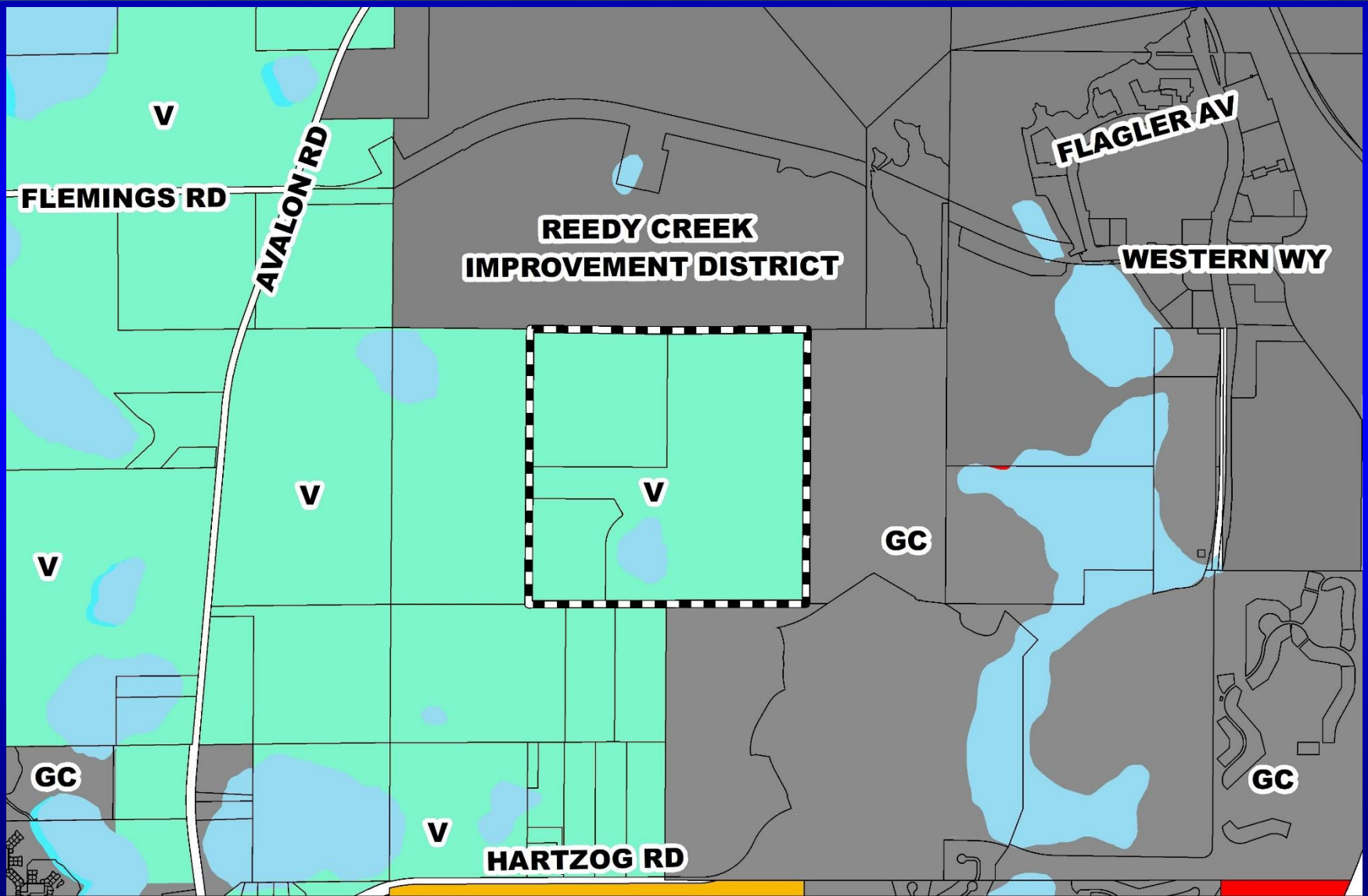


Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan

- 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.

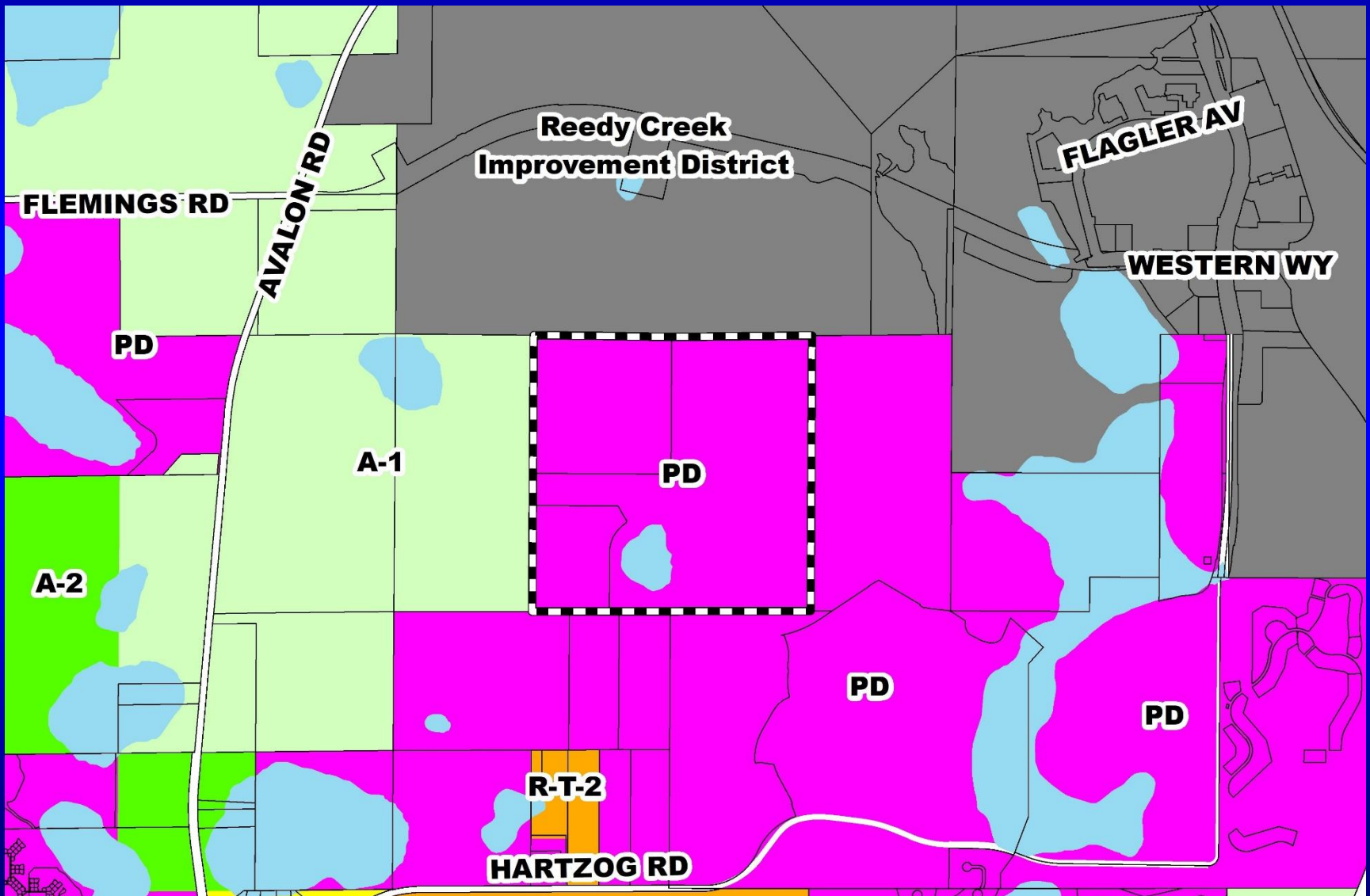


Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Future Land Use Map



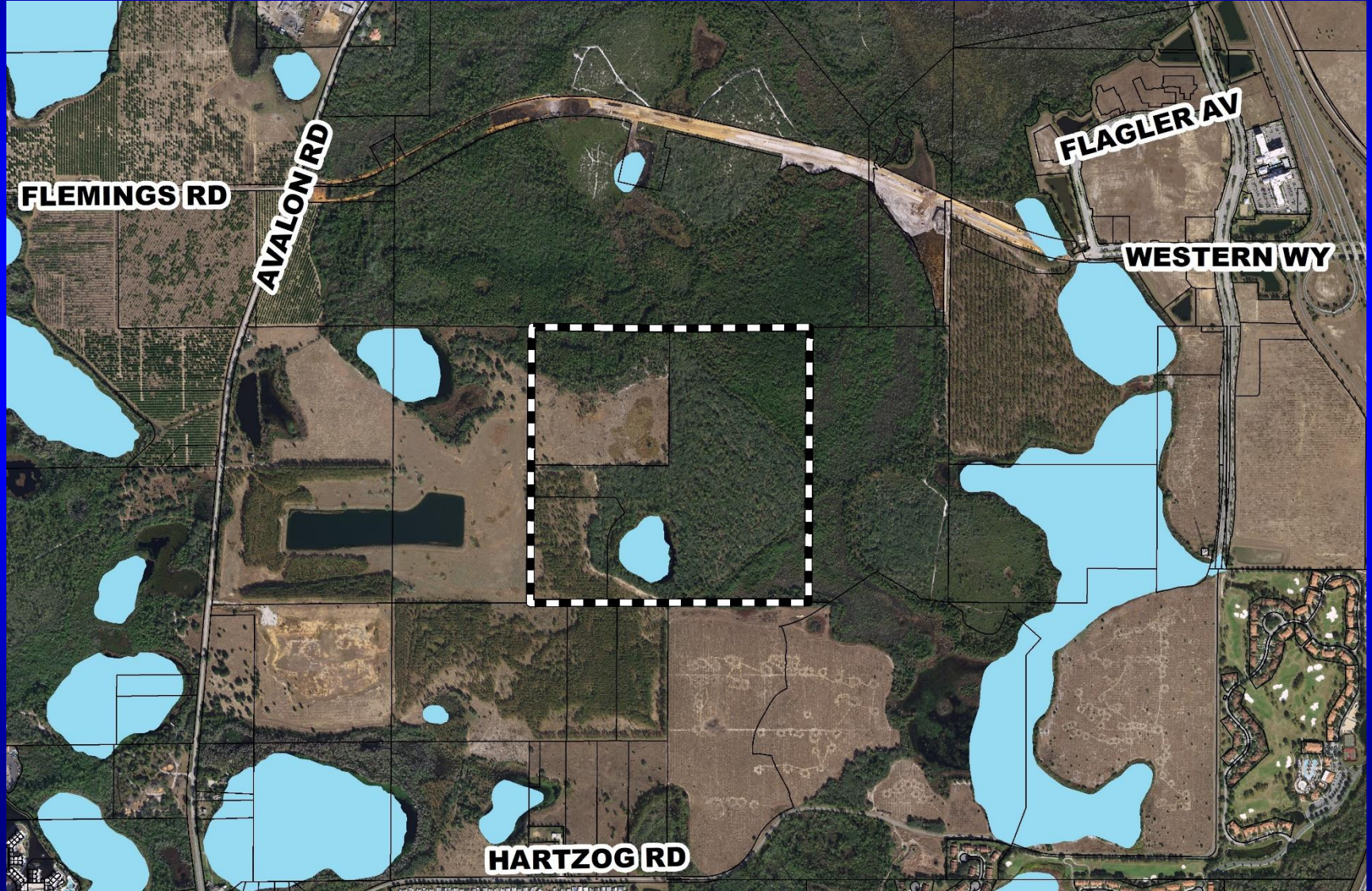


Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Zoning Map



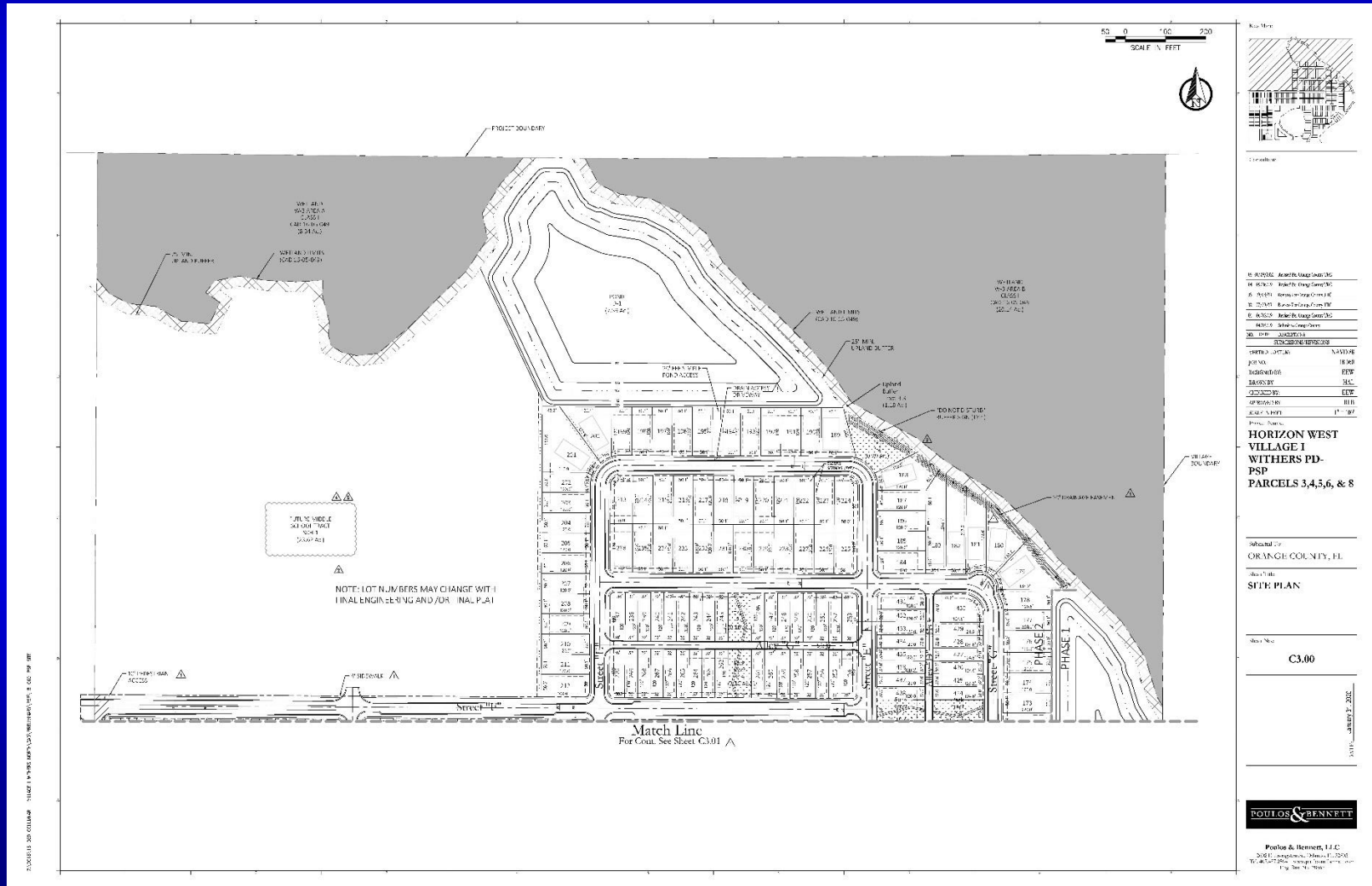


Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Aerial Map



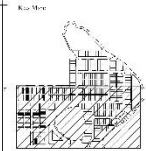


Withers PD / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Overall Preliminary Subdivision Plan





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



Legend

1. 0.00000	Asphalt Paved Street
2. 0.00000	Asphalt Paved Drive
3. 0.00000	Asphalt Paved Alley
4. 0.00000	Asphalt Paved Sidewalk
5. 0.00000	Asphalt Paved Shoulder
6. 0.00000	Asphalt Paved Median
7. 0.00000	Asphalt Paved Turn Lane
8. 0.00000	Asphalt Paved Island
9. 0.00000	Asphalt Paved Island
10. 0.00000	Asphalt Paved Island
11. 0.00000	Asphalt Paved Island
12. 0.00000	Asphalt Paved Island
13. 0.00000	Asphalt Paved Island
14. 0.00000	Asphalt Paved Island
15. 0.00000	Asphalt Paved Island
16. 0.00000	Asphalt Paved Island
17. 0.00000	Asphalt Paved Island
18. 0.00000	Asphalt Paved Island
19. 0.00000	Asphalt Paved Island
20. 0.00000	Asphalt Paved Island
21. 0.00000	Asphalt Paved Island
22. 0.00000	Asphalt Paved Island
23. 0.00000	Asphalt Paved Island
24. 0.00000	Asphalt Paved Island
25. 0.00000	Asphalt Paved Island
26. 0.00000	Asphalt Paved Island
27. 0.00000	Asphalt Paved Island
28. 0.00000	Asphalt Paved Island
29. 0.00000	Asphalt Paved Island
30. 0.00000	Asphalt Paved Island
31. 0.00000	Asphalt Paved Island
32. 0.00000	Asphalt Paved Island
33. 0.00000	Asphalt Paved Island
34. 0.00000	Asphalt Paved Island
35. 0.00000	Asphalt Paved Island
36. 0.00000	Asphalt Paved Island
37. 0.00000	Asphalt Paved Island
38. 0.00000	Asphalt Paved Island
39. 0.00000	Asphalt Paved Island
40. 0.00000	Asphalt Paved Island
41. 0.00000	Asphalt Paved Island
42. 0.00000	Asphalt Paved Island
43. 0.00000	Asphalt Paved Island
44. 0.00000	Asphalt Paved Island
45. 0.00000	Asphalt Paved Island
46. 0.00000	Asphalt Paved Island
47. 0.00000	Asphalt Paved Island
48. 0.00000	Asphalt Paved Island
49. 0.00000	Asphalt Paved Island
50. 0.00000	Asphalt Paved Island
51. 0.00000	Asphalt Paved Island
52. 0.00000	Asphalt Paved Island
53. 0.00000	Asphalt Paved Island
54. 0.00000	Asphalt Paved Island
55. 0.00000	Asphalt Paved Island
56. 0.00000	Asphalt Paved Island
57. 0.00000	Asphalt Paved Island
58. 0.00000	Asphalt Paved Island
59. 0.00000	Asphalt Paved Island
60. 0.00000	Asphalt Paved Island
61. 0.00000	Asphalt Paved Island
62. 0.00000	Asphalt Paved Island
63. 0.00000	Asphalt Paved Island
64. 0.00000	Asphalt Paved Island
65. 0.00000	Asphalt Paved Island
66. 0.00000	Asphalt Paved Island
67. 0.00000	Asphalt Paved Island
68. 0.00000	Asphalt Paved Island
69. 0.00000	Asphalt Paved Island
70. 0.00000	Asphalt Paved Island
71. 0.00000	Asphalt Paved Island
72. 0.00000	Asphalt Paved Island
73. 0.00000	Asphalt Paved Island
74. 0.00000	Asphalt Paved Island
75. 0.00000	Asphalt Paved Island
76. 0.00000	Asphalt Paved Island
77. 0.00000	Asphalt Paved Island
78. 0.00000	Asphalt Paved Island
79. 0.00000	Asphalt Paved Island
80. 0.00000	Asphalt Paved Island
81. 0.00000	Asphalt Paved Island
82. 0.00000	Asphalt Paved Island
83. 0.00000	Asphalt Paved Island
84. 0.00000	Asphalt Paved Island
85. 0.00000	Asphalt Paved Island
86. 0.00000	Asphalt Paved Island
87. 0.00000	Asphalt Paved Island
88. 0.00000	Asphalt Paved Island
89. 0.00000	Asphalt Paved Island
90. 0.00000	Asphalt Paved Island
91. 0.00000	Asphalt Paved Island
92. 0.00000	Asphalt Paved Island
93. 0.00000	Asphalt Paved Island
94. 0.00000	Asphalt Paved Island
95. 0.00000	Asphalt Paved Island
96. 0.00000	Asphalt Paved Island
97. 0.00000	Asphalt Paved Island
98. 0.00000	Asphalt Paved Island
99. 0.00000	Asphalt Paved Island
100. 0.00000	Asphalt Paved Island

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

Submitted To:
ORANGE COUNTY, FL

Submitted By:
SITE PLAN

C3.01

DATE: 01/15/2013





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

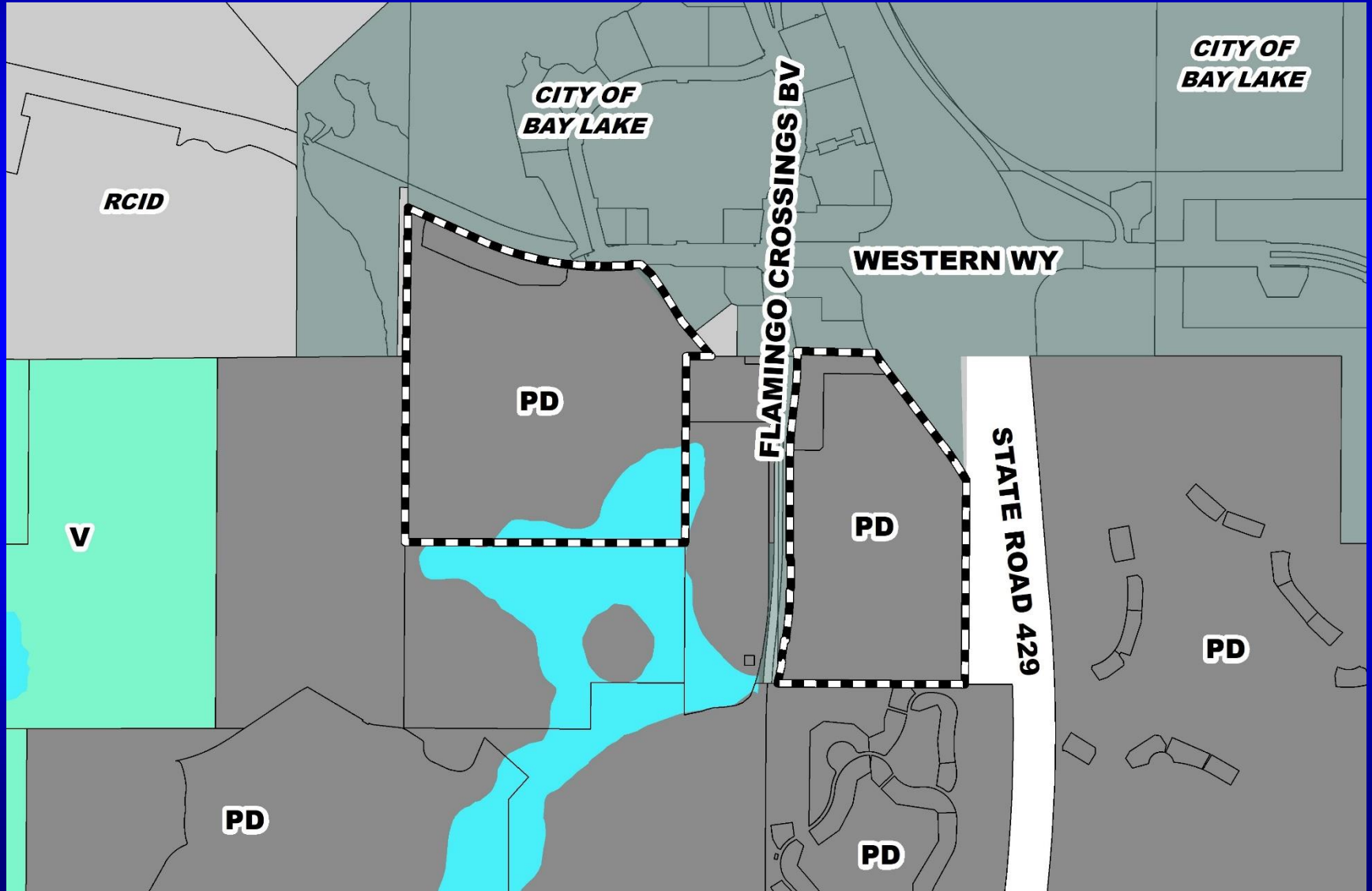
Acreage: 154.08 gross acres

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.

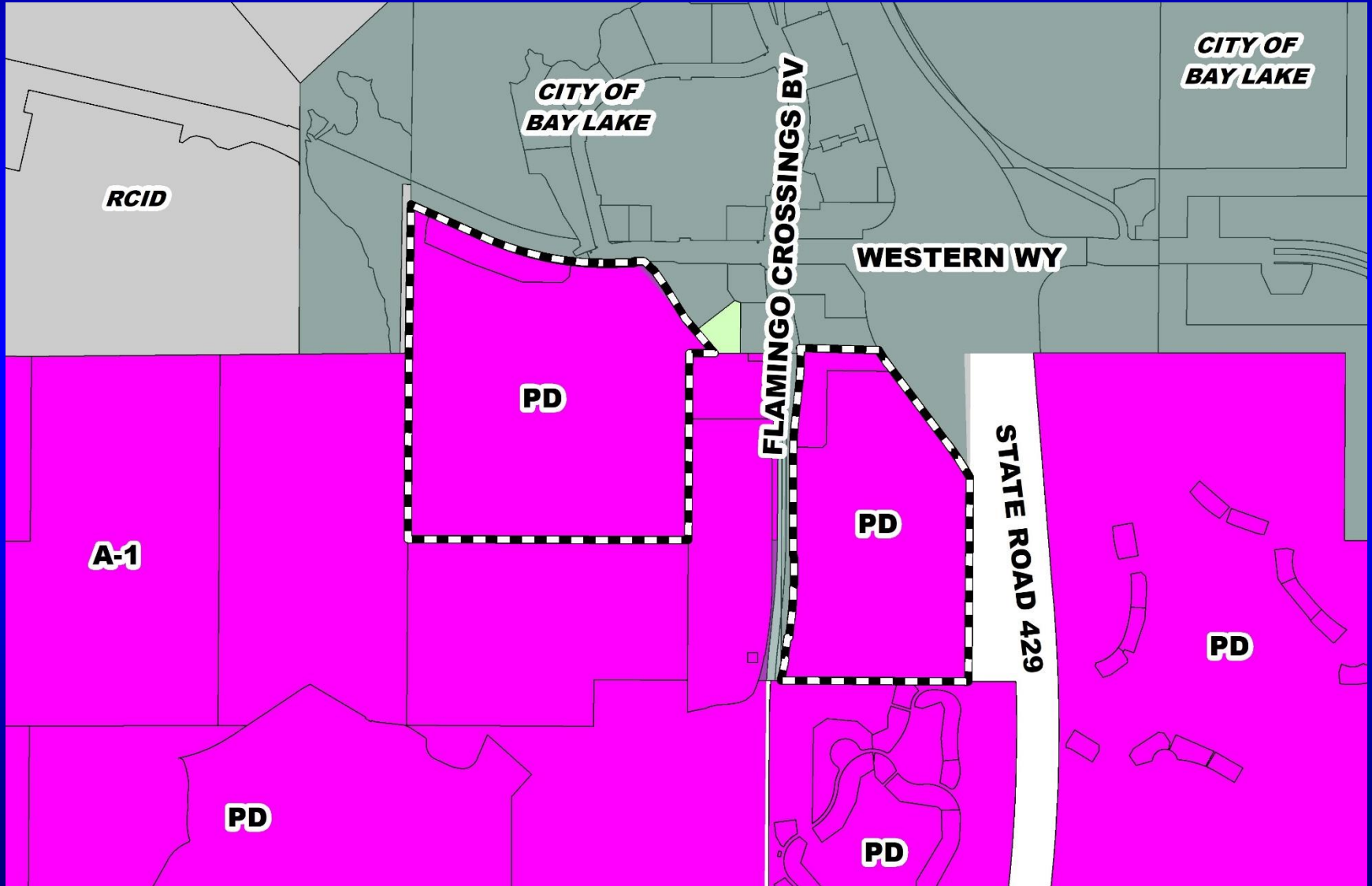


Flamingo Crossings Planned Development / Land Use Plan Future Land Use Map



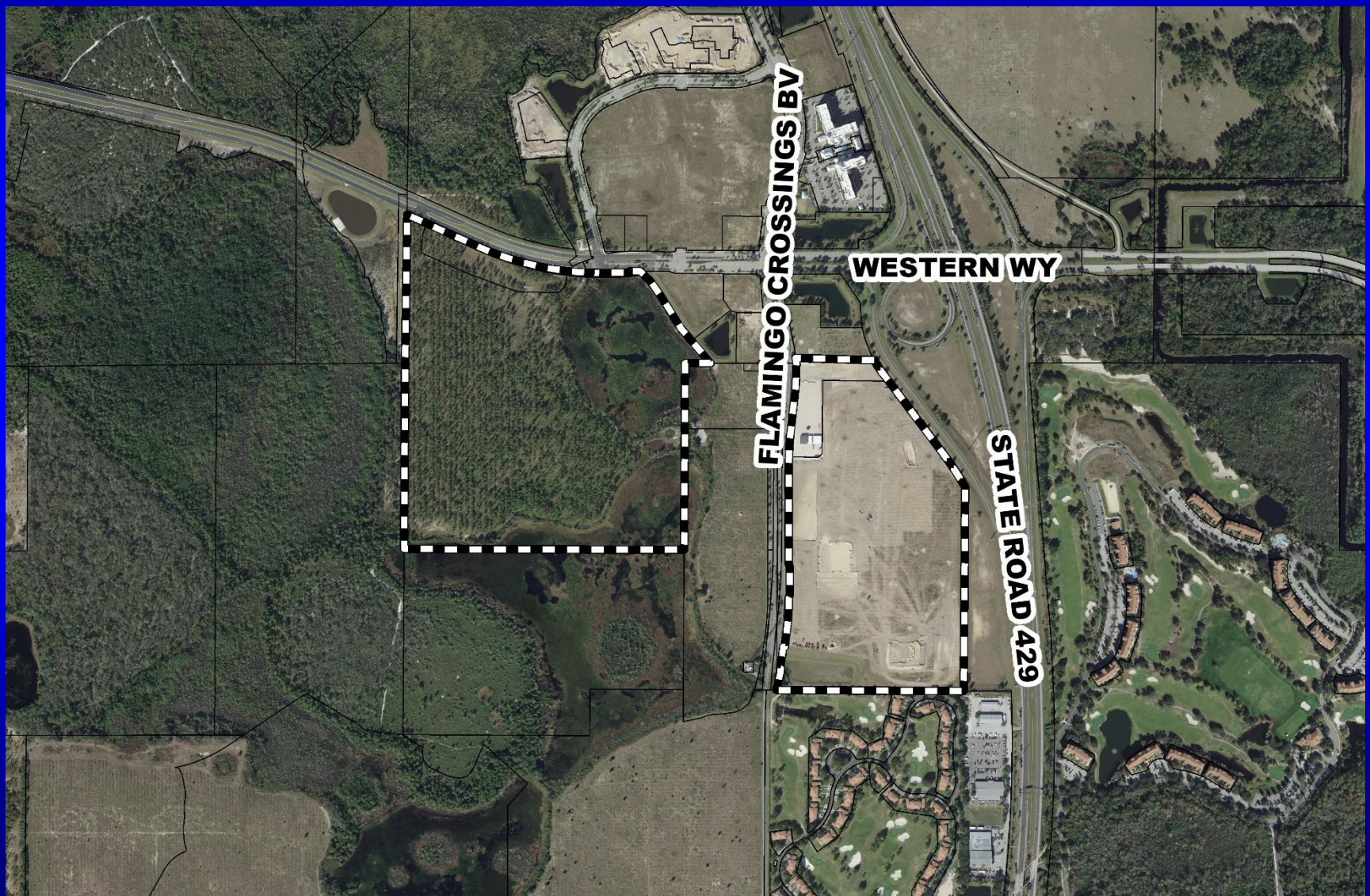


Flamingo Crossings Planned Development / Land Use Plan Zoning Map





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
Total		60.77	60.77	0	0

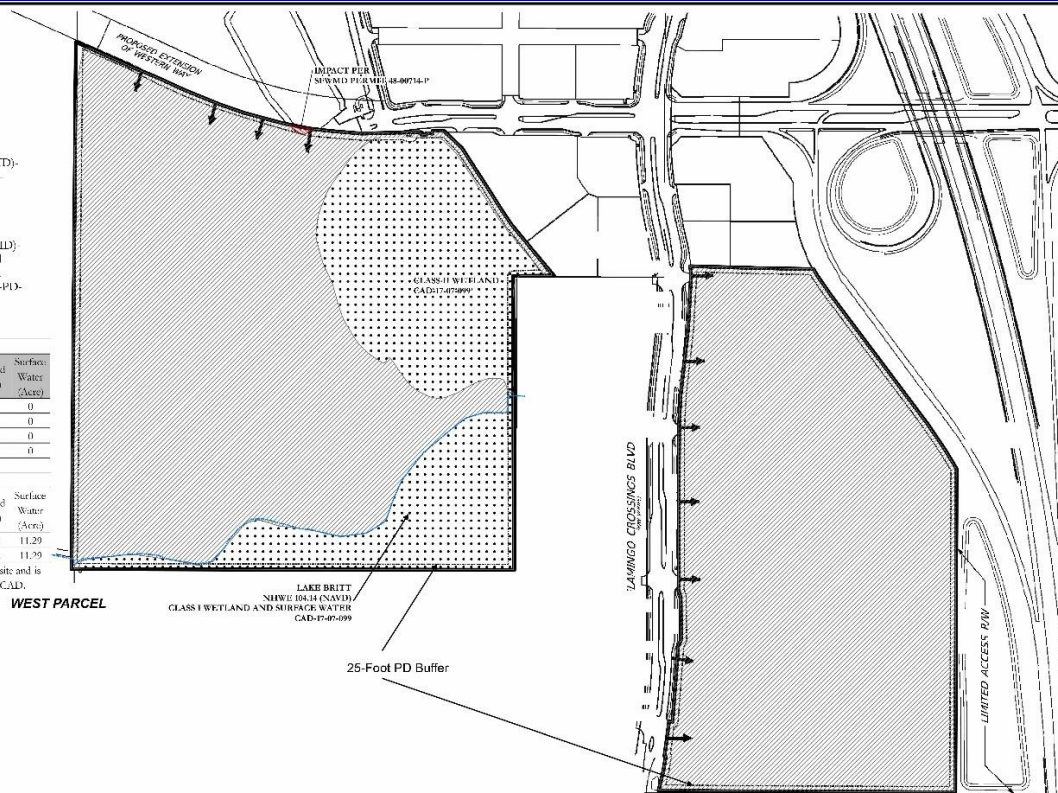
West Parcel					
Parcel ID#	Owner	Total (Acres)	Upland (Acres)	Wetland (Acres)	Surface Water (Acres)
21-24-27-0000-00-003 (portion)	Flamingo Crossings LLC	93.31	63.46	18.62	11.29
Total		93.31	63.46	18.62	11.29

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.

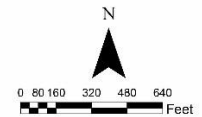


ACCESS NOTES:

- 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.poulousandbennett.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

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

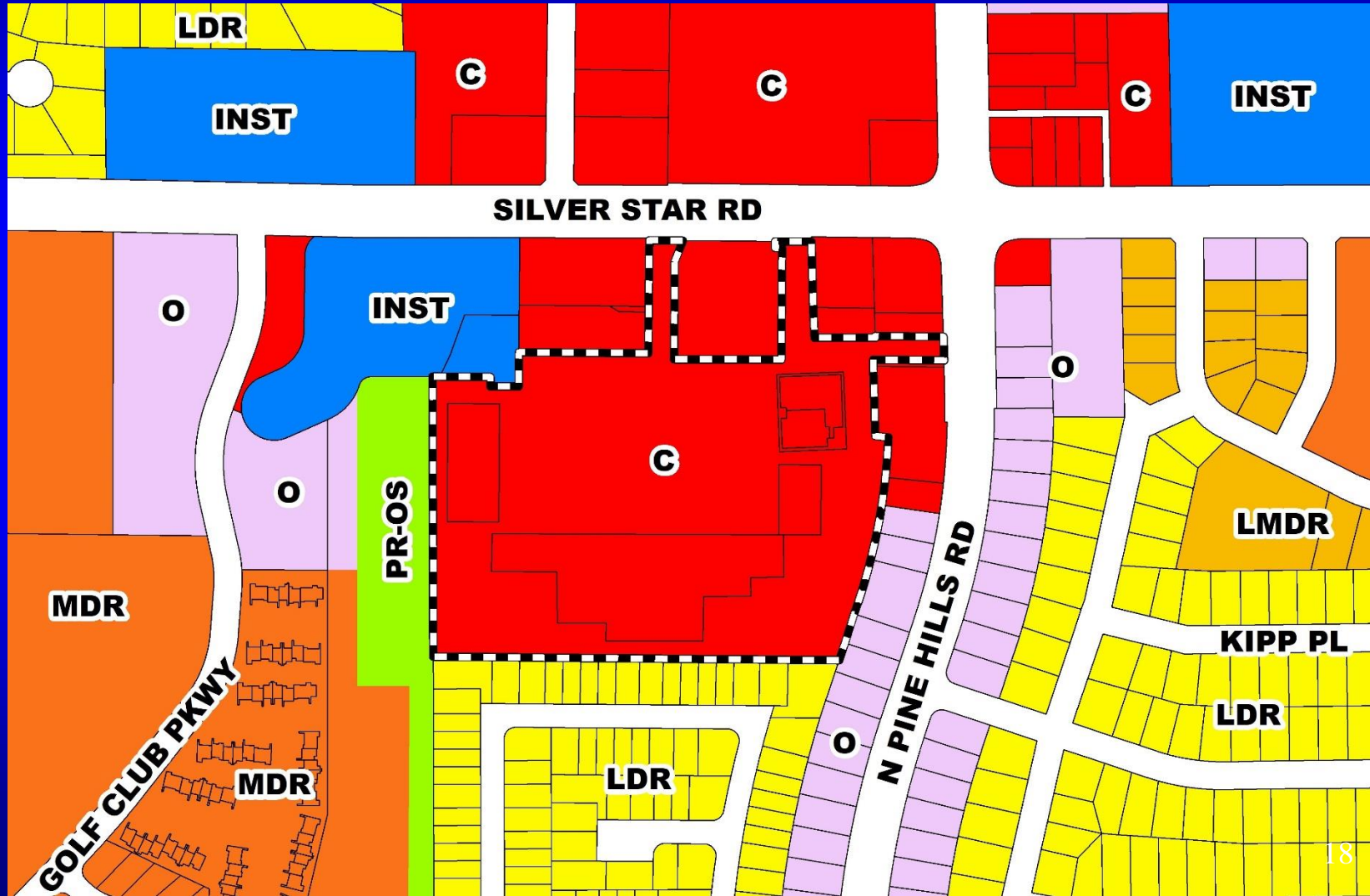


Silver Pines Planned Development / Land Use Plan

- 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.

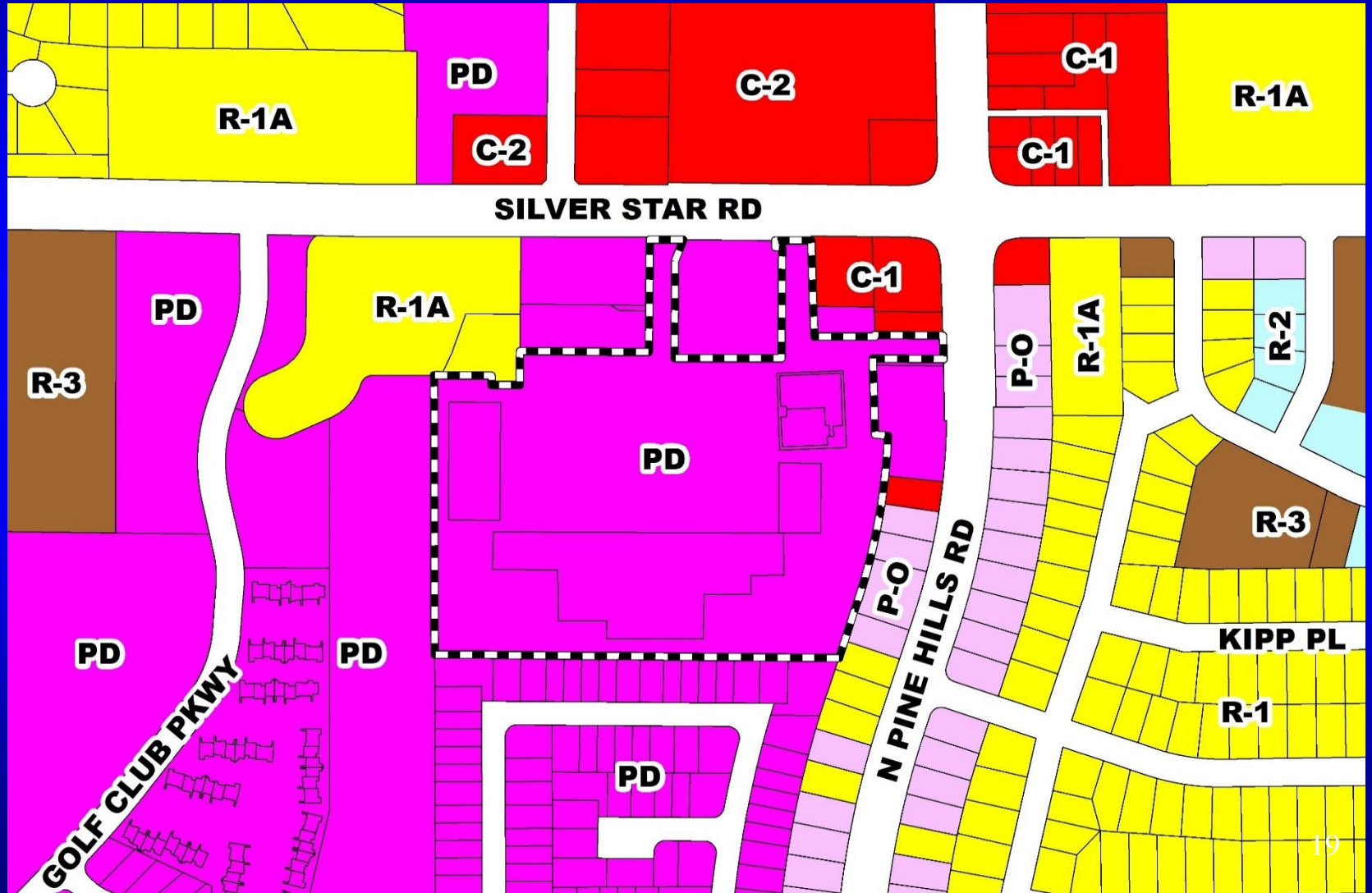


Silver Pines Planned Development / Land Use Plan Future Land Use Map





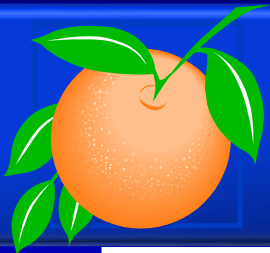
Silver Pines Planned Development / Land Use Plan Zoning Map





Silver Pines Planned Development / Land Use Plan Aerial Map

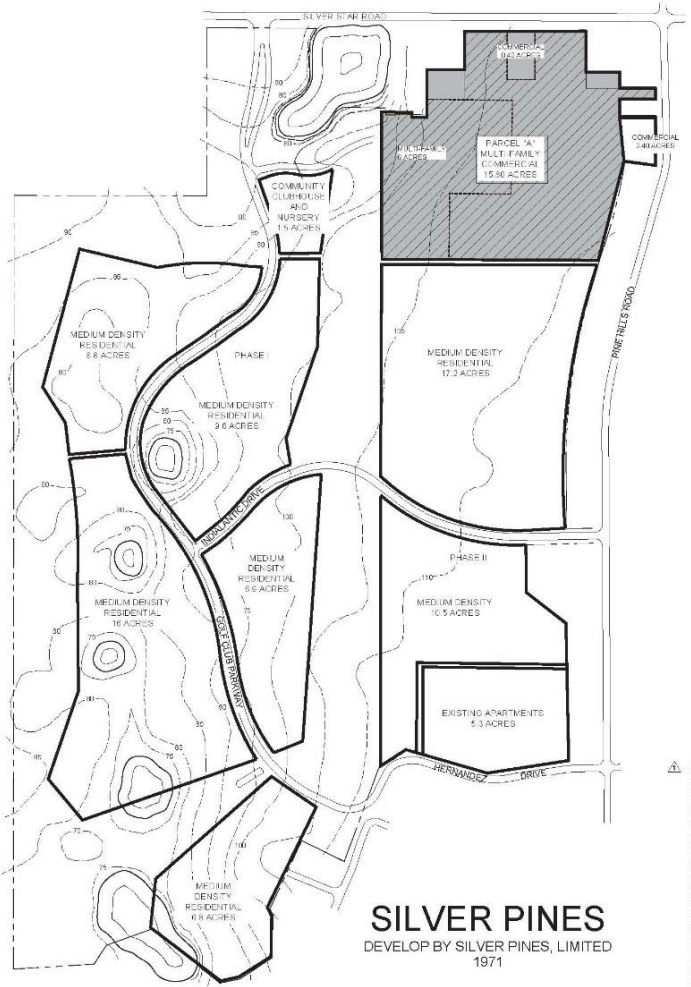




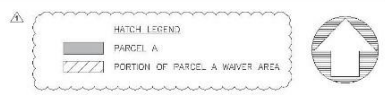
Silver Pines Planned Development / Land Use Plan Overall Land Use Plan

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 LIMITS:	
TOTAL AREA:	157.5 AC
TOTAL UNITS APPROVED:	1,500 UNITS
COMMERCIAL AREA:	18.2 AC
AREA OF PROPOSED DEVELOPMENT SITE:	2.91 AC
PROPOSED UNITS AND COMMUNITY PARK:	1,534 AC
GROSS DENSITY (BASED ON 100,000 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:	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)	18-25-28-30-31-08-300 18-25-28-30-31-08-300 18-25-28-30-31-04-300 18-25-28-30-31-04-300 18-25-28-30-31-04-300 18-25-28-30-31-04-300 18-25-28-30-31-04-300 18-25-28-30-31-04-300 18-25-28-30-31-04-300 18-25-28-30-31-04-300
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 - 10' BACK - 20' SIDE - 20' 8' 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 38-124(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 38-141(B)(2) IS GRANTED TO ALLOW ONE (1) PARKING SPACE FOR EACH APARTMENT UNIT AND ONE (1) CAR PER 1,000 SQUARE FEET OF 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 38-141(B)(1) 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 2-4 UNITS 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 LOCATED IN THE AREA. THIS SITE IS NEAR THE MAIN AND DESIRABLE 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 38-124(B)(2) 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