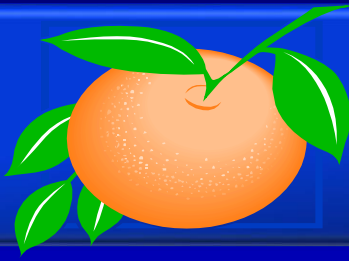


Board of County Commissioners

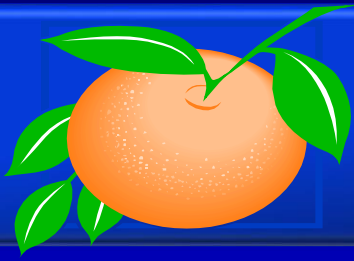
Public Hearings

November 10, 2020

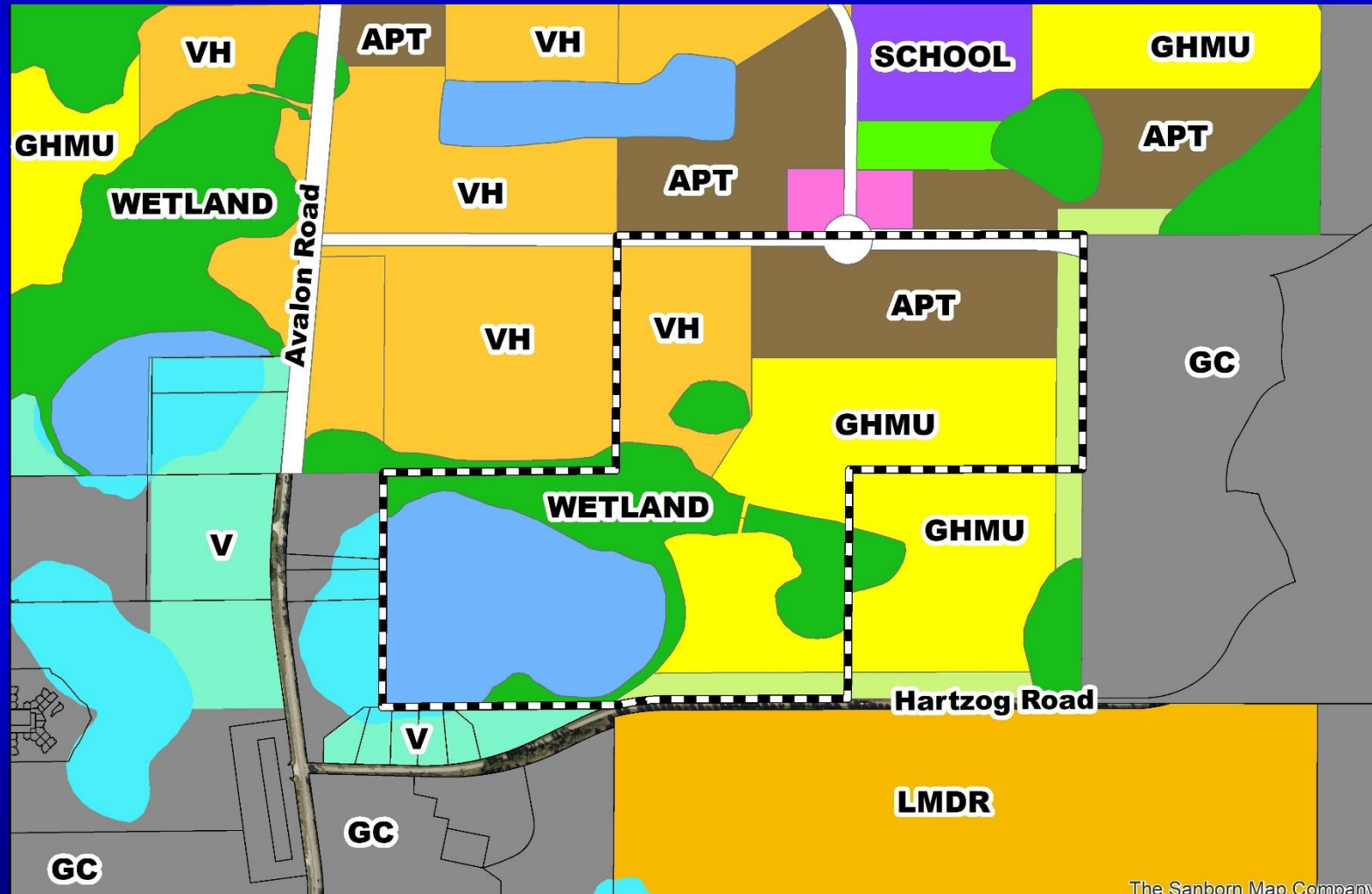


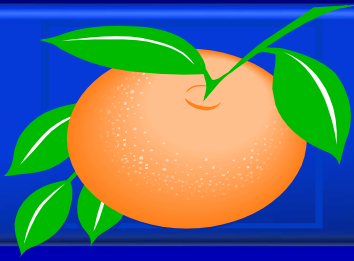
Withers PD / Parcels 11,13 & 17 Preliminary Subdivision Plan

- 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.

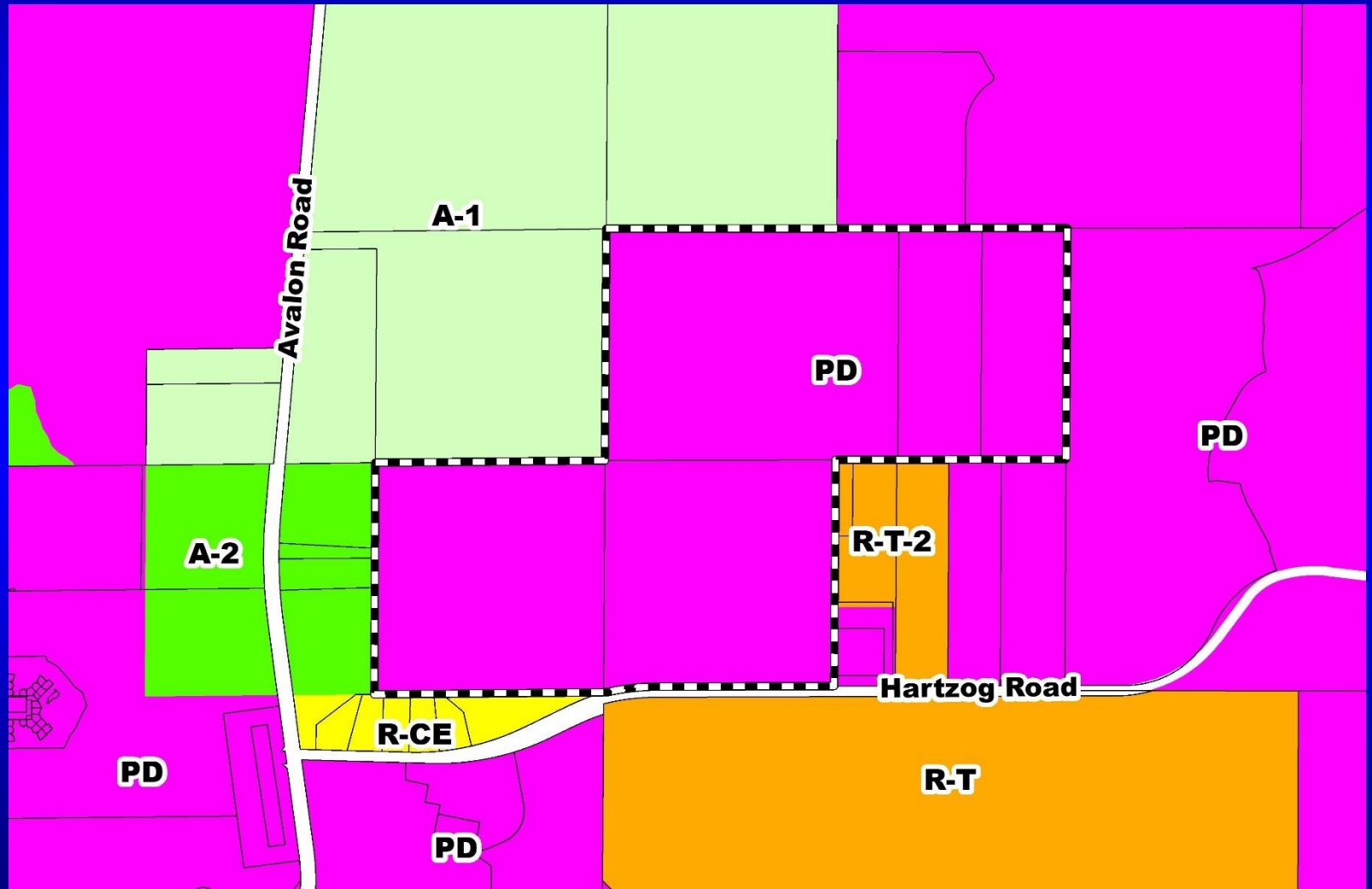


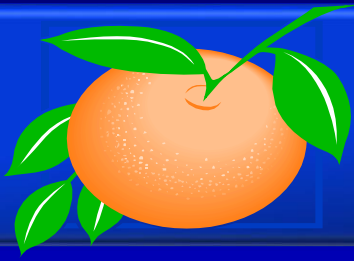
Withers PD / Parcels 11,13 & 17 Preliminary Subdivision Plan Future Land Use Map





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



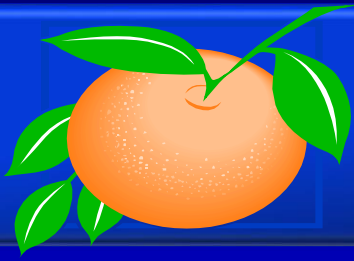


Withers PD / Parcels 11,13 & 17

Preliminary Subdivision Plan

Aerial Map

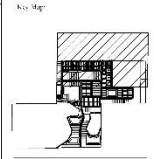
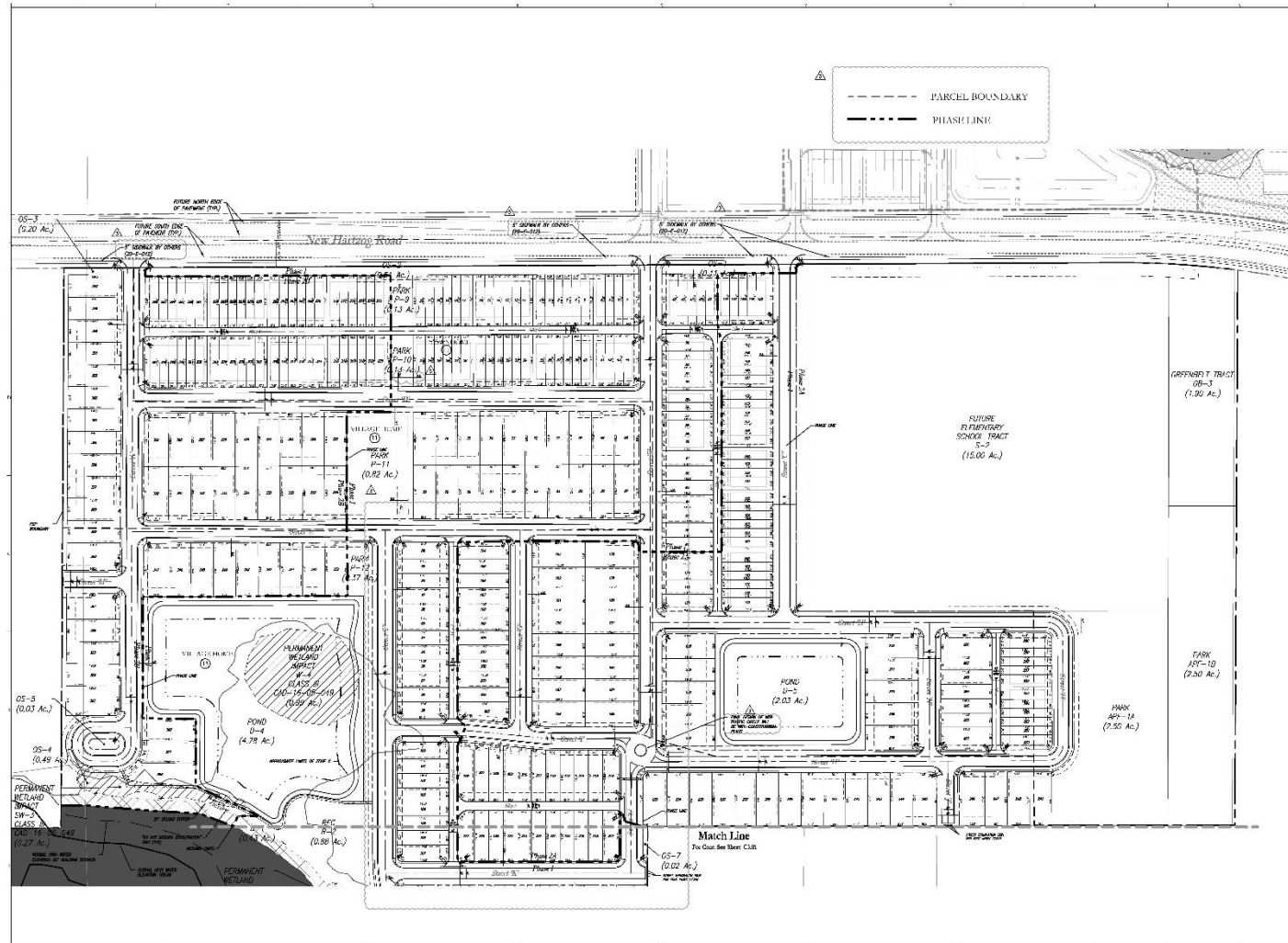




Withers PD / Parcels 11,13 & 17

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



10. MICHN	Metropolitan Planning Commission
11. MICHN	Metropolitan Planning Commission
12. MICHN	Metropolitan Planning Commission
13. MICHN	Metropolitan Planning Commission
14. MICHN	Metropolitan Planning Commission
15. MICHN	Metropolitan Planning Commission
16. MICHN	Metropolitan Planning Commission
17. MICHN	Metropolitan Planning Commission
18. MICHN	Metropolitan Planning Commission
19. MICHN	Metropolitan Planning Commission
20. MICHN	Metropolitan Planning Commission
21. MICHN	Metropolitan Planning Commission
22. MICHN	Metropolitan Planning Commission
23. MICHN	Metropolitan Planning Commission
24. MICHN	Metropolitan Planning Commission
25. MICHN	Metropolitan Planning Commission
26. MICHN	Metropolitan Planning Commission
27. MICHN	Metropolitan Planning Commission
28. MICHN	Metropolitan Planning Commission
29. MICHN	Metropolitan Planning Commission
30. MICHN	Metropolitan Planning Commission

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

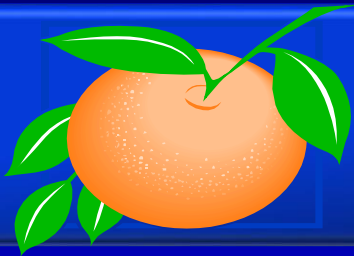
Site No. 4 E-1
 ORANGE COUNTY, FL

Scale:
SITE PLAN

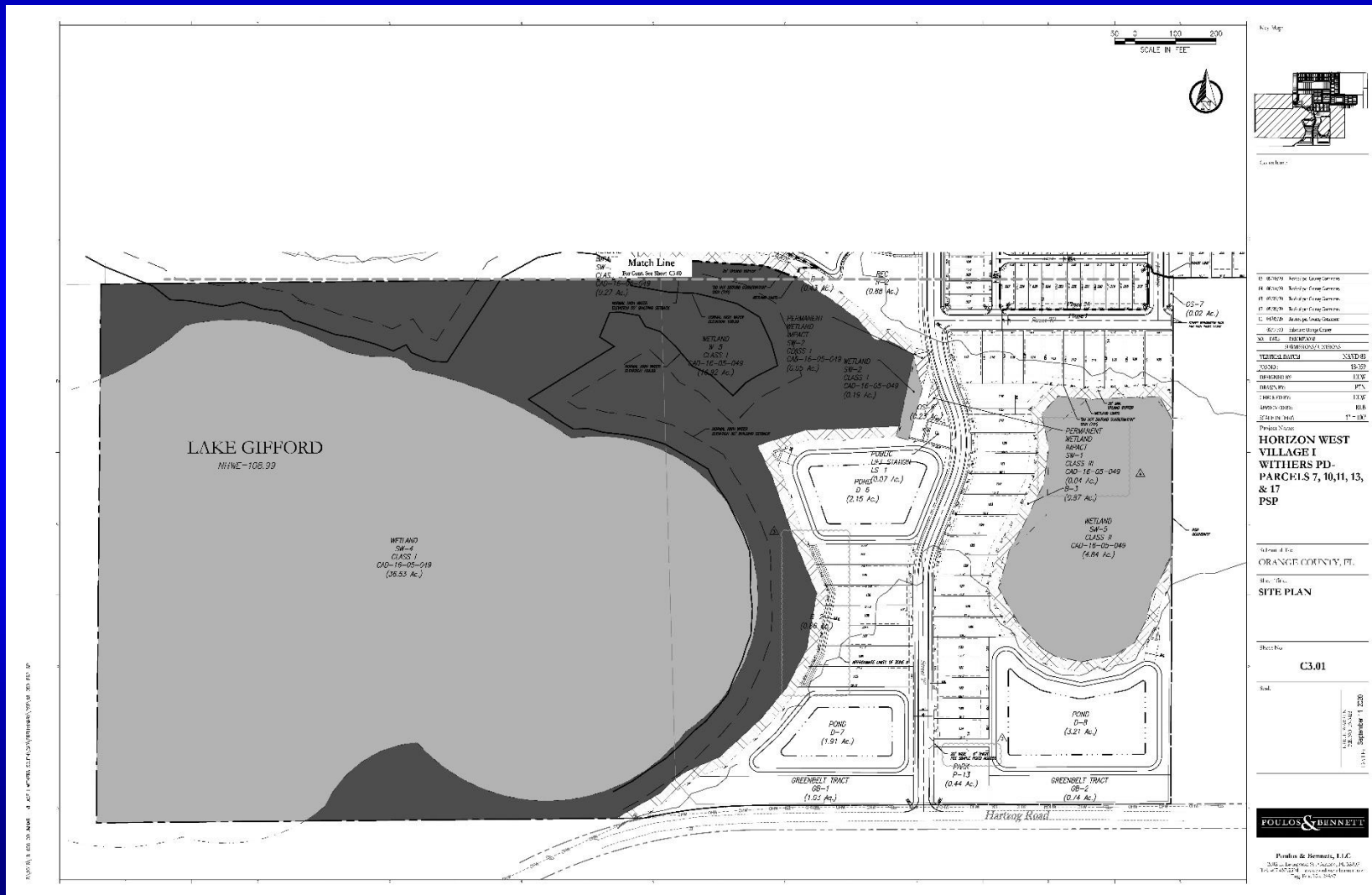
Sheet No.
C3.00

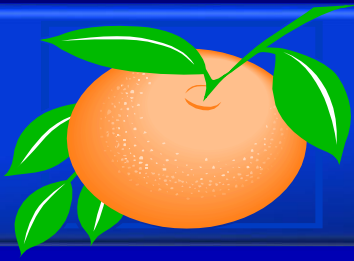
Date:
 11/11/11

POULOS & BENNETT
 Poulos & Bennett, E.I.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.



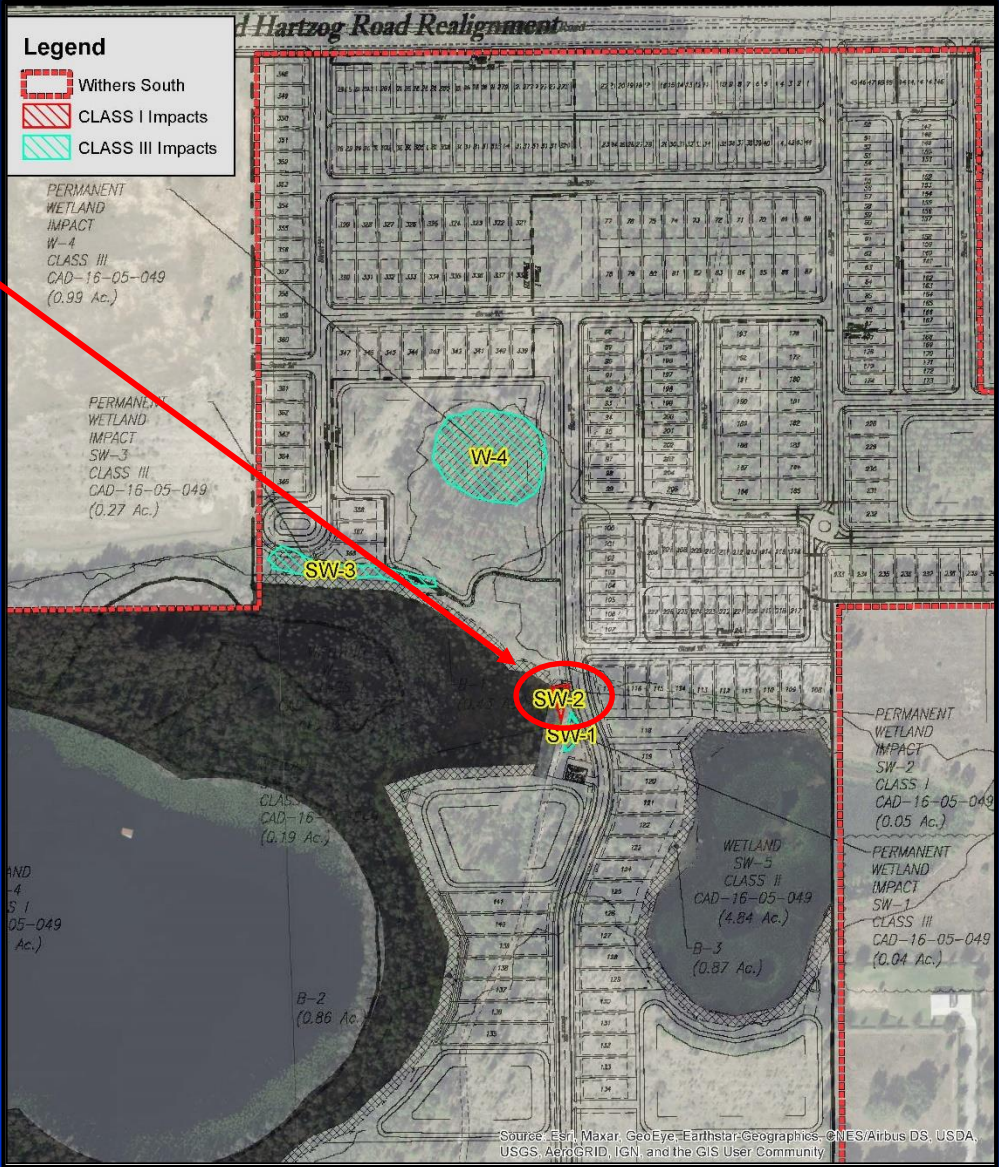
Site Plan

 CLASS I Impacts

Surface water impacts (0.05 acres)

 CLASS III Impacts

Wetland and surface water impacts (1.30 acres)





Class I Impact Area



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).



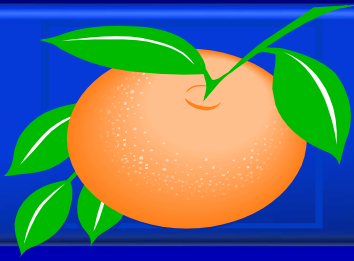
Action Requested

- 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



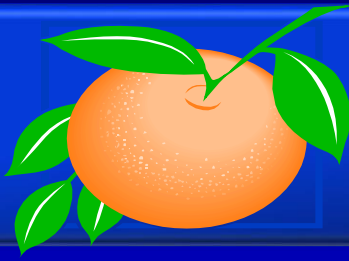
Action Requested

- 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



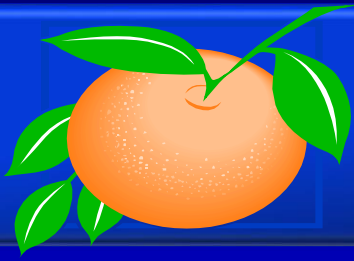
Golden Keys Condo Planned Development / Land Use Plan

- 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.



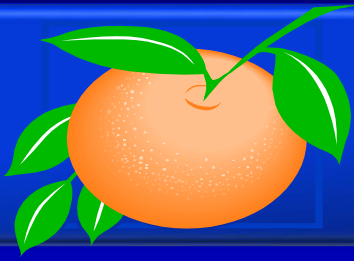
Orangewood N-9 Planned Development / Land Use Plan

- 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.



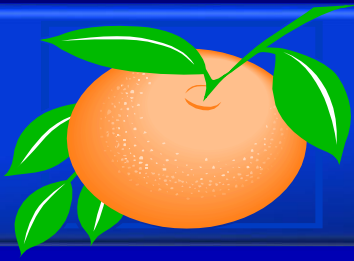
Waterford Lakes Multi-Family Planned Development / Land Use Plan

- 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.



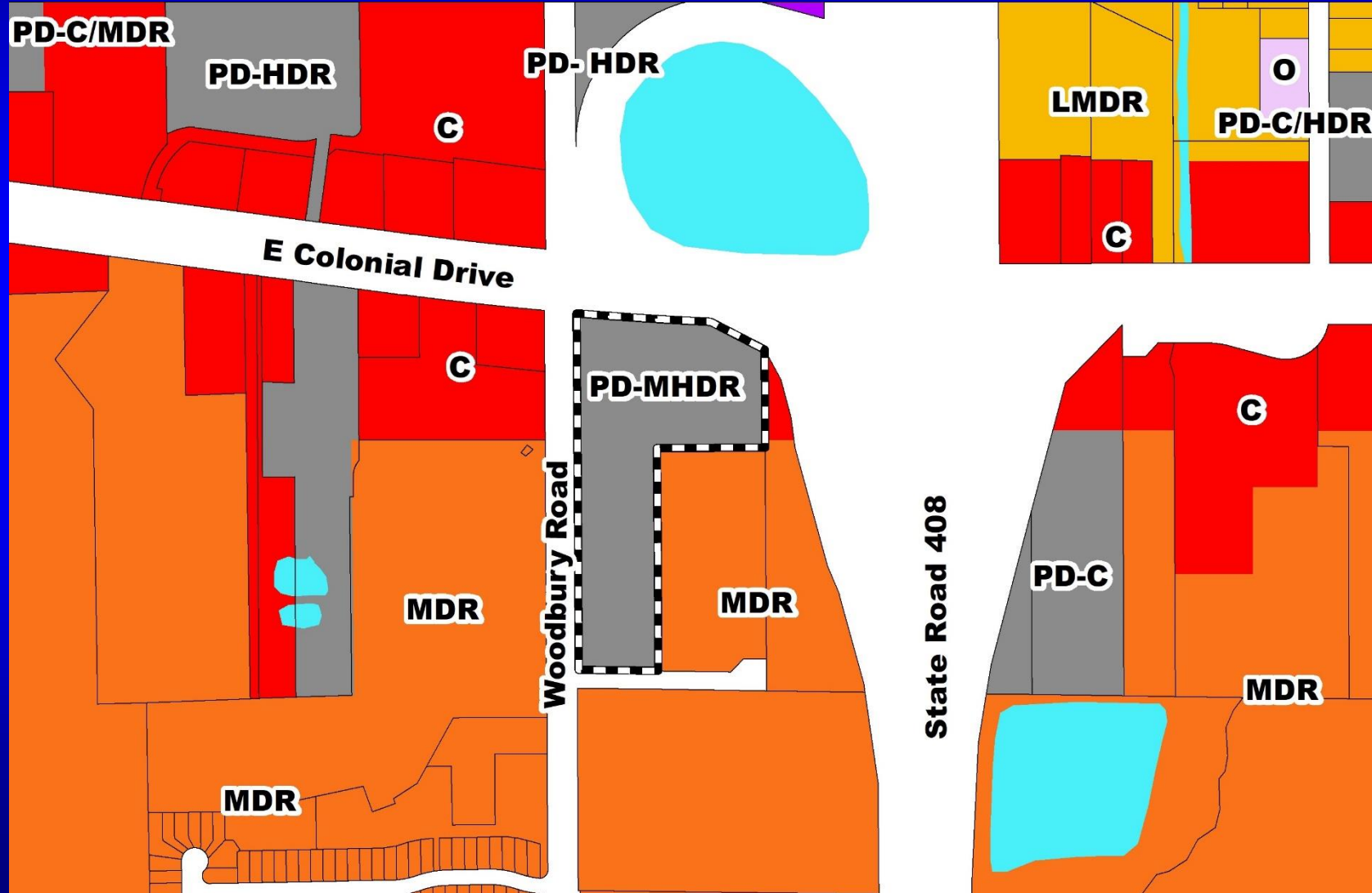
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

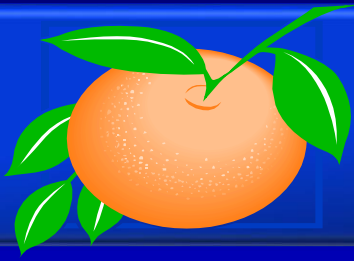
- Case:** DP-19-12-419
- Project Name:** Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family DP
- Applicant:** Brooks Stickler, Kimley-Horn & Associates, Inc.
- District:** 4
- Acreage:** 10.08 gross acres
- Location:** 12400 and 12464 E. Colonial Drive, or generally located south of E. Colonial 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

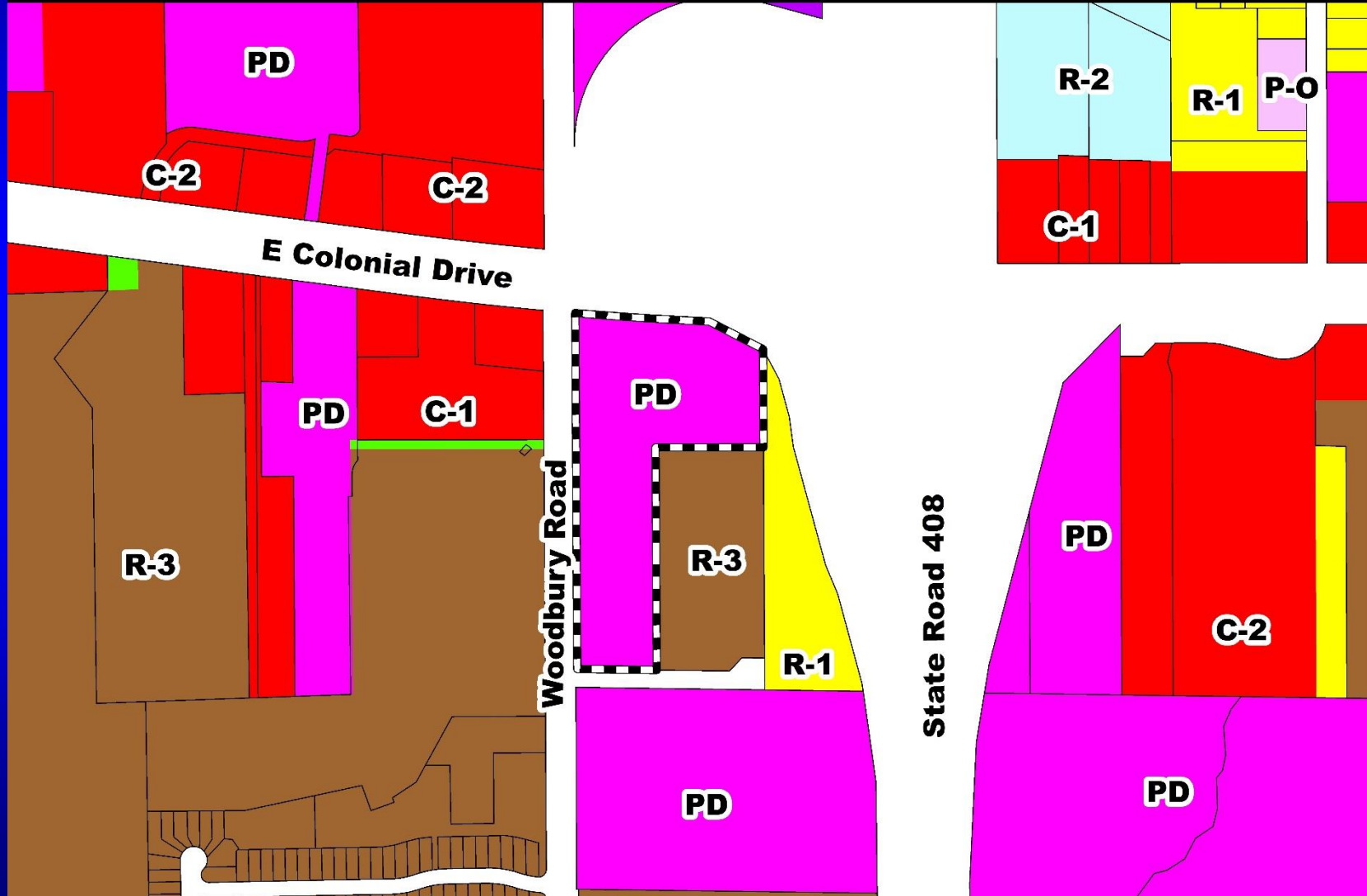
Future Land Use Map

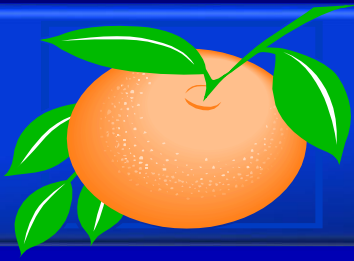




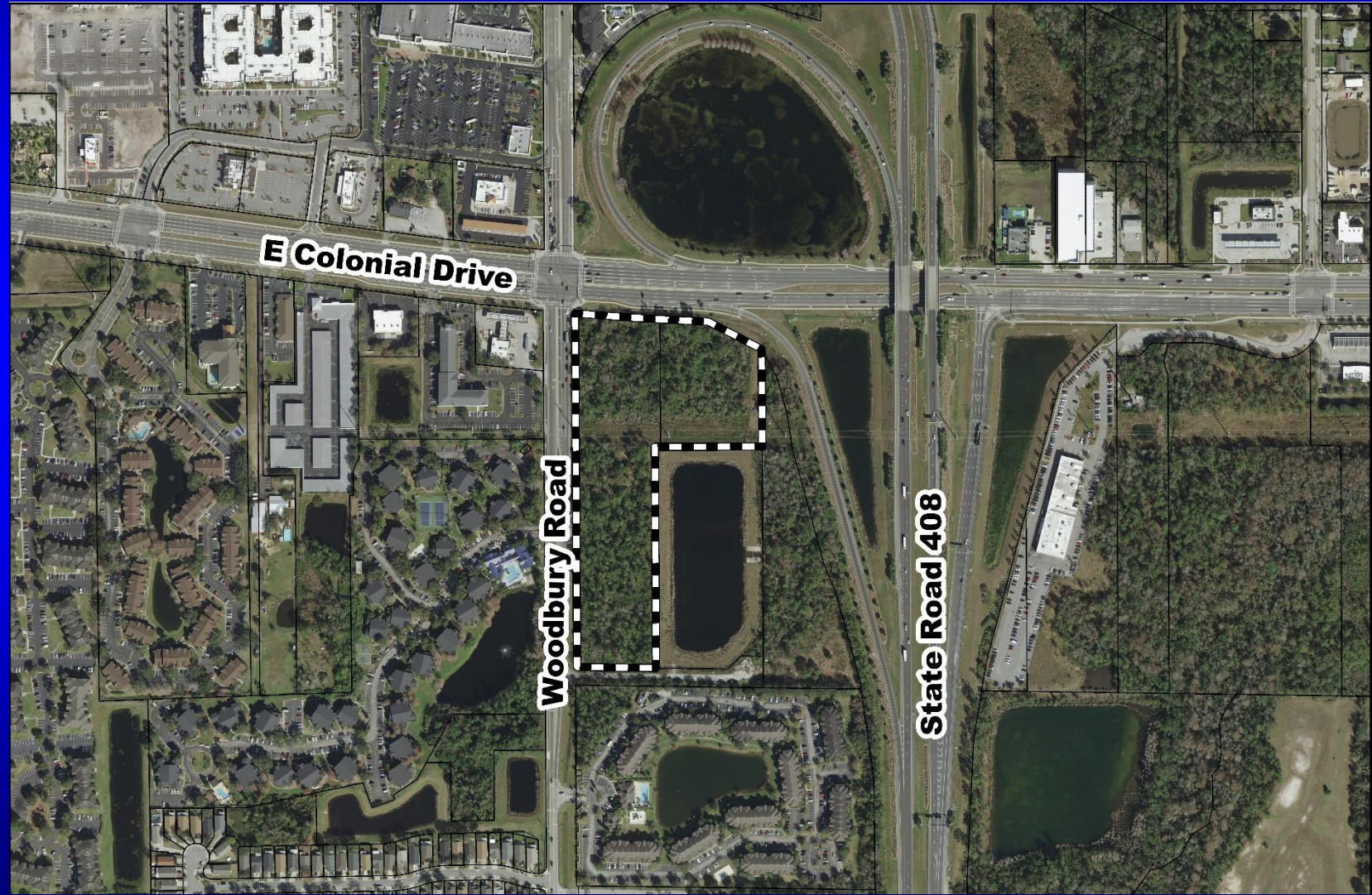
Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

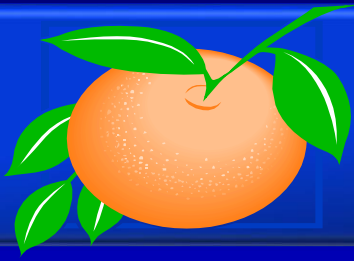
Zoning Map





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





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