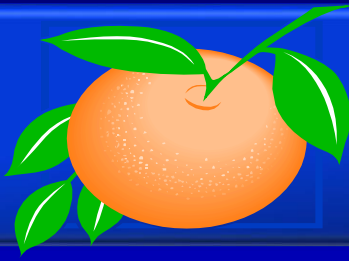


*Board of County Commissioners*

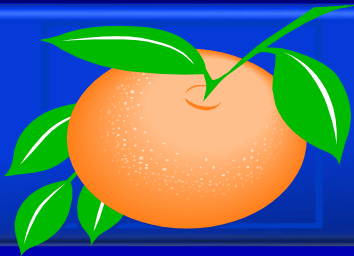
# Public Hearings

**November 10, 2020**

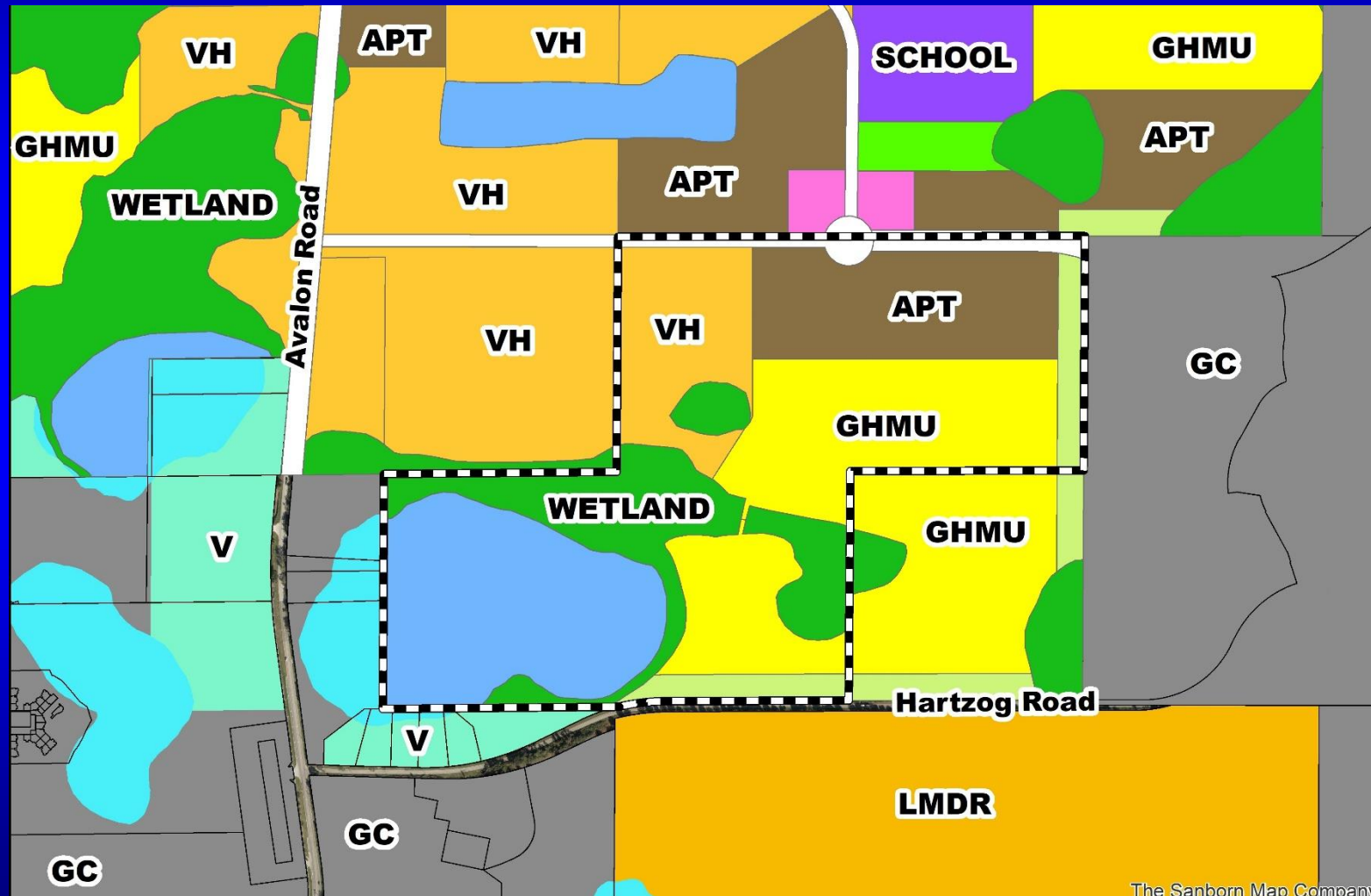


## **Withers PD / Parcels 11,13 & 17 Preliminary Subdivision Plan**

- 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.

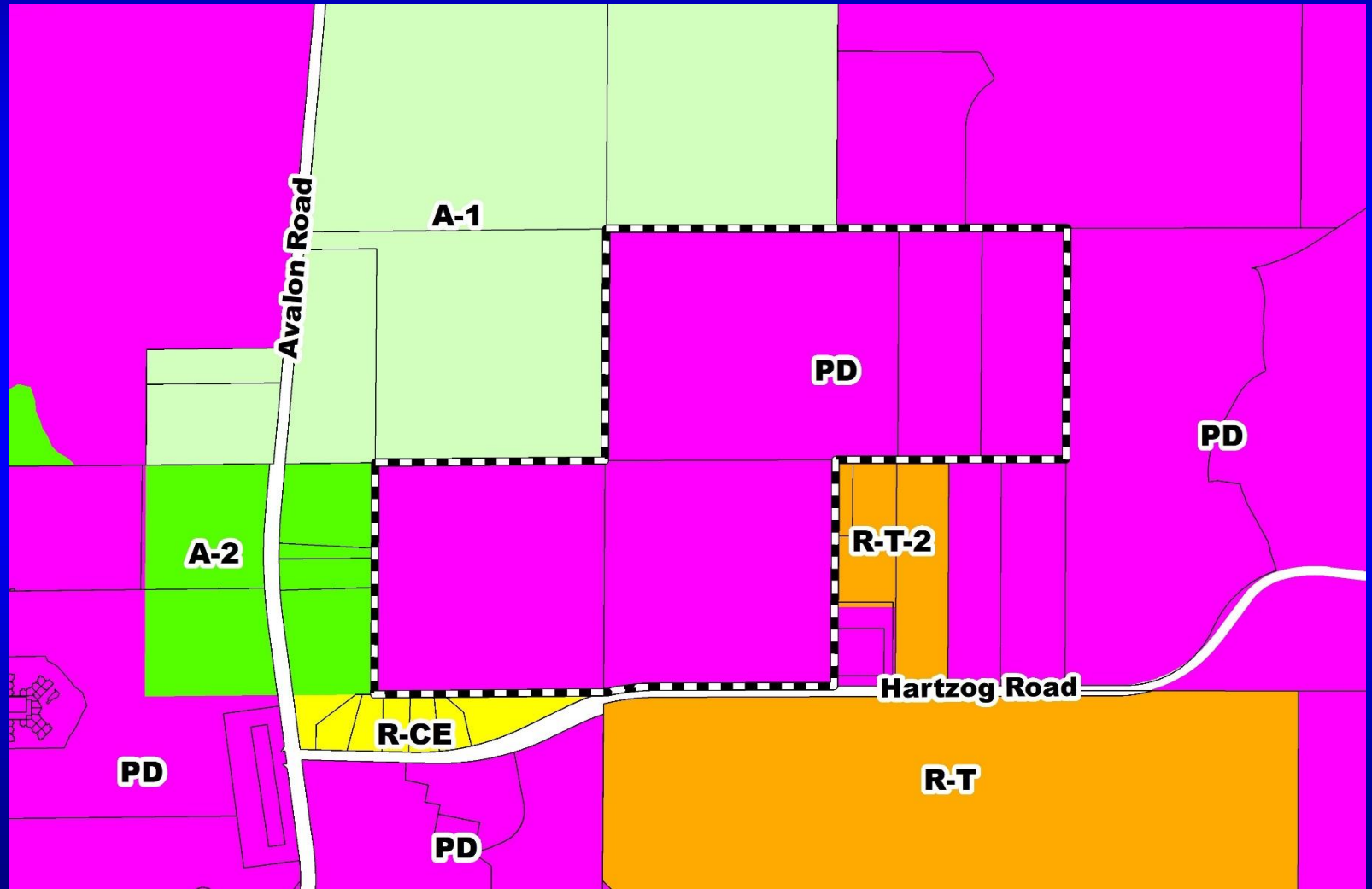


# Withers PD / Parcels 11,13 & 17 Preliminary Subdivision Plan Future Land Use Map





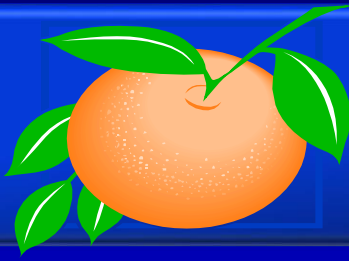
# Withers PD / Parcels 11,13 & 17 Preliminary Subdivision Plan Zoning Map





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

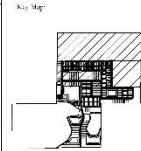
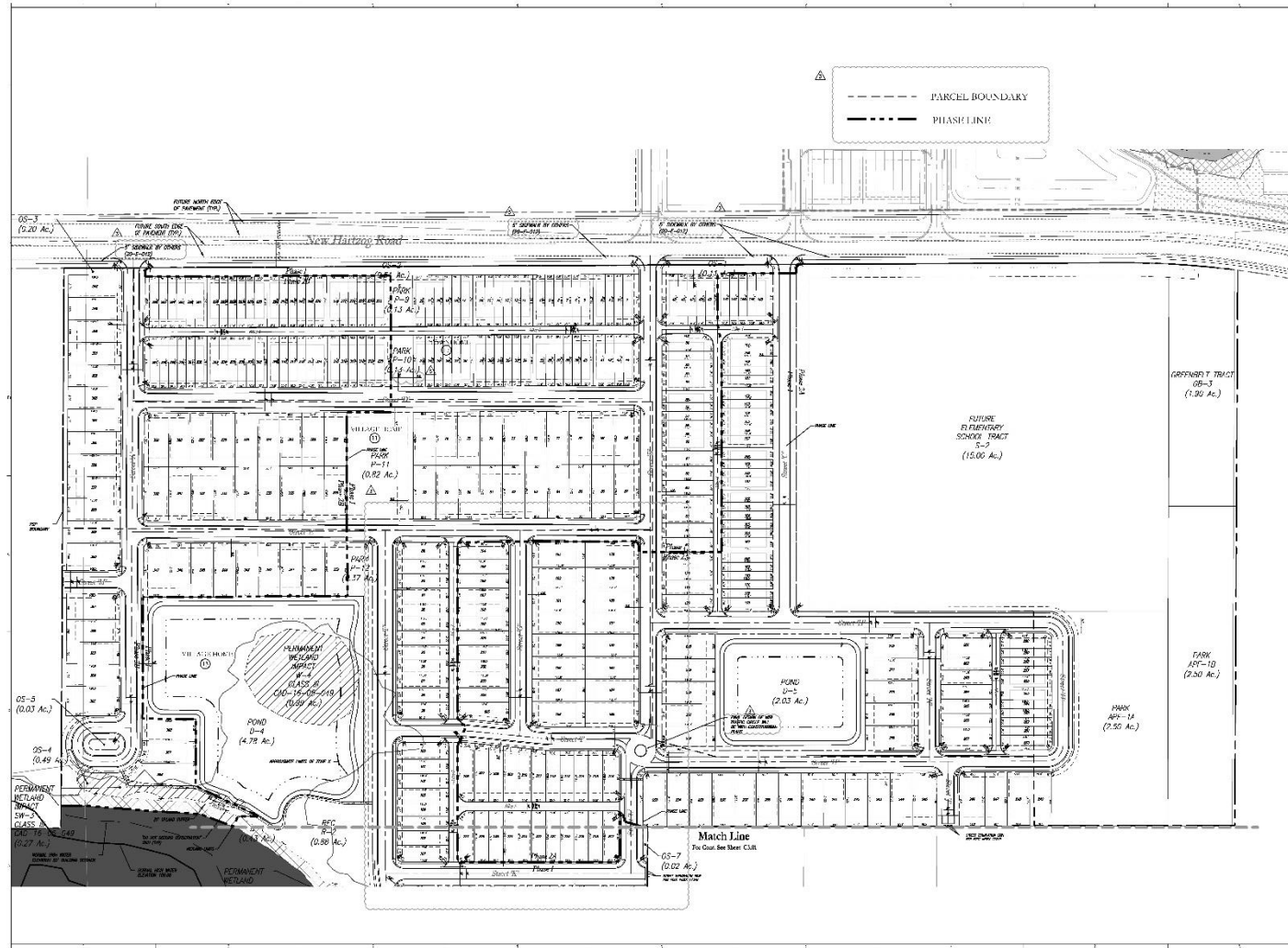




# Withers PD / Parcels 11, 13 & 17

## Preliminary Subdivision Plan

### Overall Preliminary Subdivision Plan



Legend:

- PARCEL BOUNDARY
- - - PHASE LINE

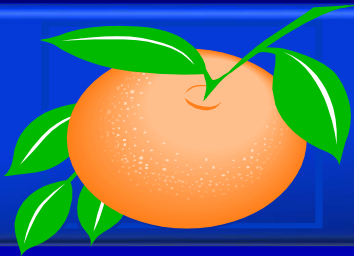
10	RES-10	Residential Single-Family
11	RES-11	Residential Medium-Density
12	RES-12	Residential Medium-Density
13	RES-13	Residential Medium-Density
14	RES-14	Residential Medium-Density
15	RES-15	Residential Medium-Density
16	RES-16	Residential Medium-Density
17	RES-17	Residential Medium-Density
18	RES-18	Residential Medium-Density
19	RES-19	Residential Medium-Density
20	RES-20	Residential Medium-Density
21	RES-21	Residential Medium-Density
22	RES-22	Residential Medium-Density
23	RES-23	Residential Medium-Density
24	RES-24	Residential Medium-Density
25	RES-25	Residential Medium-Density
26	RES-26	Residential Medium-Density
27	RES-27	Residential Medium-Density
28	RES-28	Residential Medium-Density
29	RES-29	Residential Medium-Density
30	RES-30	Residential Medium-Density
31	RES-31	Residential Medium-Density
32	RES-32	Residential Medium-Density
33	RES-33	Residential Medium-Density
34	RES-34	Residential Medium-Density
35	RES-35	Residential Medium-Density
36	RES-36	Residential Medium-Density
37	RES-37	Residential Medium-Density
38	RES-38	Residential Medium-Density
39	RES-39	Residential Medium-Density
40	RES-40	Residential Medium-Density
41	RES-41	Residential Medium-Density
42	RES-42	Residential Medium-Density
43	RES-43	Residential Medium-Density
44	RES-44	Residential Medium-Density
45	RES-45	Residential Medium-Density
46	RES-46	Residential Medium-Density
47	RES-47	Residential Medium-Density
48	RES-48	Residential Medium-Density
49	RES-49	Residential Medium-Density
50	RES-50	Residential Medium-Density
51	RES-51	Residential Medium-Density
52	RES-52	Residential Medium-Density
53	RES-53	Residential Medium-Density
54	RES-54	Residential Medium-Density
55	RES-55	Residential Medium-Density
56	RES-56	Residential Medium-Density
57	RES-57	Residential Medium-Density
58	RES-58	Residential Medium-Density
59	RES-59	Residential Medium-Density
60	RES-60	Residential Medium-Density
61	RES-61	Residential Medium-Density
62	RES-62	Residential Medium-Density
63	RES-63	Residential Medium-Density
64	RES-64	Residential Medium-Density
65	RES-65	Residential Medium-Density
66	RES-66	Residential Medium-Density
67	RES-67	Residential Medium-Density
68	RES-68	Residential Medium-Density
69	RES-69	Residential Medium-Density
70	RES-70	Residential Medium-Density
71	RES-71	Residential Medium-Density
72	RES-72	Residential Medium-Density
73	RES-73	Residential Medium-Density
74	RES-74	Residential Medium-Density
75	RES-75	Residential Medium-Density
76	RES-76	Residential Medium-Density
77	RES-77	Residential Medium-Density
78	RES-78	Residential Medium-Density
79	RES-79	Residential Medium-Density
80	RES-80	Residential Medium-Density
81	RES-81	Residential Medium-Density
82	RES-82	Residential Medium-Density
83	RES-83	Residential Medium-Density
84	RES-84	Residential Medium-Density
85	RES-85	Residential Medium-Density
86	RES-86	Residential Medium-Density
87	RES-87	Residential Medium-Density
88	RES-88	Residential Medium-Density
89	RES-89	Residential Medium-Density
90	RES-90	Residential Medium-Density
91	RES-91	Residential Medium-Density
92	RES-92	Residential Medium-Density
93	RES-93	Residential Medium-Density
94	RES-94	Residential Medium-Density
95	RES-95	Residential Medium-Density
96	RES-96	Residential Medium-Density
97	RES-97	Residential Medium-Density
98	RES-98	Residential Medium-Density
99	RES-99	Residential Medium-Density
100	RES-100	Residential Medium-Density

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

Site No. 410  
 ORANGE COUNTY, FL

Scale:  
**SITE PLAN**

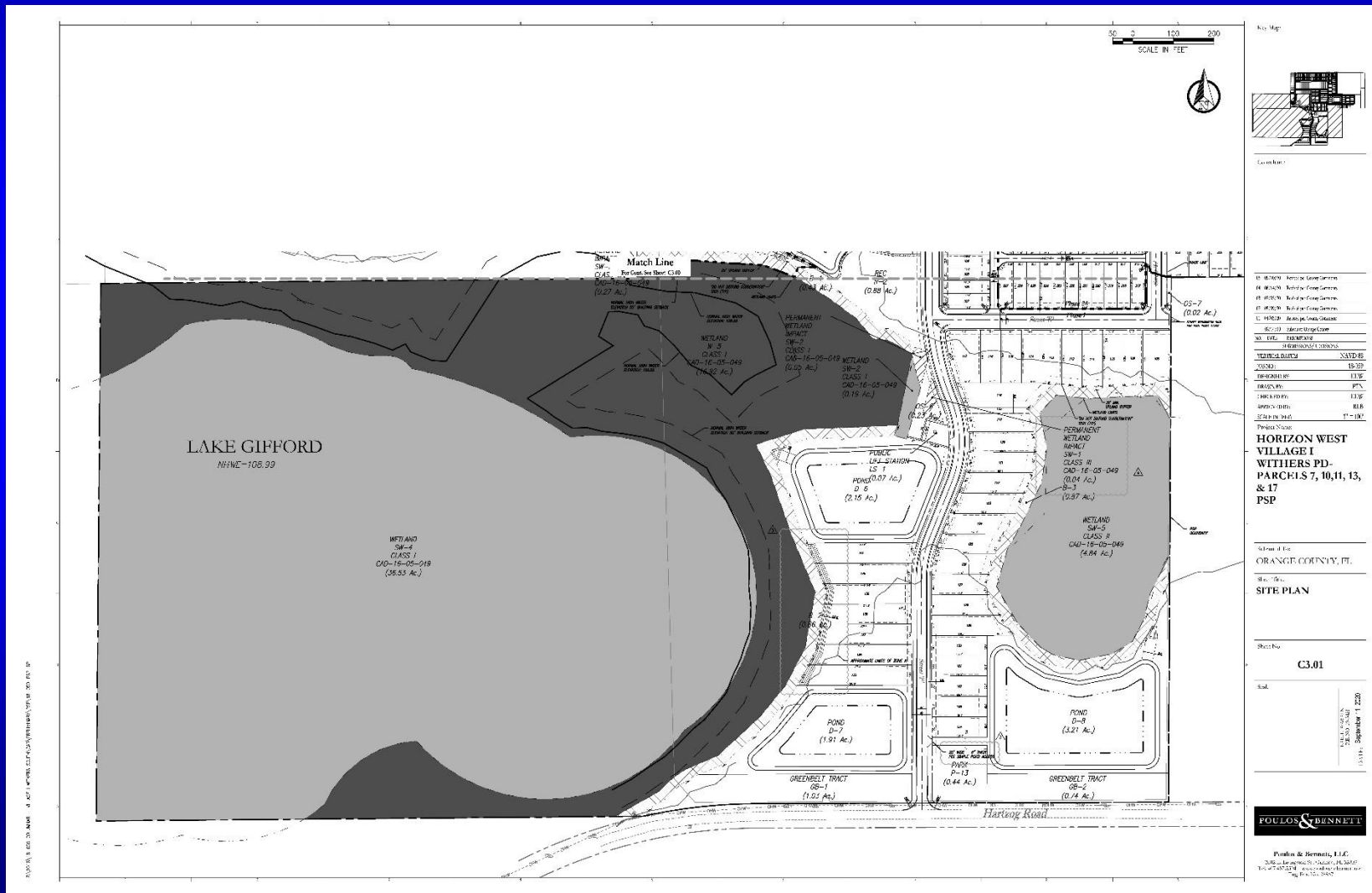
Sheet No.	<b>C3.00</b>
Date:	10/11/2011
Author:	10/11/2011
Checker:	10/11/2011
Designer:	10/11/2011
Project Manager:	10/11/2011

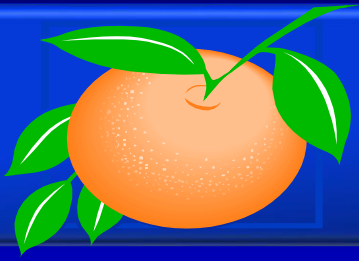


# Withers PD / Parcels 11, 13 & 17

## 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.



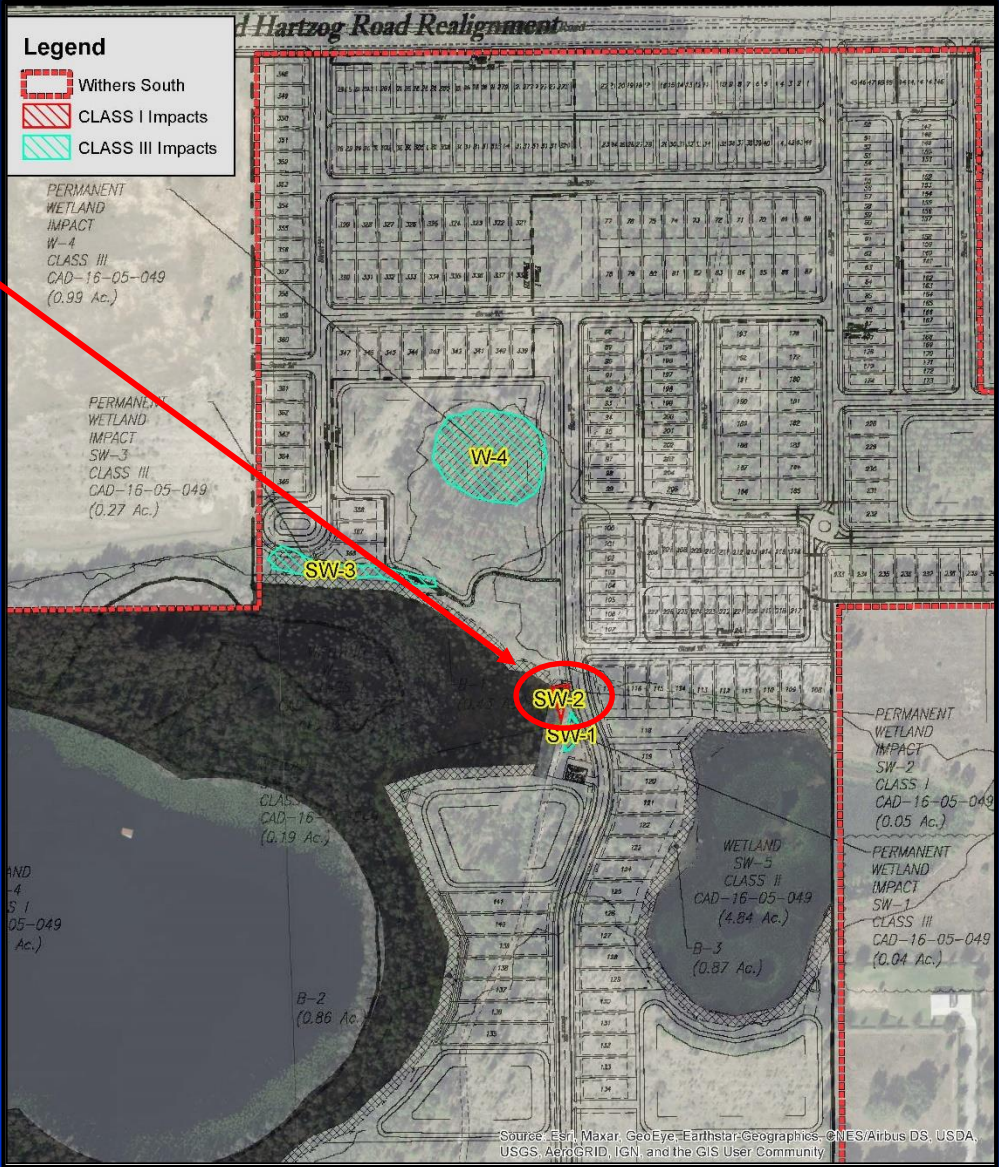
# Site Plan

 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).



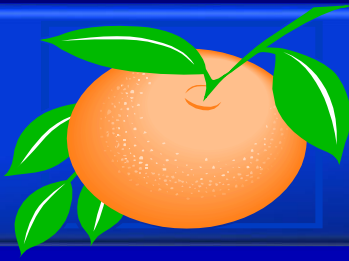
## Action Requested

- 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



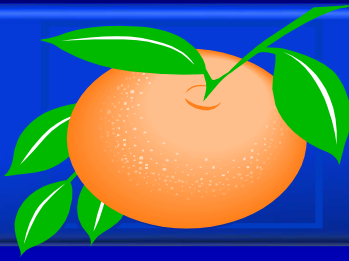
## Action Requested

- 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.



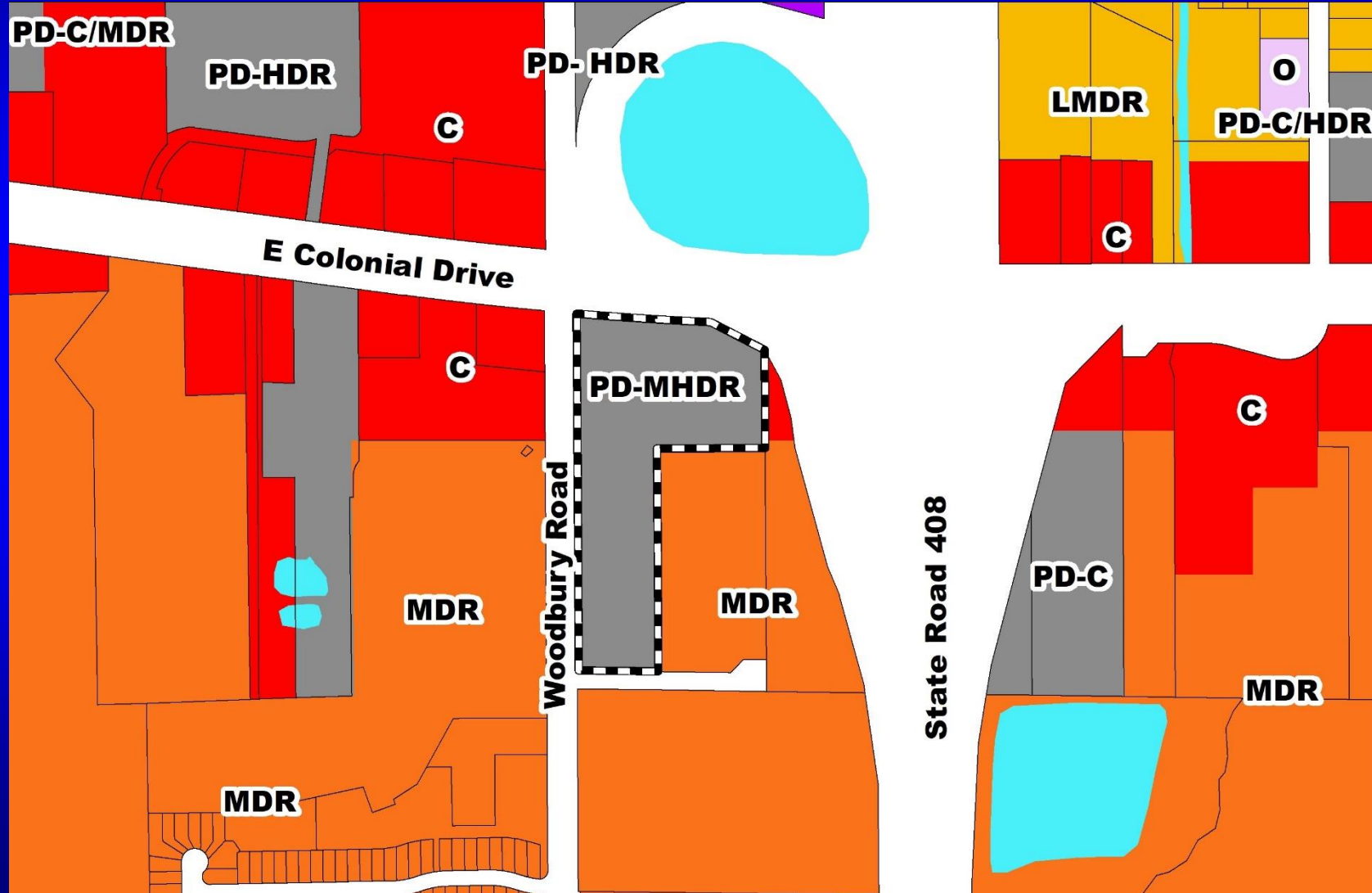
# Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

- 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

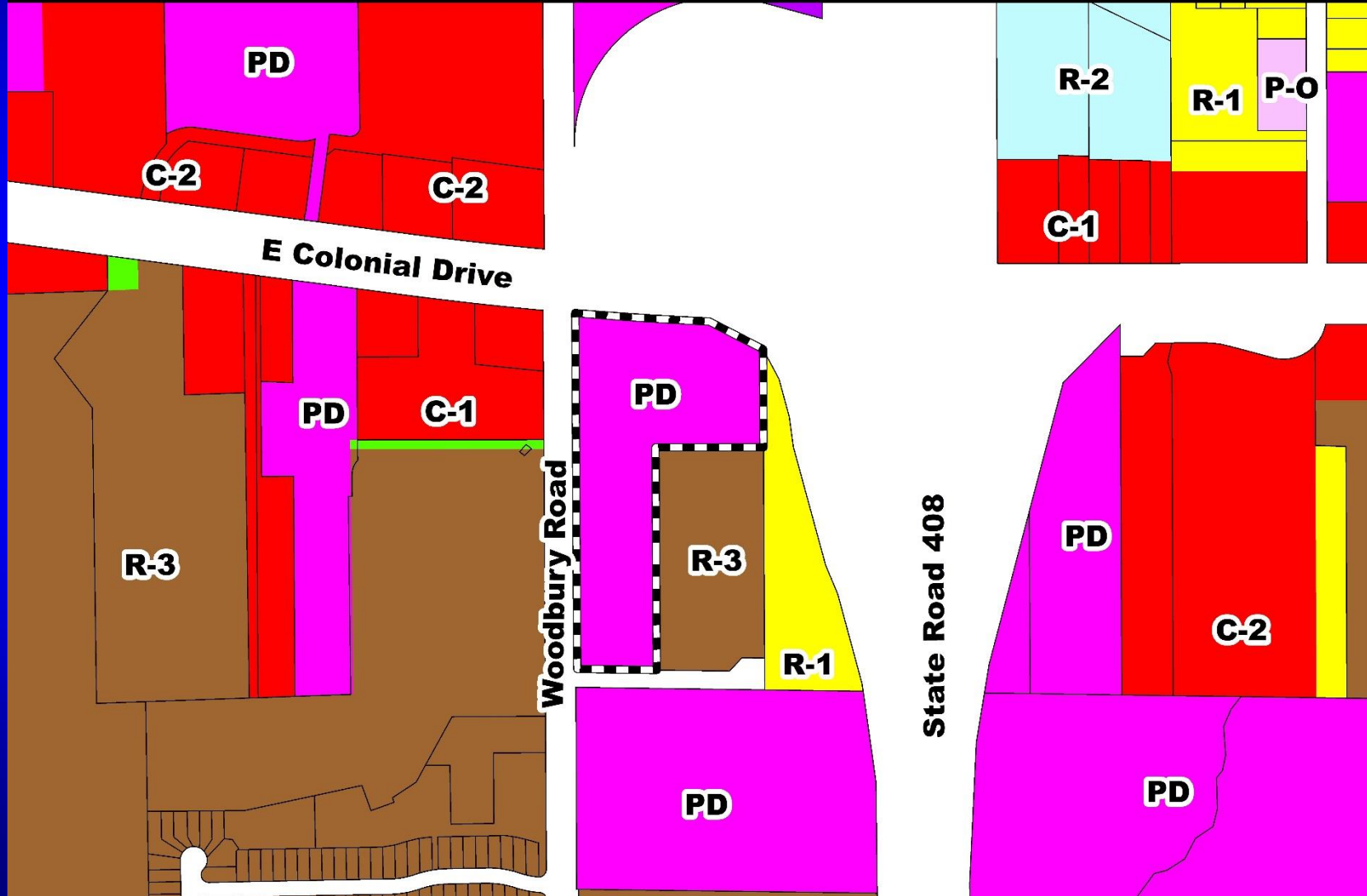






# Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

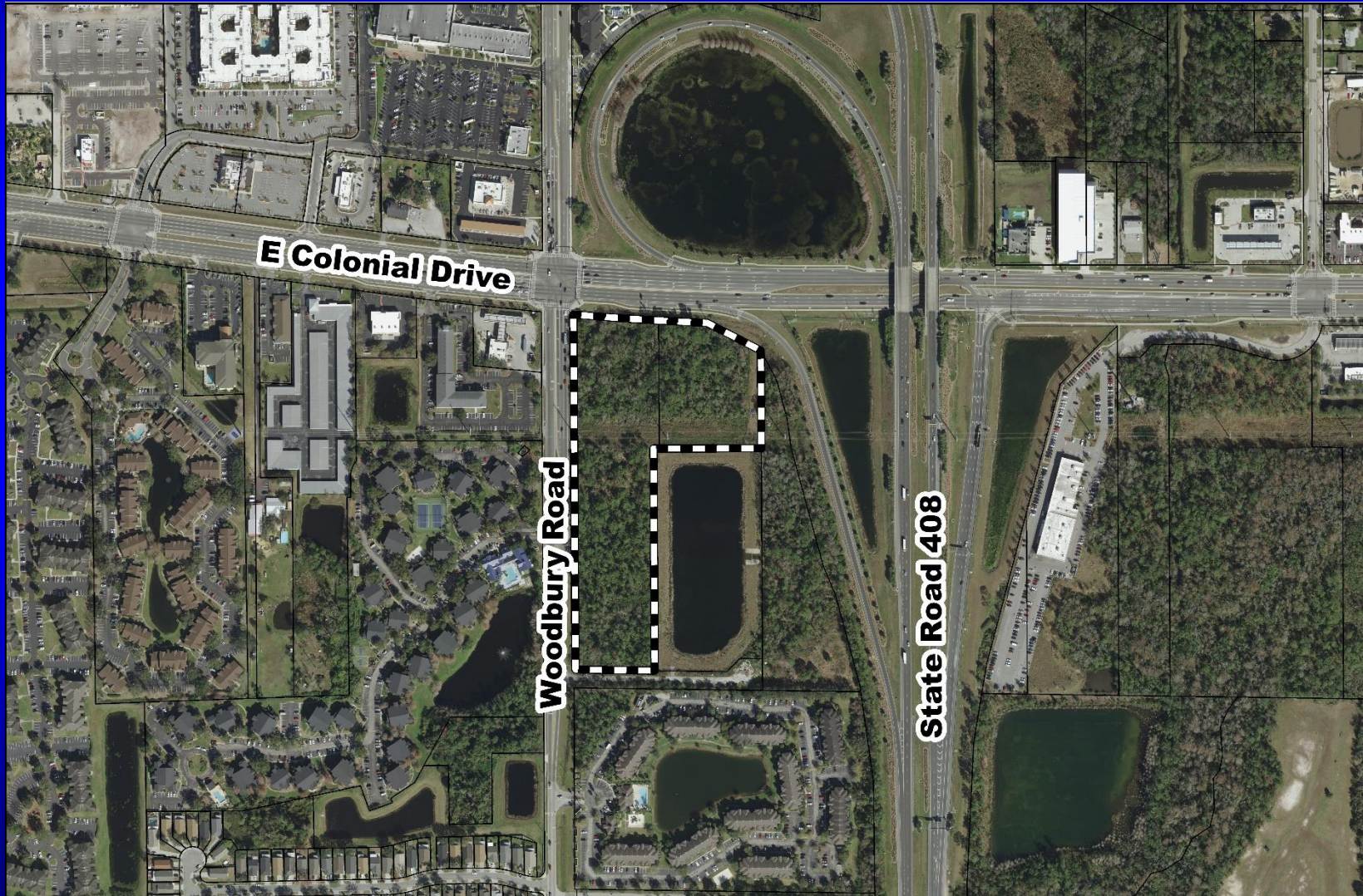
## Zoning Map





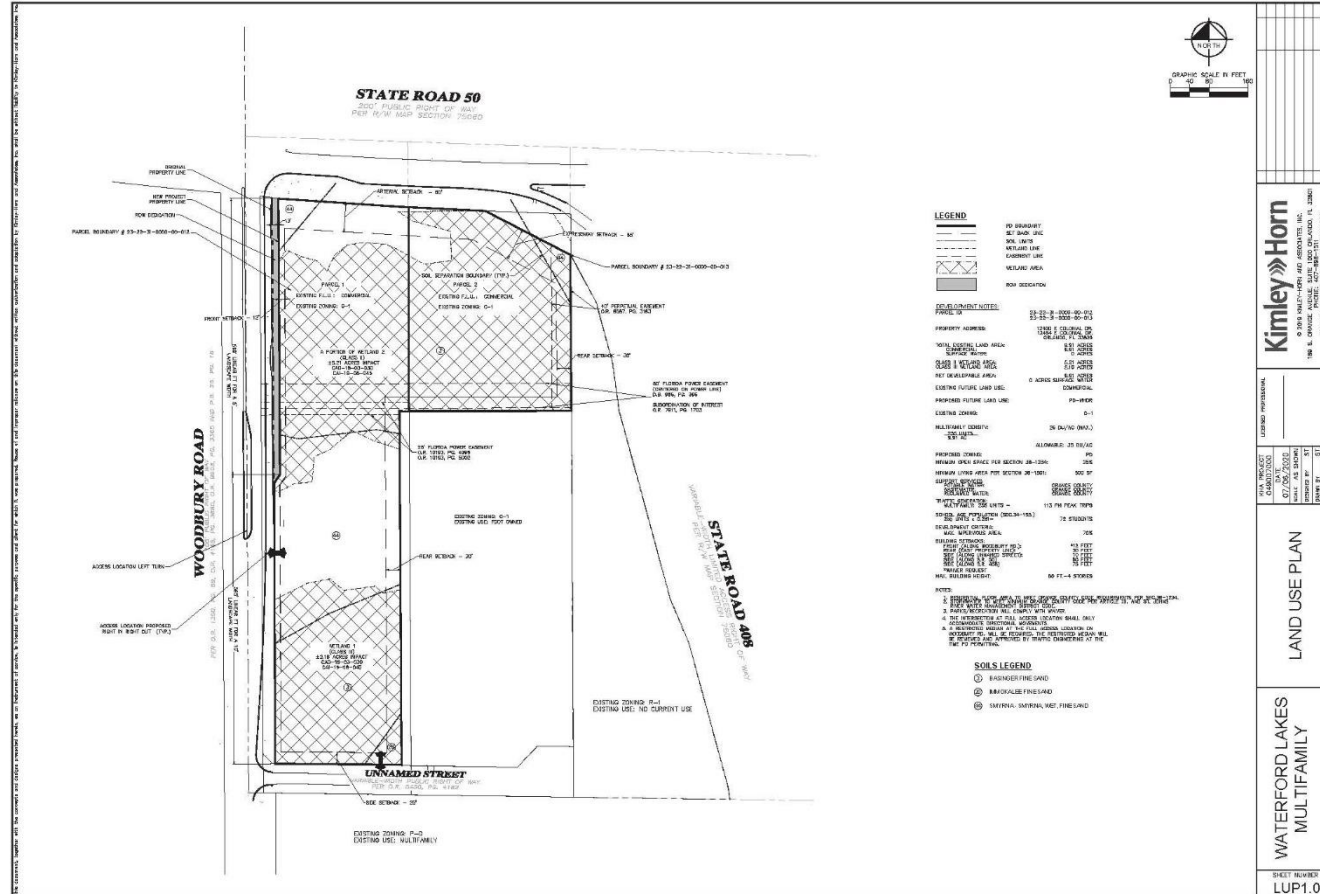
# Waterford Lakes Multi-Family PD / Waterford Lakes Multi-Family Development Plan

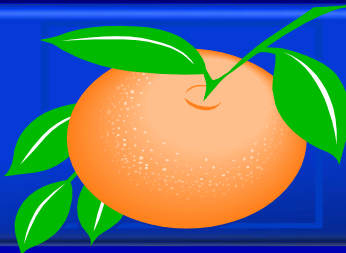
## Aerial Map





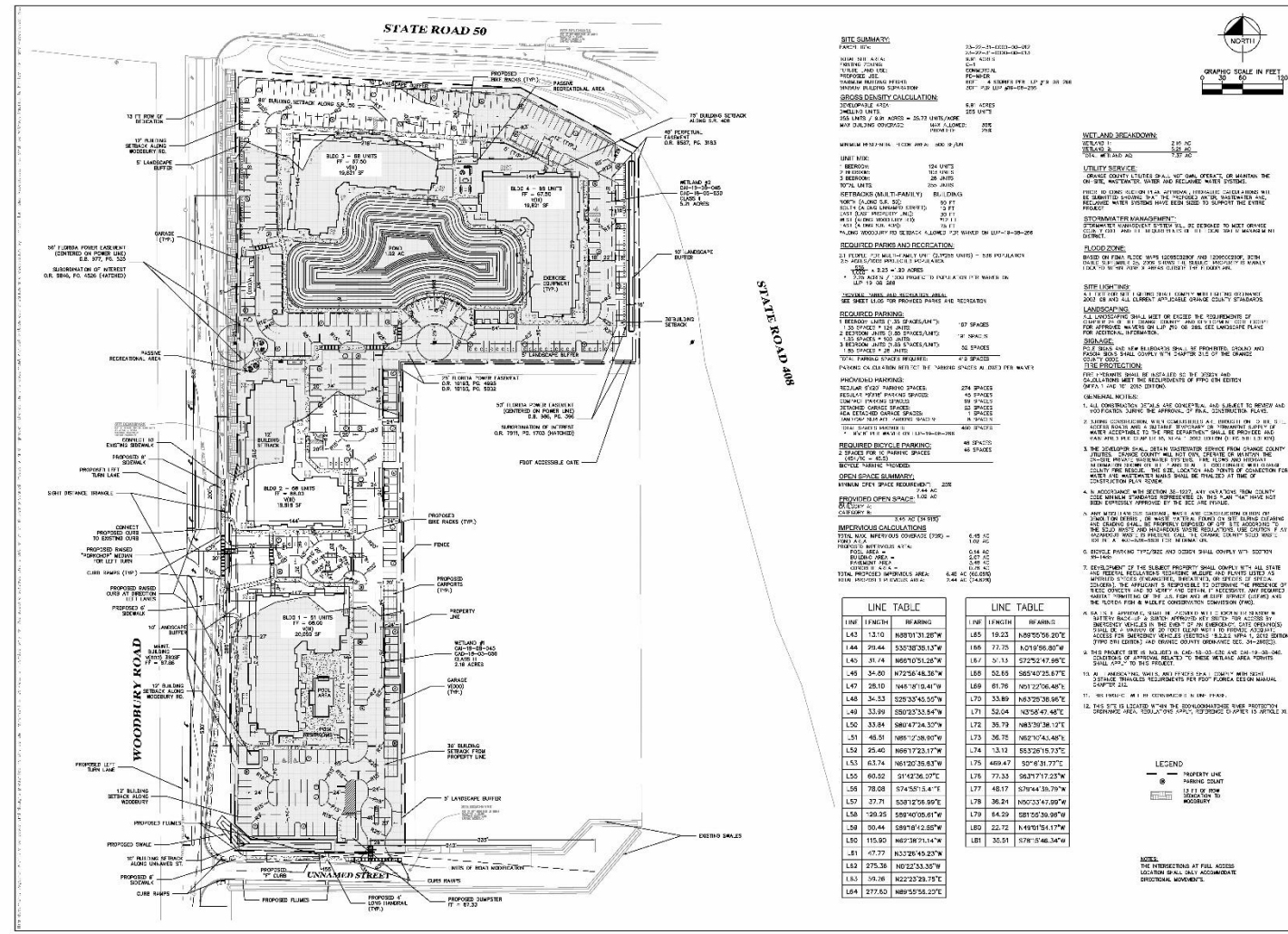
# Waterford Lakes Multi-Family Planned Development / Land Use Plan Overall Land Use Plan





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

## Overall Development Plan



GRAPHIC SCALE IN FEET  
0 50 100

**Kimley»Horn**  
 1000 W. UNIVERSITY AVENUE, SUITE 200  
 TAMPA, FL 33606  
 TEL: 813.251.1100  
 WWW.KIMLEYHORN.COM

**WATERFORD LAKES MULTIFAMILY**

**SITE PLAN**

DATE: 11/11/2019  
 SHEET: 1 OF 1

PROJECT NO: 19-001  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**DP1.0**

**SITE SUMMARY**

PROJECT NO: 19-001  
 PROJECT NAME: WATERFORD LAKES MULTIFAMILY PD  
 LOCATION: 1000 W. UNIVERSITY AVENUE, SUITE 200, TAMPA, FL 33606  
 PROJECT AREA: 2.57 ACRES  
 TOTAL AREA: 2.57 ACRES  
 TOTAL LOTS: 100 LOTS

**GROSS DENSITY CALCULATION**

2.57 ACRES = 111,300 SQ FT  
 111,300 SQ FT / 1,100 SQ FT PER UNIT = 101 UNITS

**WETLAND BREAKDOWN**

WETLAND I: 0.00 AC  
 WETLAND II: 0.00 AC  
 TOTAL WETLANDS: 0.00 AC

**UTILITIES**

WATER: 100 LOTS  
 SEWER: 100 LOTS  
 GAS: 100 LOTS

**REQUIRED PAVING AND PAVEMENT**

1. ASPHALT DRIVEWAYS: 100 SPACES  
 2. ASPHALT PARKING SPACES: 100 SPACES  
 3. ASPHALT BIKEWAYS: 100 SPACES  
 4. ASPHALT SIDEWALKS: 100 SPACES

**REQUIRED BIKEWAYS**

1. BIKEWAY: 100 SPACES  
 2. BIKEWAY: 100 SPACES  
 3. BIKEWAY: 100 SPACES

**PERVIOUS OPEN SPACES**

1. PERVIOUS OPEN SPACE: 100 SPACES  
 2. PERVIOUS OPEN SPACE: 100 SPACES  
 3. PERVIOUS OPEN SPACE: 100 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°18'02.41"W
L48	34.33	S29°33'45.50"W
L49	33.89	S80°23'33.84"W
L50	33.84	S80°47'34.32"W
L51	48.51	N88°17'38.90"W
L52	25.40	N66°17'23.17"W
L53	63.74	N61°20'35.83"W
L53	66.52	S14°02'36.07"E
L54	78.08	S74°58'34.47"E
L57	37.71	S08°12'06.90"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°28'45.23"W
L62	275.38	N02°22'33.35"W
L63	38.38	N22°23'29.75"E
L64	277.63	N89°32'58.22"E

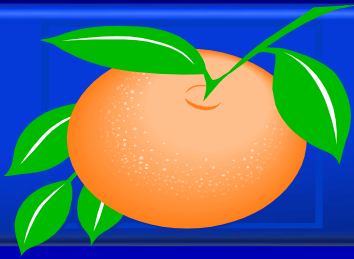
LINE	LENGTH	BEARING
L65	19.23	N89°50'08.20"E
L66	77.75	N01°58'00.00"W
L67	37.13	S72°28'49.88"E
L68	23.85	S85°42'33.87"E
L69	61.76	N01°22'06.40"E
L70	33.89	N83°29'36.96"E
L71	52.04	N29°58'47.48"E
L72	38.79	N83°30'38.12"E
L73	36.75	N62°10'43.60"E
L74	13.12	S53°29'16.72"E
L75	469.47	S0°0'31.97"E
L76	77.33	S00°17'22.78"W
L77	48.17	S70°44'36.78"W
L78	36.21	N02°33'42.89"W
L79	84.29	S81°50'36.98"W
L80	22.72	N49°01'56.17"W
L81	35.51	S78°15'48.34"W

**LEGEND**

PROPERTY LINE  
 PARKING SPACES  
 BIKEWAYS  
 SIDEWALKS  
 DRIVEWAYS

**NOTES**

1. THE INTERSECTIONS AT FULL ACCESS INTERSECTION SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.



# 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**