

Board of County Commissioners

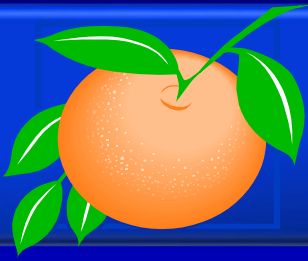
Public Hearings

September 10, 2024



Silver City Properties Planned Development (PD)

- Case:** CDR-24-05-127
- Applicant:** Brittany Eveler, Nvision Development
- District:** 5
- Acreage:** 35.52 gross acres (overall PD)
13.14 gross acres (affected parcel only)
- Location:** Generally located north of University Boulevard and east of N. Semoran Boulevard.



Silver City Properties Planned Development (PD)

Request: To revise the development program for Lot 4, which is currently undeveloped, to allow for 2,400 student housing beds and 30,000 square feet of commercial uses.

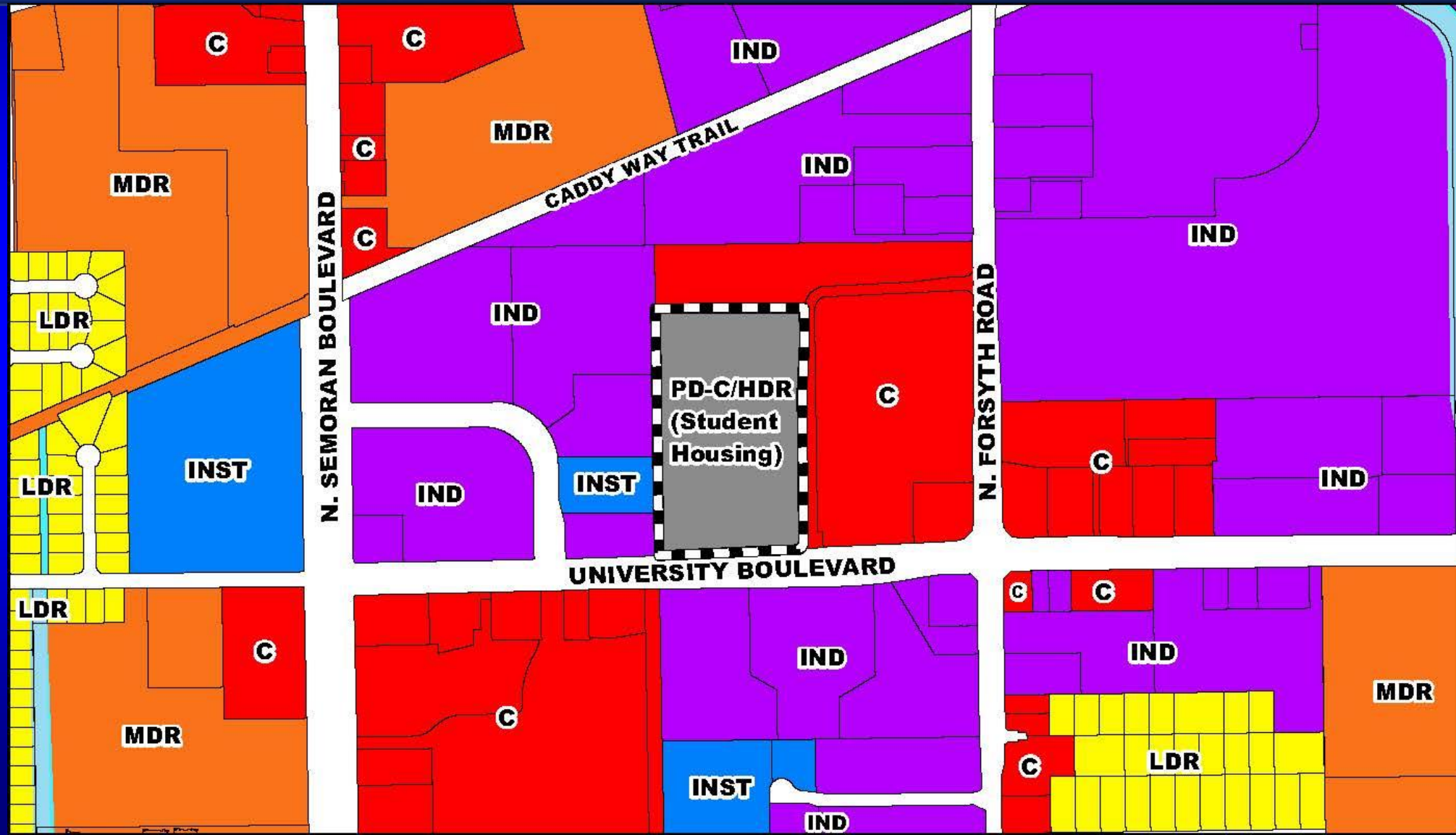
The following six (6) waivers are also requested from Orange County Code:

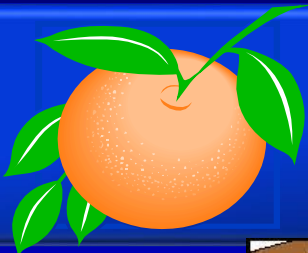
1. A waiver from Orange County Code Section 38-1272(a)(3)(a) to allow a minimum required front (south) building setback for commercial buildings along the east 150 ft, to 10 ft in lieu of the minimum required 30 ft.
2. A waiver from Orange County Code Section 38-1259(3) to allow a student housing complex to contain up to 2,400 beds in lieu of not more than 750 total bedrooms.
3. A waiver from Orange County Code Section 38-1272(a)(5), to allow commercial buildings a maximum height of 70 ft for buildings located between 90 ft and 350 ft from University Boulevard right-of-way and a maximum height of 95 ft for buildings located beyond 350 ft from University Blvd right-of-way, in lieu of 50 ft.
4. A waiver from Orange County Code Section 38-1258 (2), to allow residential buildings a maximum height of 70 ft for buildings located between 90 ft and 350 ft from University Boulevard right-of-way and a maximum height of 95 ft for buildings located beyond 350 ft from University Blvd right-of-way, in lieu of three (3) stories or 40 ft in height.
5. A waiver from Orange County Code Section 38-1254(c)(1) to allow a zero foot (0') minimum front setback between interior lot lines in lieu of the minimum 25' setback.
6. A waiver from Orange County Code Section 38-1254(c)(3) to allow a zero foot (0') minimum rear setback between interior lot lines in lieu of the minimum 25' setback.



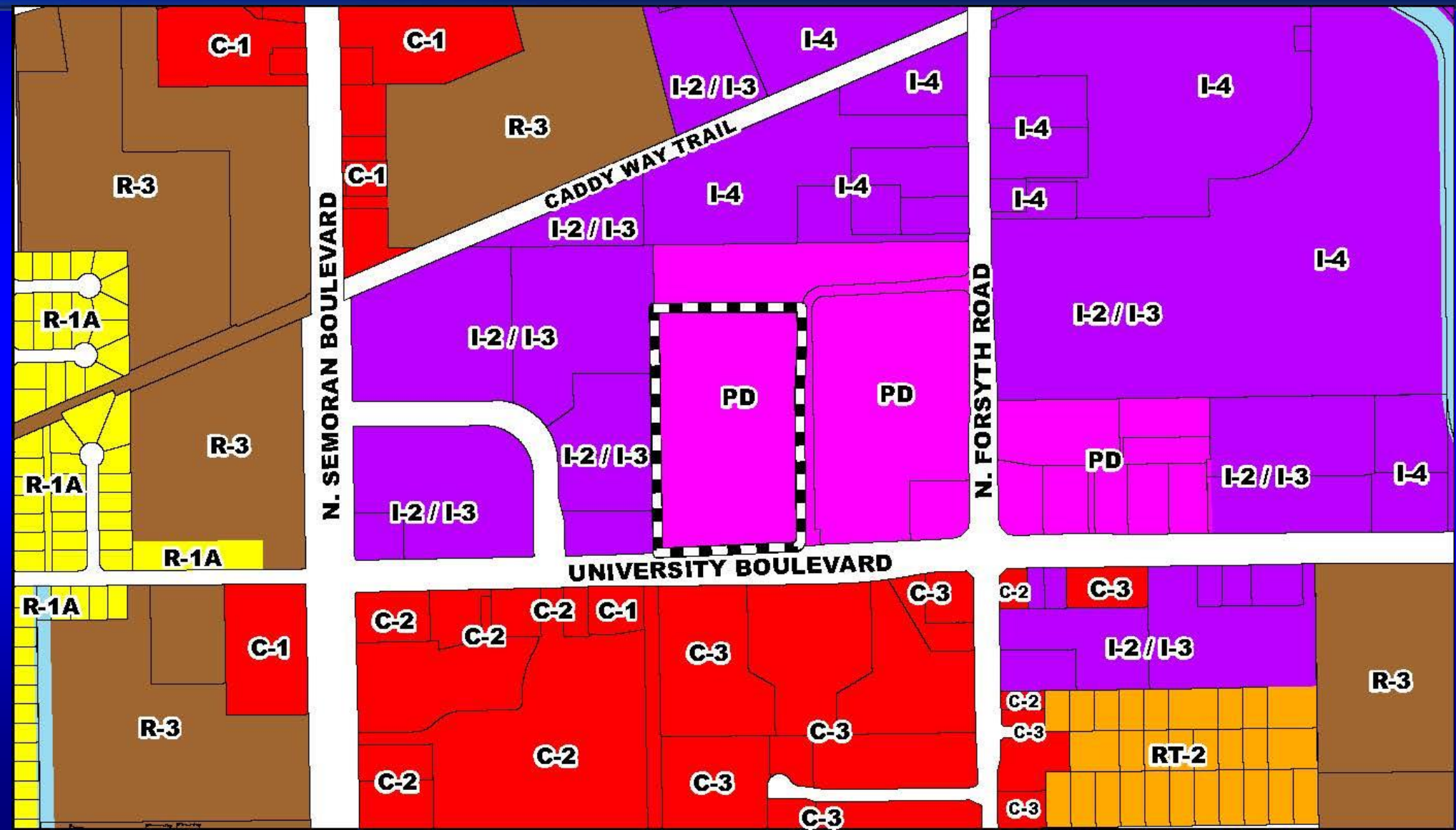
Silver City Properties Planned Development (PD)

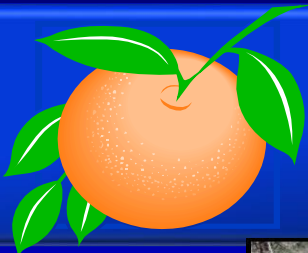
Future Land Use Map





Silver City Properties Planned Development (PD) Zoning Map





Silver City Properties Planned Development (PD) Aerial Map

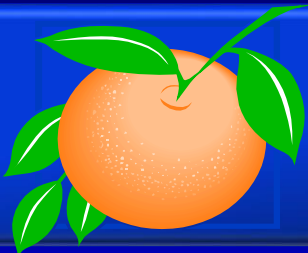


MDR
M

N. SEMORAN BLVD.

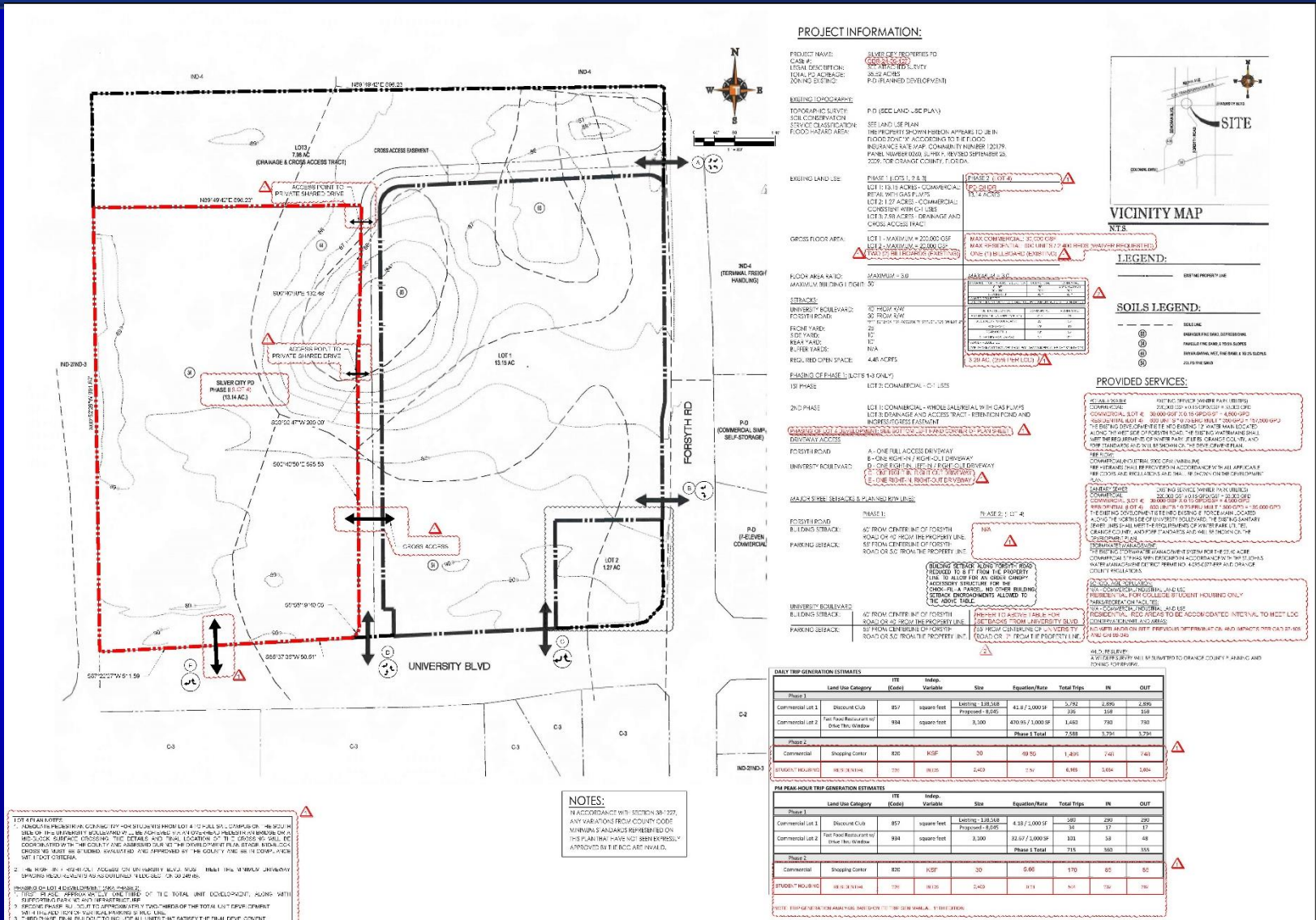
UNIVERSITY BLVD.

N. FORSYTH RD.



Silver City Properties Planned Development (PD)

Overall Land Use Plan



KPMFranklin
 ENGINEERS - PLANNERS - SURVEYORS
 1000 W. UNIVERSITY BLVD., SUITE 1400, ORLANDO, FL 32835
 PHONE: (407) 241-1000 FAX: (407) 241-1001

VICINITY MAP

LEGEND:

SOILS LEGEND:

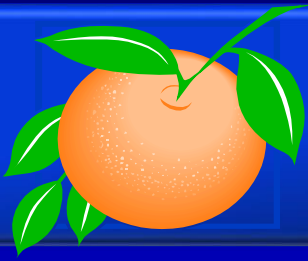
PROVIDED SERVICES:

LAND USE PLAN

SILVER CITY PROPERTIES PD

CAUTION

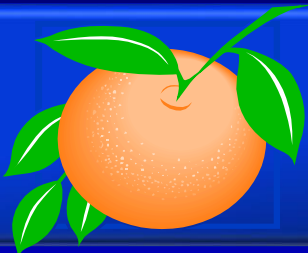
IF THE SCALE BAR
 DOES NOT MATCH THE
 SCALE OF THE PLAN,
 THE SCALE IS
 1" = 100'



Silver City Properties Planned Development (PD)

New Condition

18. The owner of the student housing complex shall provide a security service twenty-four-seven through the property management staff. Also, the owner shall provide additional security for known special events.



Action Requested

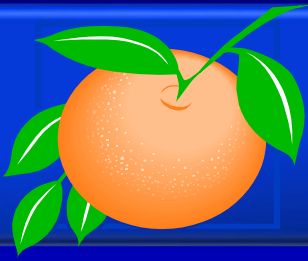
Make a finding of consistency with the Comprehensive Plan and APPROVE Silver City Properties Planned Development (PD) (CDR-24-05-127) dated “Received July 16, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report with new Condition #18.

District 5



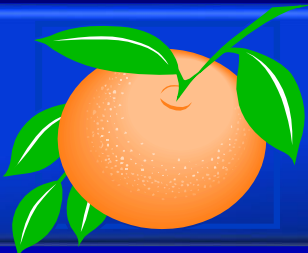
Orlando World Resort Planned Development (PD)

- Case:** CDR-23-05-161
- Applicant:** Jim Hall, Hall Development Services, Inc.
- District:** 1
- Acreage:** 17.03 acres (overall PD)
14.71 acres (affected area)
- Location:** Generally located north of West Irlo Bronson Memorial Highway, east of US 192, and south of Walt Disney World's Animal Kingdom Lodge.
- Request:** This request is to increase intensity of the Planned Development from 136 timeshare units to 342 timeshare units and increase the building height from 35 feet to 75 feet for resort lodging use.



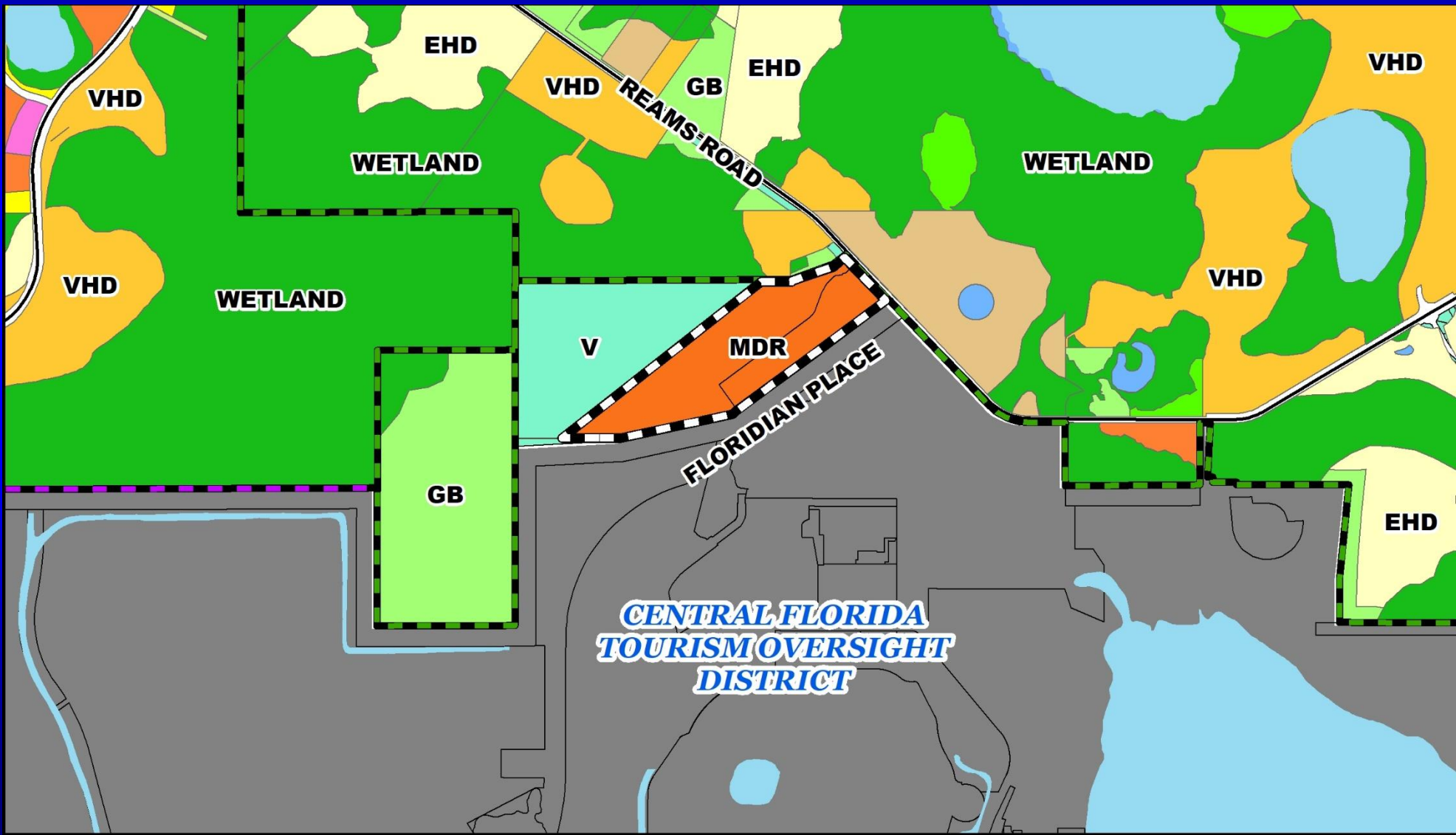
Patterson Resort Planned Development (PD)

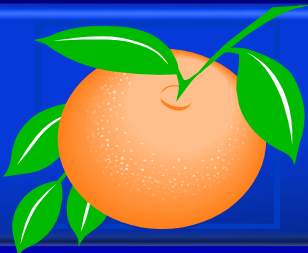
- Case:** CDR-23-11-323
- Applicant:** Jim Hall, Hall Development Services, Inc.
- District:** 1
- Acreage:** 46.99 gross acres
34.55 net developable acres
- Location:** Generally located on the west side of Reams Road, east of Seidel Road and south of Summerlake Park Boulevard.
- Request:** To increase the development program by 94 units, for a total of 598 multi-family residential units.



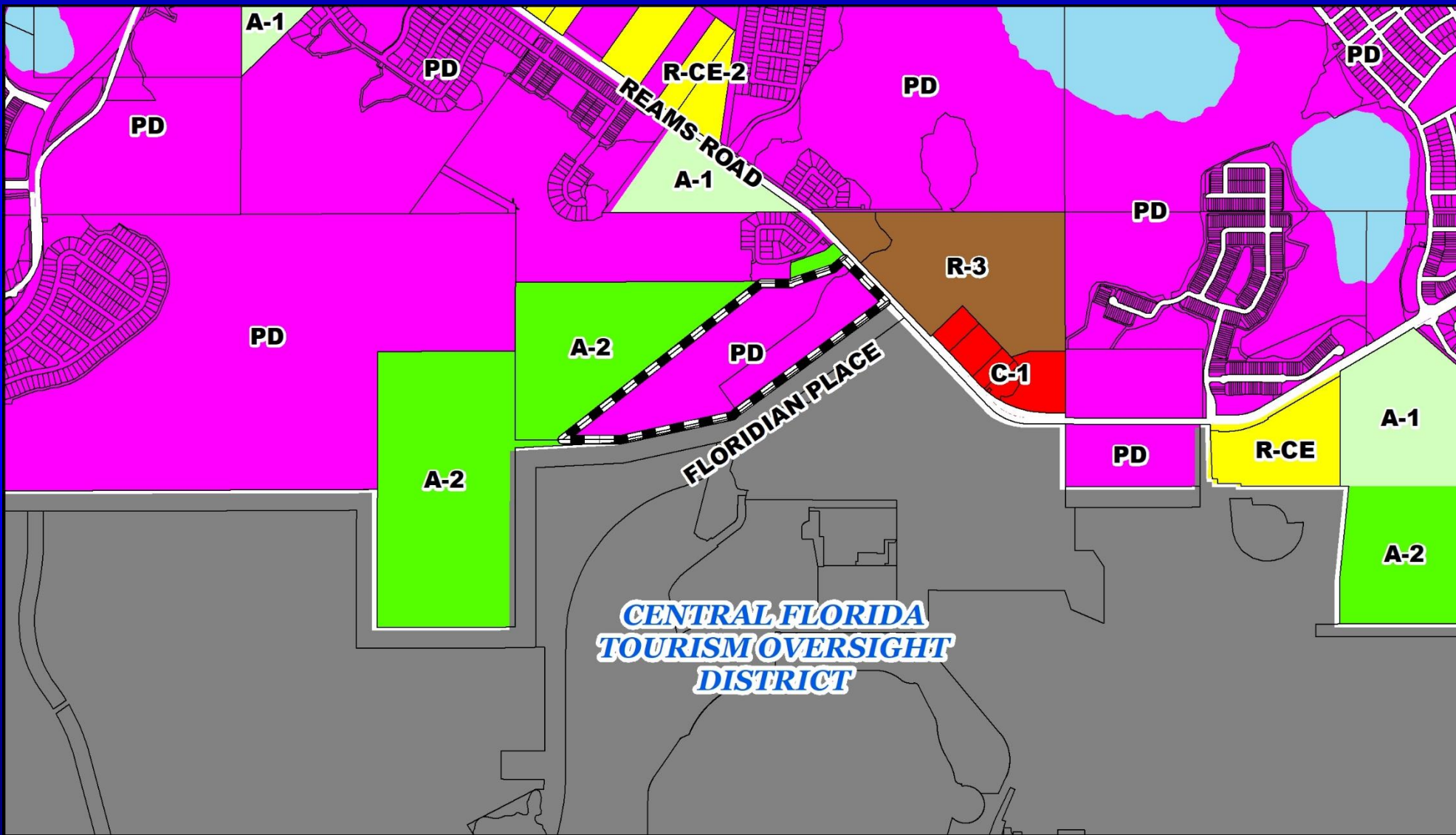
Orlando World Resort Planned Development (PD)

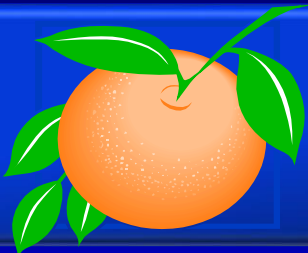
Future Land Use Map



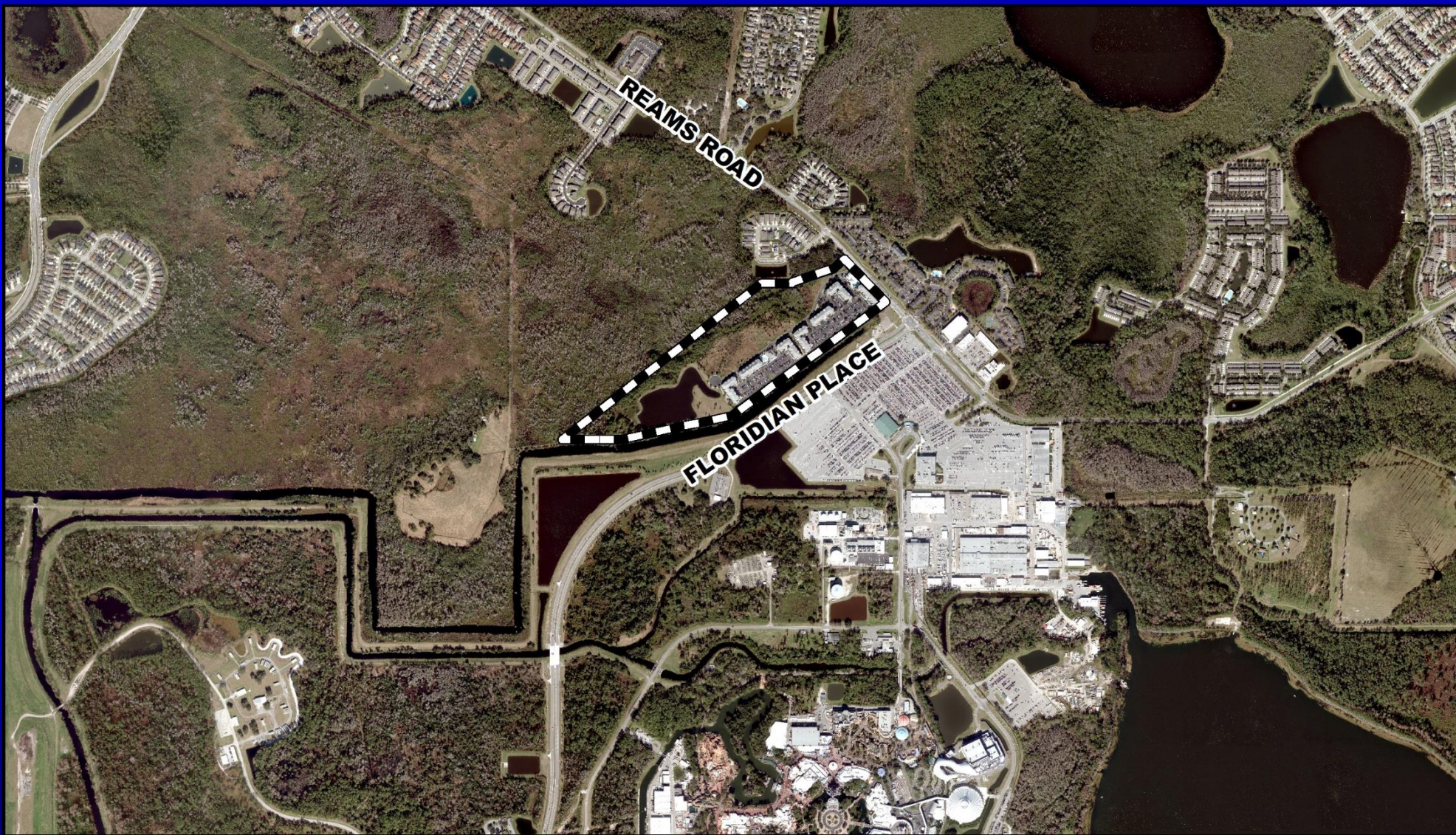


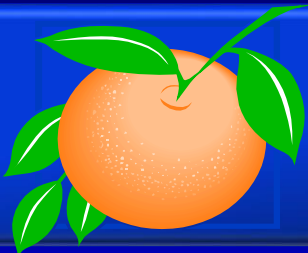
Orlando World Resort Planned Development (PD) Zoning Map





Orlando World Resort Planned Development (PD) Aerial Map





Orlando World Resort Planned Development (PD) Overall Land Use Plan

LEGAL DESCRIPTION:

(PER TITLE COMMITMENT)

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A POINT ON THE MID-SECTION LINE OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA FOR 660.00 FEET, SOUTH 09°02'39" WEST OF THE NORTH 1/4 CORNER OF SAID SECTION 2; RUN THENCE NORTH 71°10'44" EAST FOR 431.80 FEET; THENCE NORTH 50°02'25" EAST FOR 159.26 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD; THENCE SOUTH 47°22'22" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 20.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 47°22'22" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 573.86 FEET; THENCE SOUTH 53°30'09" WEST FOR 186.62 FEET; THENCE SOUTH 77°52'27" WEST FOR 1095.45 FEET; THENCE SOUTH 89°44'02" WEST FOR 565.61 FEET; THENCE NORTH 51°49'07" EAST FOR 345.77 FEET; THENCE NORTH 89°47'47" EAST FOR 291.52 FEET; THENCE NORTH 34°11'32" EAST FOR 115.55 FEET; THENCE NORTH 77°16'46" EAST FOR 424.88 FEET; THENCE NORTH 50°02'25" EAST FOR 164.23 FEET TO THE POINT OF BEGINNING.

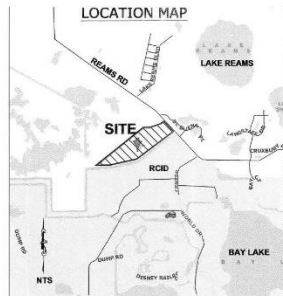
CONTAINING 46.998 ACRES, MORE OR LESS.

GENERAL NOTES:

1. PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, IF APPLICABLE A PHASING SCHEDULE WILL BE SHOWN ON THE DEVELOPMENT PLAN SUBMITTAL.
2. ALL STORMWATER PONDS AND FLOODPLAIN PERMITTING SHALL BE DESIGNED IN COMPLIANCE WITH ORANGE COUNTY CODE AND THE LOCAL WATER MANAGEMENT DISTRICT REGULATIONS.
3. WATER, WASTEWATER AND RECLAIMED WATER TO BE PROVIDED BY ORANGE COUNTY UTILITIES CONSISTENT WITH THE JPA.
4. SOIL INFORMATION TAKEN FROM SOIL SURVEY OF ORANGE COUNTY FLORIDA.
5. RECREATION AREAS WILL BE PRIVATELY OWNED & MAINTAINED.
6. THIS SITE HAS TWO CLASS I WETLANDS, ONE CLASS II AND ONE CLASS III AN ORANGE COUNTY CONSERVATION AREA DETERMINATION #04-170 WAS QUANTIFIED JANUARY 18, 2005 FOR THIS PROPERTY. THE WETLAND CLASSIFICATION WAS AGREED UPON FEBRUARY 6, 2005 AND THE CERTIFIED SURVEY OF THE CONSERVATION AREA BOUNDARY WAS APPROVED ON APRIL 4, 2005. APPROVAL OF THIS PLAN DOES NOT PERMIT ANY PROPOSED CONSERVATION IMPACTS.
7. THIRTY SEVEN (37%) OF ADDITIONAL RIGHT-OF-WAY FOR REAMS ROAD SHALL BE DEDICATED AT NO COST TO ORANGE COUNTY. THE RIGHT OF WAY DEDICATION SHALL BE PRIOR TO PLATTING OF THE PROPERTY.

SITE DATA	
Parcel ID Number:	02-24-27-000-00-002
Gross Land Area:	46.998 Acres
Conservation:	22.826 Acres
Net Land Area:	34.557 Acres
Proposed Units Density:	7,598 Units
	21,930 Units/Acre
Future Land Use:	PD
Current Zoning:	Medium Density Residential/Growth Center
Required Open Space:	30% (14.1 Acres)
Projected Population (2.1 Persons/Unit):	152.26 (Individual)
Required Recreation (2.5 Acres/1,000 Persons):	1.54 Acres
Maximum Building Height (3 Story):	85'-8" Story
Minimum Net Living Area (Under Heat & Air):	500 SQ.FT.
Projected Trips (6.72x598):	4,019 ADT

SCHOOL ENROLLMENT				
UNITS	ELEMENTARY	MIDDLE	HIGH	
598	84	39	48	
TOTAL SCHOOL ENROLLMENT 171				
SCHOOL ENROLLMENT INCREASE				
UNITS	ELEMENTARY	MIDDLE	HIGH	
94	12	6	8	
INCREASE IN SCHOOL ENROLLMENT 37				



PATTERSON PD AMENDED LAND USE PLAN

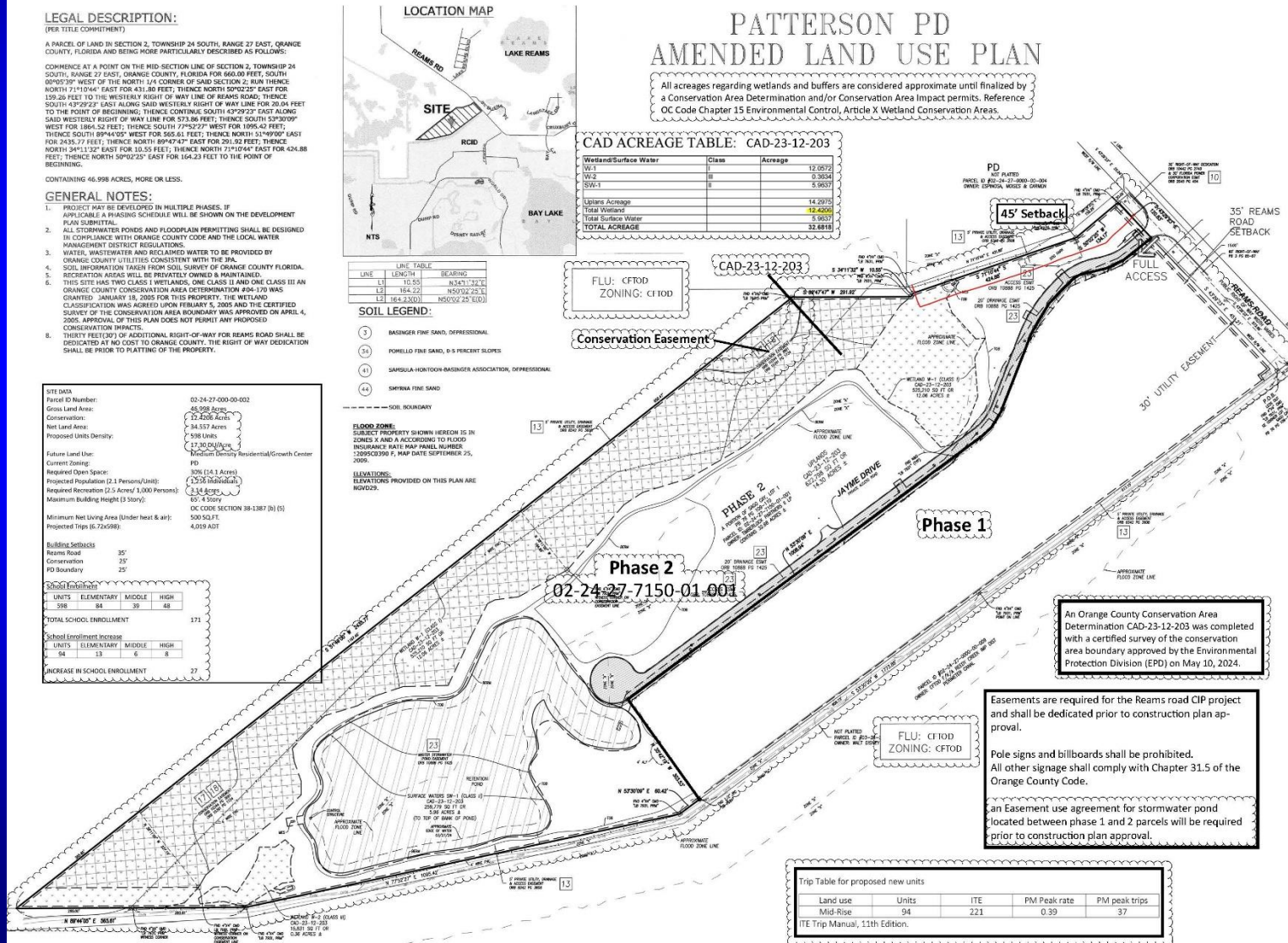
All acreages regarding wetlands and buffers are considered approximate until finalized by a Conservation Area Determination and/or Conservation Area Impact permits. Referenced to OC Code Chapter 15 Environmental Control, Article X Wetland Conservation Areas.

Wetland/Surface Water	Class	Acreage
W-1	III	12.0572
W-2	II	0.3048
SW-1	II	5.9037
Upland Acreage		14.2915
Total Wetland		18.2656
Total Surface Water		5.9037
TOTAL ACREAGE		32.8818

LINE	LENGTH	BEARING
L1	12.55	N141°1'27"E
L2	184.22	N50°02'25"E
L3	164.23	N00°02'25"E (0)

SOIL LEGEND:

- 3 BASSINGR FINE SAND, DEPRESSIONAL
- 4 FORTLEIGH FINE SAND, 0-5 PERCENT SLOPES
- 41 SARASOTA HORTONWOOD-BASSINGR ASSOCIATION, DEPRESSIONAL
- 44 SHERINA FINE SAND



FLU: CFOD
ZONING: CFOD

Conservation Easement

An Orange County Conservation Area Determination CAD-23-12-203 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on May 10, 2024.

Easements are required for the Reams road CIP project and shall be dedicated prior to construction plan approval.

Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.

An Easement use agreement for stormwater pond located between phase 1 and 2 parcels will be required prior to construction plan approval.

Land use	Units	ITE	PM Peak rate	PM peak trips
Mid-Rise	94	221	0.39	37

ITE Trip Manual, 11th Edition.



Title:
PD Change
Determination

Project:
Patterson PD

Location:
Orange
County, FL



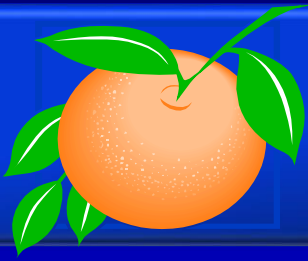
ISSUED

DATE FOR:

KEY PLAN

Sheet No.

03



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE Patterson PD (CDR-23-11-323) dated “Received June 18, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1

Board of County Commissioners

Public Hearings

September 10, 2024