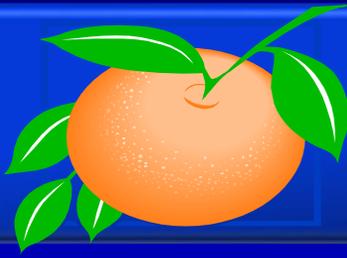


Board of County Commissioners

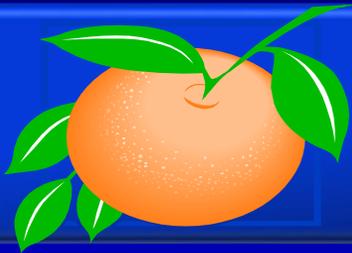
Public Hearings

July 27, 2021

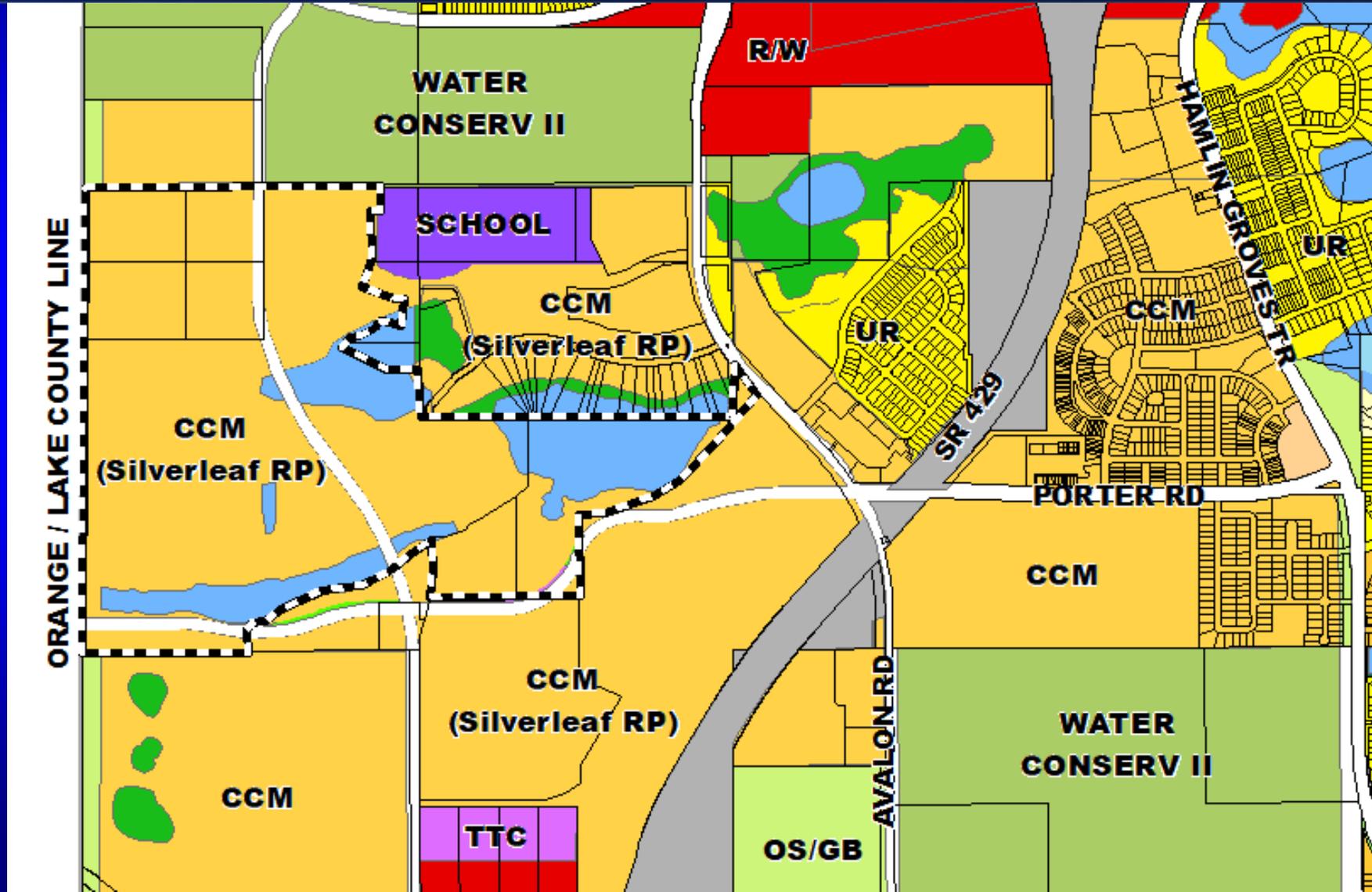


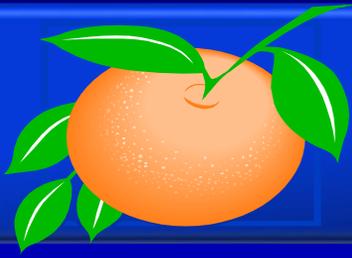
Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 2 Preliminary Subdivision Plan

Case:	PSP-20-04-115
Project Name:	Silverleaf PD–RP / Silverleaf Phase 2 PSP
Applicant:	Marc Stehli, Poulos & Bennett, LLC
Districts:	1
Acreage:	294.67 gross acres 219.86 net developable acres
Location:	Generally located north of Schofield Road and west of Avalon Road
Request:	To subdivide 294.67 gross acres / 219.86 net developable acres in order to construct 317 single-family dwelling units.

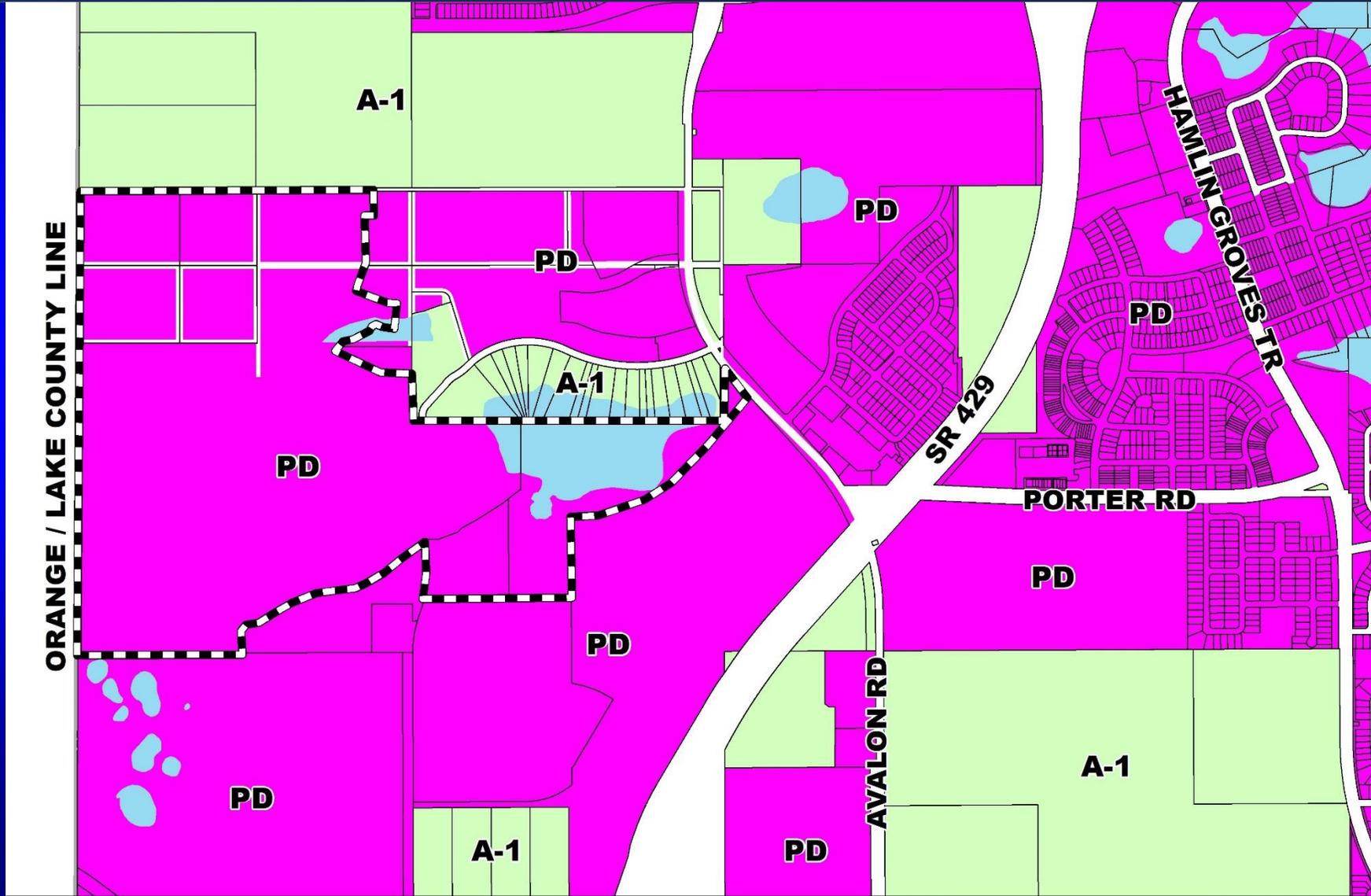


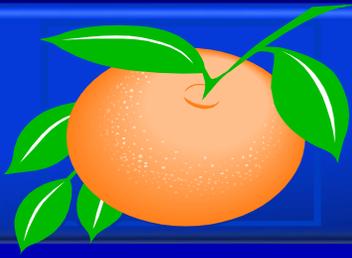
Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 2 Preliminary Subdivision Plan Future Land Use Map



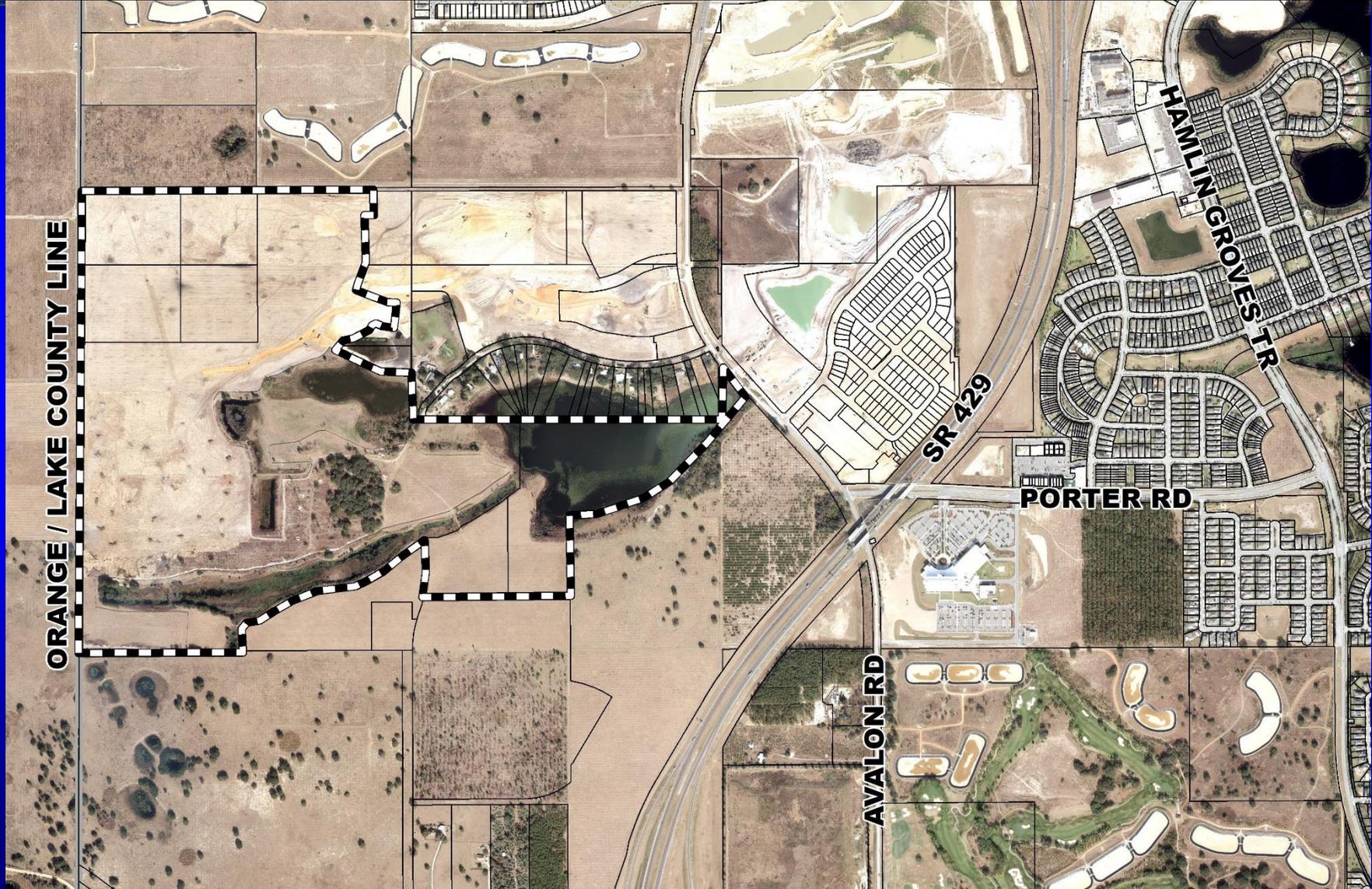


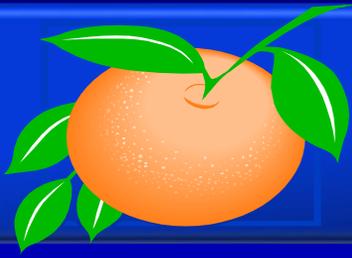
Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 2 Preliminary Subdivision Plan Zoning Map





Silverleaf Planned Development – Regulating Plan / Silverleaf Phase 2 Preliminary Subdivision Plan Aerial Map

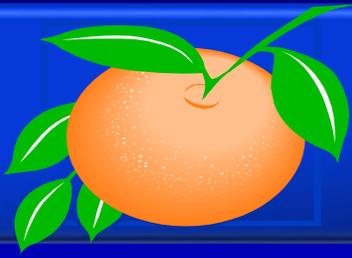




Action Requested

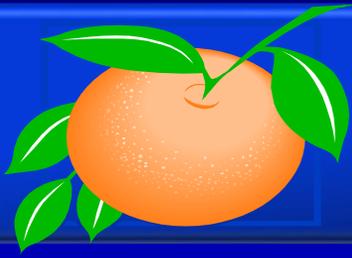
Make a finding of consistency with the Comprehensive Plan and approve the Silverleaf PD - RP / Silverleaf Phase 2 PSP dated “Received June 11, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 1



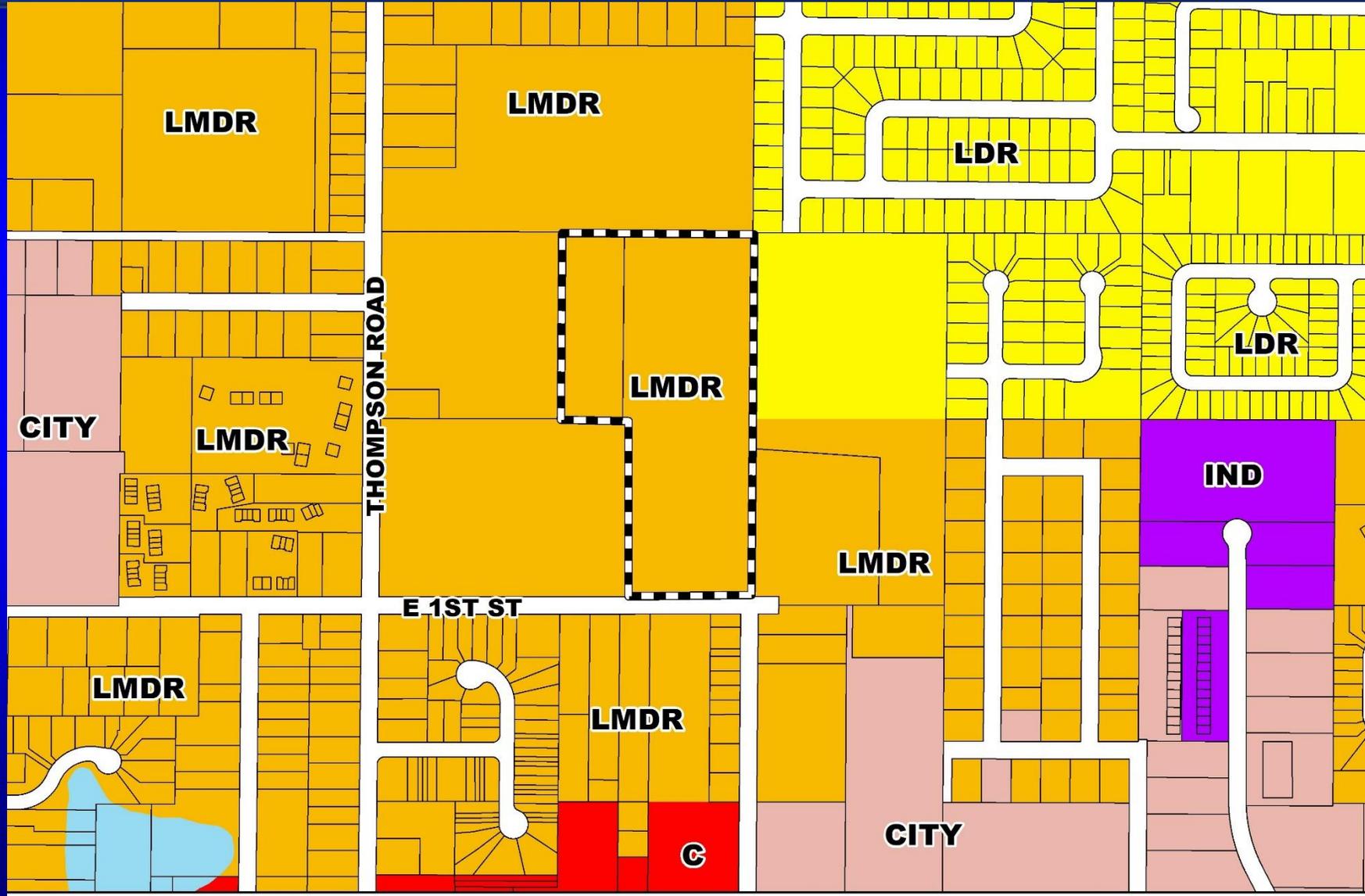
Thompson Road Townhomes PD / Thompson Road Townhomes Preliminary Subdivision Plan

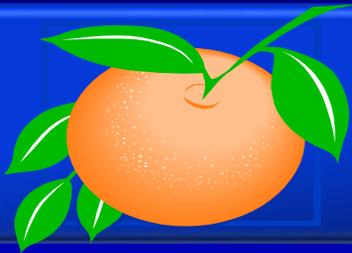
- Case:** PSP-20-08-228
- Project Name:** Thompson Road Townhomes PD / Thompson Road Townhomes PSP
- Applicant:** Stephen Orosz, Thompson Road, LLC
- Districts:** 2
- Acreage:** 15.33 gross acres
- Location:** Generally located north of East 1st Street and east of South Thompson Road
- Request:** To subdivide 15.33 acres in order to construct 92 single-family attached residential dwelling units and associated infrastructure.



Thompson Road Townhomes PD / Thompson Road Townhomes Preliminary Subdivision Plan

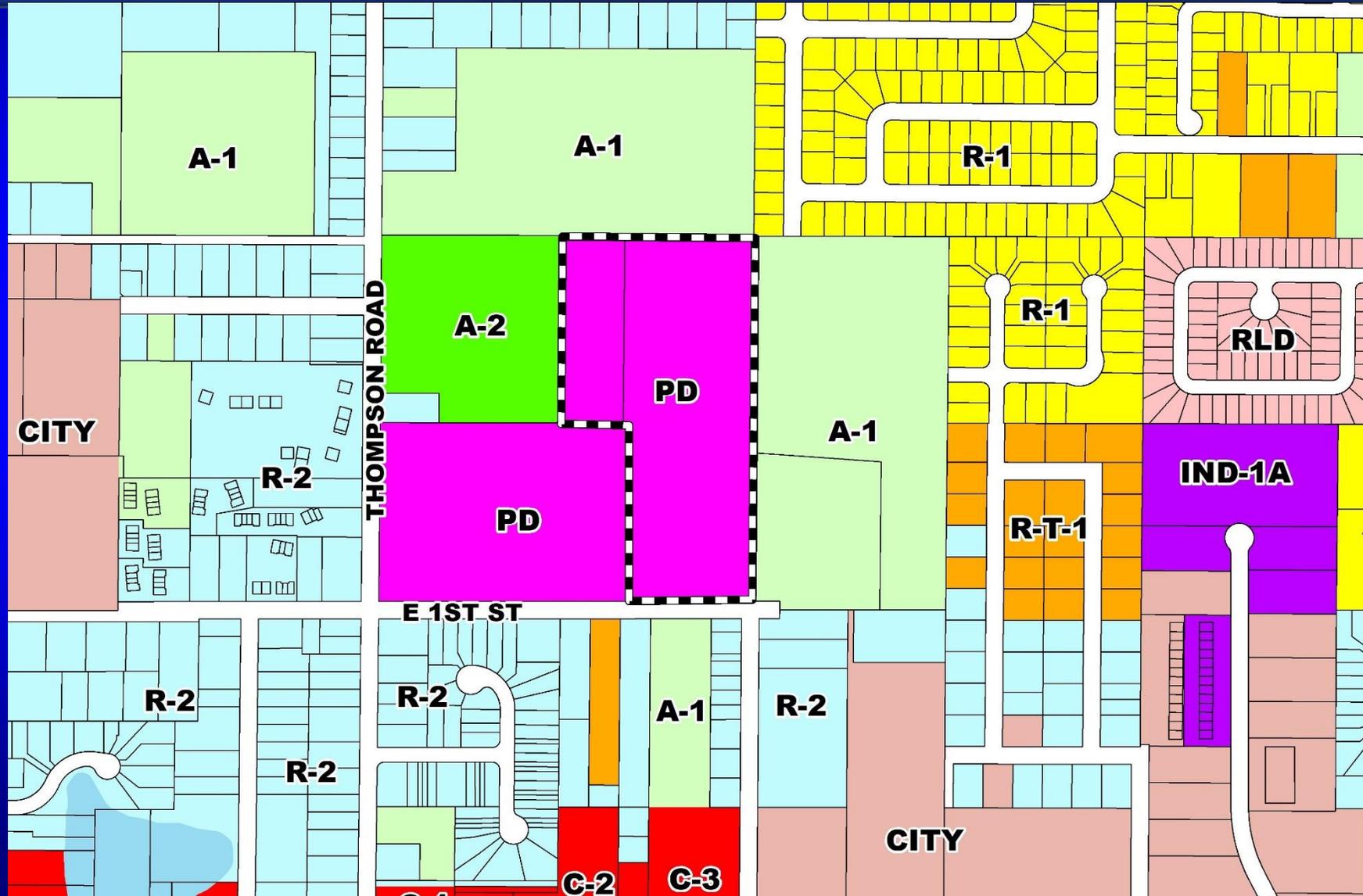
Future Land Use Map

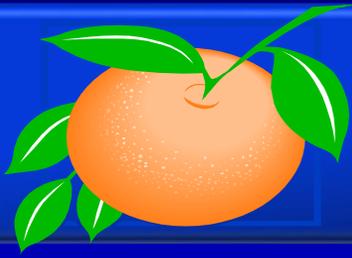




Thompson Road Townhomes PD / Thompson Road Townhomes Preliminary Subdivision Plan

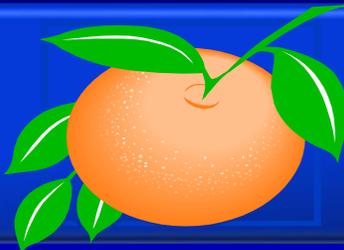
Zoning Map





Thompson Road Townhomes PD / Thompson Road Townhomes Preliminary Subdivision Plan Aerial Map

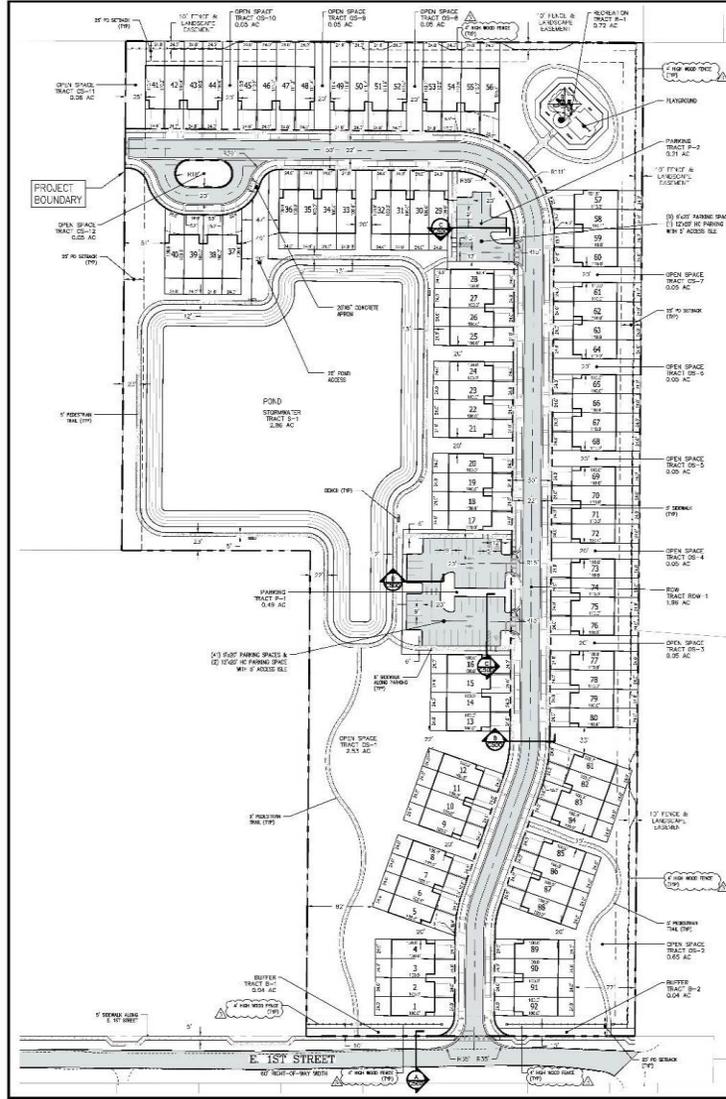




Thompson Road Townhomes PD / Thompson Road Townhomes

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



DEVELOPMENT INFORMATION

CONVENS PD

TOTAL PROPOSED UNITS FOR THIS PDP: 92 UNITS
 TOTAL DEVELOPABLE LAND AREA: 15.38 ACRES
 NET DEVELOPABLE LAND AREA: 15.33 ACRES
 NET RESIDENTIAL DENSITY FOR THIS PDP: 6.00 DU/AC

DEVELOPMENT STANDARDS

NET DEVELOPABLE AREA: 15.33 ACRES
 TOTAL PROPOSED UNITS: 92 UNITS
 NET DENSITY: 6.00 DU/AC

DESCRIPTION	SINGLE FAMILY ATTACHED (PHOTO LOADED)
NUMBER OF UNITS	92
MAX. BUILDING HEIGHT	35'
MIN. LOT AREA, SQ. FT.	2,000 SF
MIN. LOT WIDTH	30'
MIN. LOT DEPTH	100'
MIN. LIVING AREA	1,000 SF (1)
MAX. IMP. DECKS SUB AREA	80% (4)
SETBACKS	DISTANCE (Feet)
FRONT YARD	20 (2)
REAR	20 (3)
SIDE (END UNIT)	10 (3)
STREET WALL	10 (3)

1. LIVING AREA IS DEFINED AS THE AREA THAT IS HEATED AND COOLED.
2. NO COVENANTS, CONDITIONS, OR RESTRICTIONS ARE PROPOSED AT THIS TIME.
3. IDENTIFIED SETBACKS SHALL APPLY UNLESS INDICATED TO THE PD.
4. MAXIMUM IMP. DECKS SUB AREA SHALL BE BASED ON THE HIGH C'S CROSS SECTION CHART AREA.

TRACT IDENTIFICATION TABLE

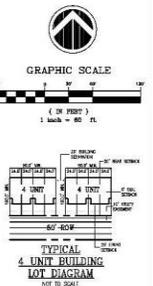
TRACT	USE	OWNER / MAINTENANCE	AREA (ACRES)
B-1	SURFER	- D.A.	0.08
B-2	SURFER	- D.A.	0.08
OS-1	OPEN SPACE	- D.A.	2.50
OS-2	OPEN SPACE	- D.A.	0.49
OS-3	OPEN SPACE	- D.A.	0.05
OS-4	OPEN SPACE	- D.A.	0.05
OS-5	OPEN SPACE	- D.A.	0.05
OS-6	OPEN SPACE	- D.A.	0.05
OS-7	OPEN SPACE	- D.A.	0.05
OS-8	OPEN SPACE	- D.A.	0.05
OS-9	OPEN SPACE	- D.A.	0.05
OS-10	OPEN SPACE	- D.A.	0.05
OS-11	OPEN SPACE	- D.A.	0.05
OS-12	OPEN SPACE	- D.A.	0.05
P-1	PARKING	- D.A.	0.43
P-2	PARKING	- D.A.	0.24
P-3	RECREATION	- D.A.	0.24
HWY-1	HIGHWAY RIGHT-OF-WAY	EMSA CO. COUNTY	1.96
P-4	STORAGE/PAVING	EMSA CO. COUNTY	2.86
SUBTOTAL			8.64
RESIDENTIAL LOTS			5.32
SUBTOTAL			5.32
TOTAL			15.33

STUDENT POPULATION PER GRADE COUNTY, TOWNHOMES SCHOOLS DEMAND

SCHOOL TYPE	RESIDENTIAL UNITS	WAT PER PER	STUDENT POPULATION
ELEMENTARY STUDENTS	80	0.02	14.9
MIDDLE SCHOOL STUDENTS	52	0.076	7.0
HIGH SCHOOL STUDENTS	52	0.022	8.5
TOTAL STUDENTS			30.4

TRAFFIC GENERATION, BASED ON ITE TRIP GENERATION MO'ENTION

Phase	ITE Code	Land Use	Number of Dwelling Units	DAILY	PM PEAK HOUR
1	200	MULTI-FAMILY (LOW DENSITY)	92	7.02	6.66
TOTAL				92	6.66



MADDEN CIVIL ENGINEERS
 431 F. Hardy Avenue
 Suite 200
 West Palm Beach, FL 33411
 (407) 622-8330

PRELIMINARY SUBDIVISION PLAN
 FOR
THOMPSON ROAD TOWNHOMES
 ORANGE COUNTY, FLORIDA

Thompson Road LLC
 1000 Thompson Road
 Orange, FL 32817

ENGINEER'S SEAL AND SIGNATURE

DATE: 08/20/2018

PROJECT: THOMPSON ROAD TOWNHOMES

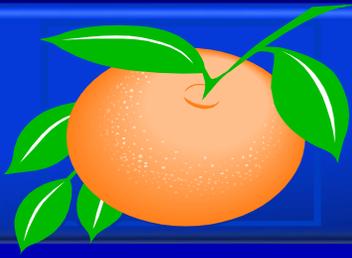
RECORDS

DATE: 08/20/2018

PROJECT: THOMPSON ROAD TOWNHOMES

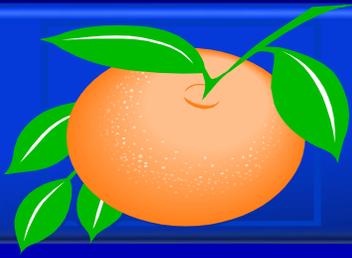
JOB # 201804
 DATE: 08/20/2018
 SCALE: AS SHOWN
 DESIGNED BY: BWF/BAS
 DRAWN BY: BWF/BAS
 APPROVED BY: BWF

C100



New COA #24

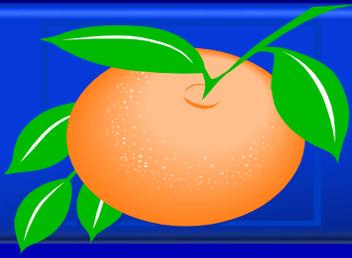
24. Developer / Owner shall either fund or construct traffic engineering improvements to Roger Williams Road to include two speed tables, approximately 1,300 feet of double yellow striping, and a multi-way stop control at the East 1st Street and Roger Williams Road intersection. These improvements shall be completed prior to Certificate of Completion for the subdivision infrastructure.



Action Requested

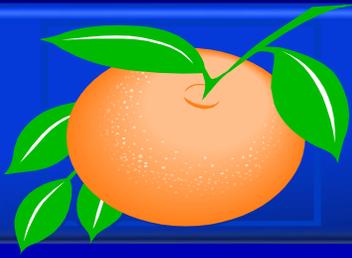
Make a finding of consistency with the Comprehensive Plan and approve the Thompson Road PD / Thompson Road Townhomes PSP dated “Received March 12, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended.

District 2

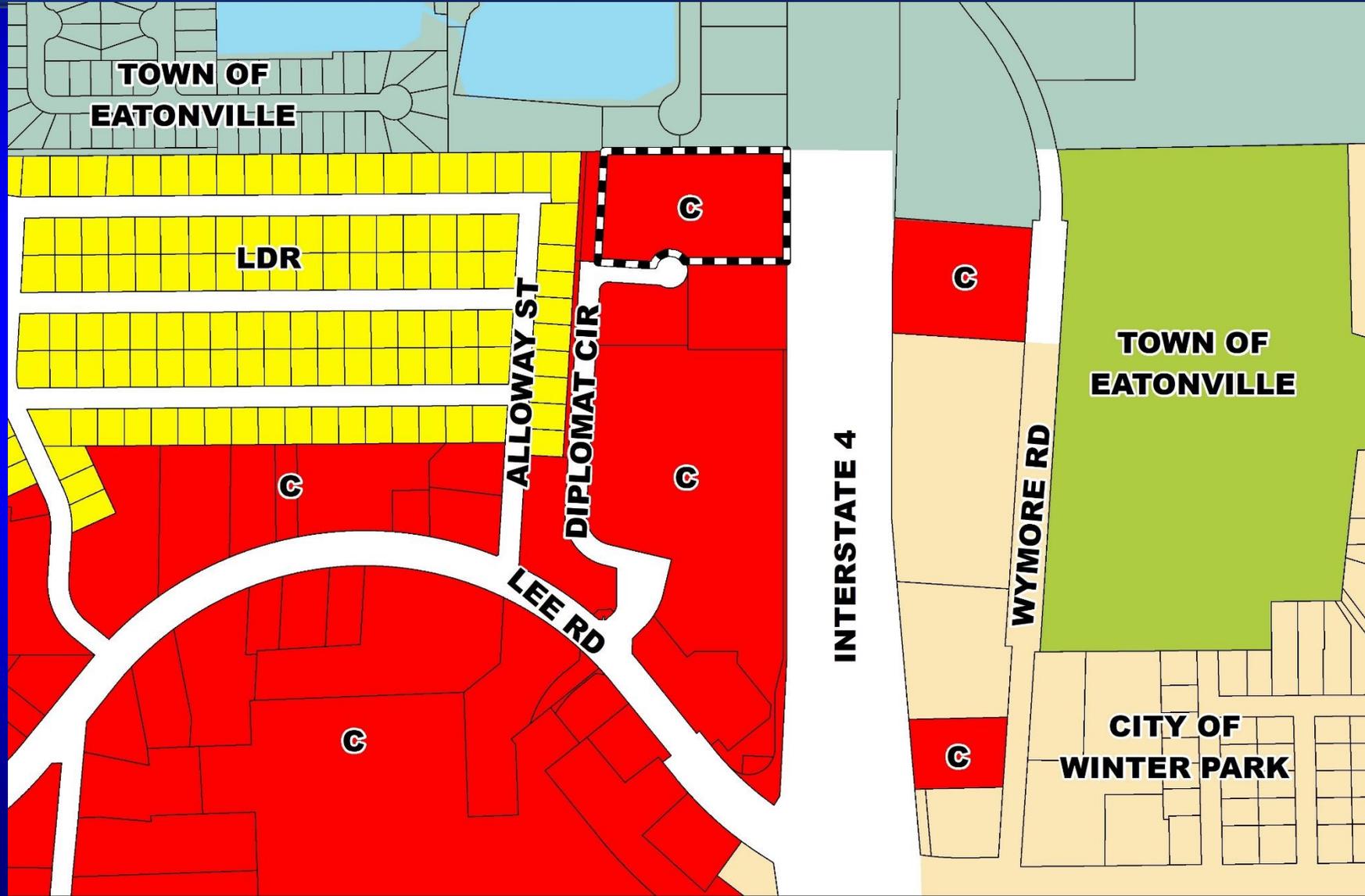


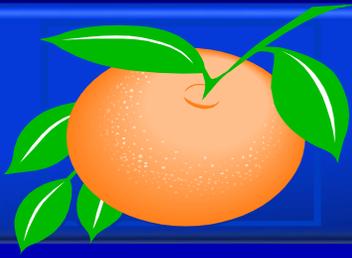
The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan

- Case:** CDR-20-07-180
- Project Name:** The Home Depot at Lee Road & I-4 PSP
- Applicant:** Karin Leissing, Harris Civil Engineers, LLC
- District:** 2
- Acreage:** 21.21 gross acres (overall PD)
3.80 gross acres (affected parcel)
- Location:** Generally located north of Lee Road and west of Interstate 4
- Request:** To combine Lots 3 and 4 into one parcel (referenced as Lot 3A on the proposed PSP).

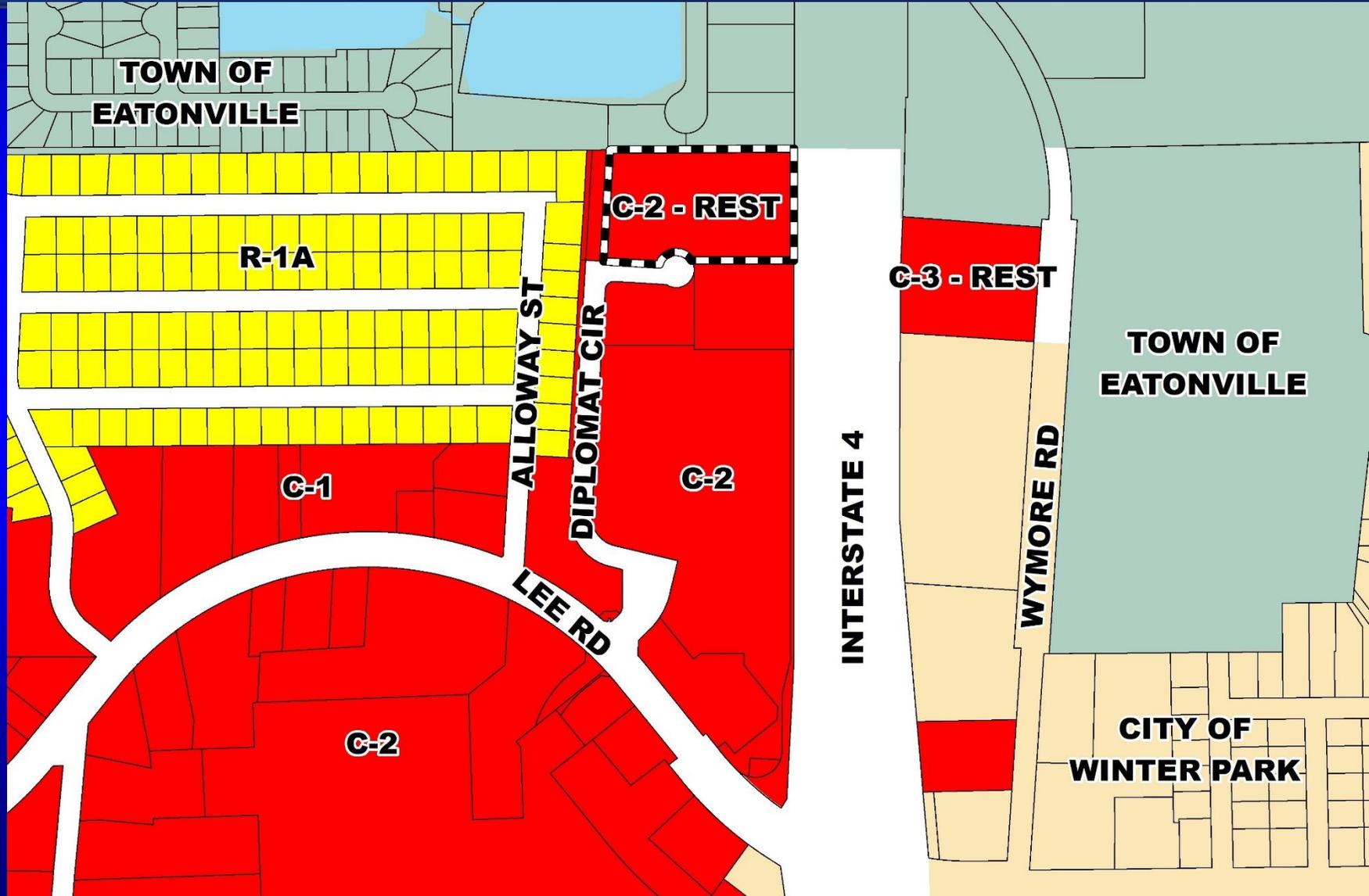


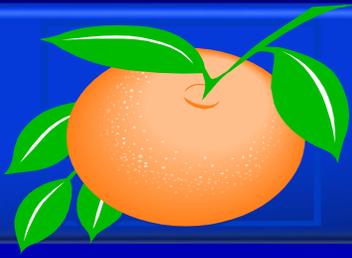
The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan Future Land Use Map



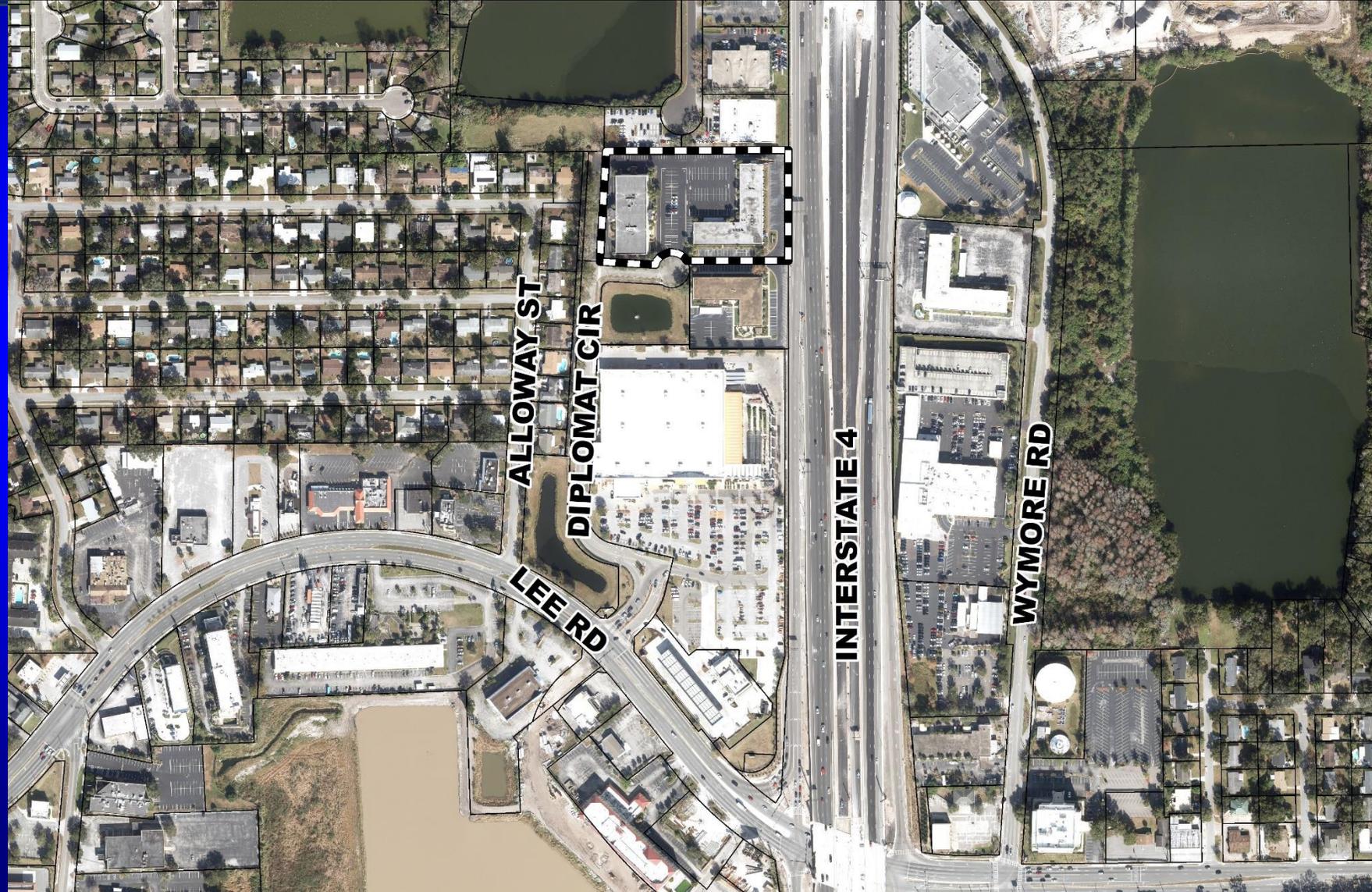


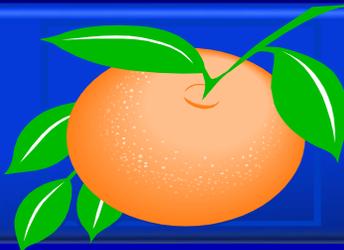
The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan Zoning Map





The Home Depot at Lee Road & I-4 Preliminary Subdivision Plan Aerial Map

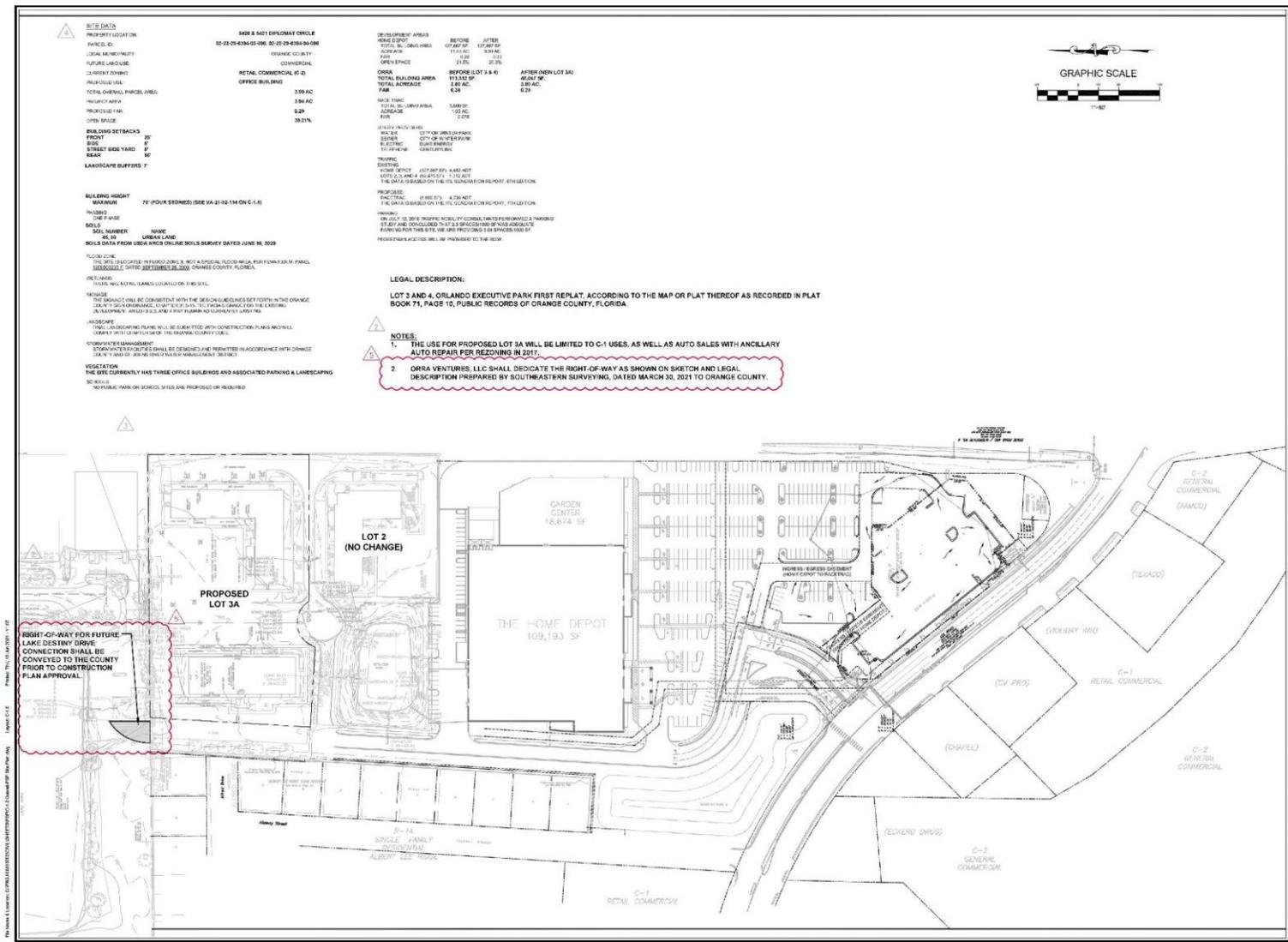




The Home Depot at Lee Road & I-4

Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



SITE DATA

PROPERTY LOCATION:	5405 & 5421 DIPLOMAT CIRCLE
PARCEL ID:	02-02-09-0304-02-000, 02-02-09-0304-04-000
LOCAL JURISDICTION:	ORANGE COUNTY
CURRENT ZONING:	RETAIL COMMERCIAL (C-1)
PROPOSED USE:	OFFICE BUILDING
TOTAL OVERALL IMPROVEMENTS:	3.94 AC
IMPROVED AREA:	0.29 AC
PROPOSED PARKING:	0.29 AC
OPEN SPACE:	39.21%

DEVELOPMENT APPEAL

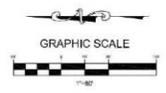
BEFORE:	AFTER:
TOTAL BUILDING AREA: 111.00 AC	TOTAL BUILDING AREA: 111.00 AC
TOTAL IMPROVEMENTS: 1.00 AC	TOTAL IMPROVEMENTS: 1.00 AC
TOTAL ACRES: 112.00 AC	TOTAL ACRES: 112.00 AC

LEGAL DESCRIPTION:
 LOT 3 AND 4, ORLANDO EXECUTIVE PARK FIRST REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGAL DESCRIPTION:
 LOT 3 AND 4, ORLANDO EXECUTIVE PARK FIRST REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

NOTES:

1. THE USE FOR PROPOSED LOT 3A WILL BE LIMITED TO C-1 USES, AS WELL AS AUTO SALES WITH ANCILLARY AUTO REPAIR PER REZONING IN 2017.
2. ORRA VENTURES, LLC SHALL DEDICATE THE RIGHT-OF-WAY AS SHOWN ON SKETCH AND LEGAL DESCRIPTION PREPARED BY SOUTHEASTERN SURVEYING, DATED MARCH 30, 2021 TO ORANGE COUNTY.



HARRIS
 Harris Civil Engineers, LLC
 1200 Highland Street
 Suite 200
 Orlando, Florida 32803
 Phone: (407) 629-4777
 Fax: (407) 629-7888
 www.harrisengineers.com
 DB 9814

Orlando Regional Realtor Association (ORRA)
 Preliminary Subdivision Plan
 5405, 5420 and 5421 Diplomat Circle
 Orlando, Florida 32808

Revisions:

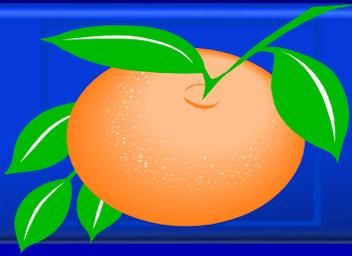
No.	Date	Description
1	06-05-2020	PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT
2	06-05-2020	REVISION TO THE PRELIMINARY SUBDIVISION PLAN
3	06-05-2020	REVISION TO THE PRELIMINARY SUBDIVISION PLAN
4	06-05-2020	REVISION TO THE PRELIMINARY SUBDIVISION PLAN
5	06-05-2020	REVISION TO THE PRELIMINARY SUBDIVISION PLAN

SITE PLAN

Scale: As Shown
 Date: 06-05-2020
 Project No: 0886002

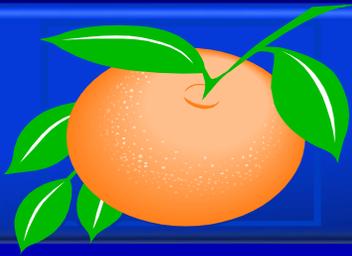
Design: EL
 Drawn: BH
 Checked: AH

Release: PERMITTING
 C-10



Strike COAs #11 and #12

- ~~11. A mandatory pre-application/sufficiency review meeting for the plat / replat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application / sufficiency review meeting prior to formal submittal of the plat to the County.~~
- ~~12. Unless otherwise allowed by County Code, the property shall be platted / re-platted prior to the issuance of any vertical building permits.~~



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve The Home Depot at Lee Road and I-4 PSP dated “Received June 11, 2021”, subject to the conditions listed under the DRC Recommendation in the Staff Report, as amended and presented.

District 2

Board of County Commissioners

Public Hearings

July 27, 2021