



Application Summary

The following public hearings will be opened together:

- **Lake Reams Neighborhood PD - CDR-15-10-293
&
Consent Item G.3 (APF Agreement)**
- **Lake Reams Neighborhood PD / DevelopCo – Reams Road
PSP - PSP-16-12-421**
- **Conservation Area Impact Permit - CAI-17-04-014**

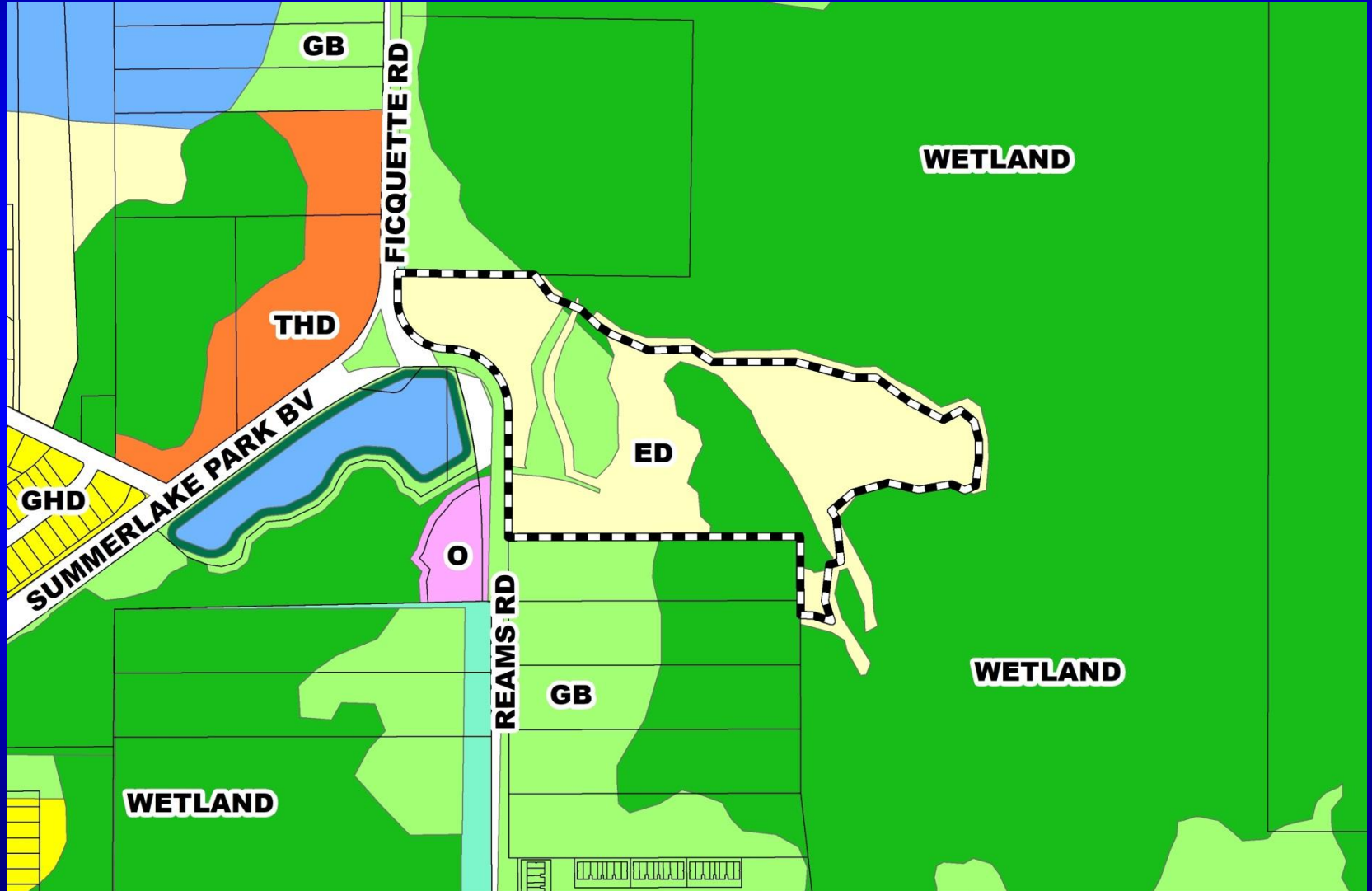


Lake Reams Neighborhood PD Planned Development / Land Use Plan

- Case:** CDR-15-10-293
- Project Name:** Lake Reams Neighborhood PD/LUP
- Applicant:** Adam Smith, VHB, Inc.
- District:** 1
- Acreage:** 1,174.90 gross acres (*overall PD*)
306.89 gross acres (*affected parcel only*)
- Location:** East of Reams Road & Fiquette Road intersection
- Request:** To modify the wetland boundary and acreage, to increase Parcel 25 acreage and change the land use district from Upland Greenbelt / Wetlands to Estate District to allow for 74 residential units through the use of 32 Transfer of Development Right (TDR) units.
- Additionally, one waiver from Orange County Code is requested to reduce the minimum lot width to 60 feet, in lieu of the required 85 feet.

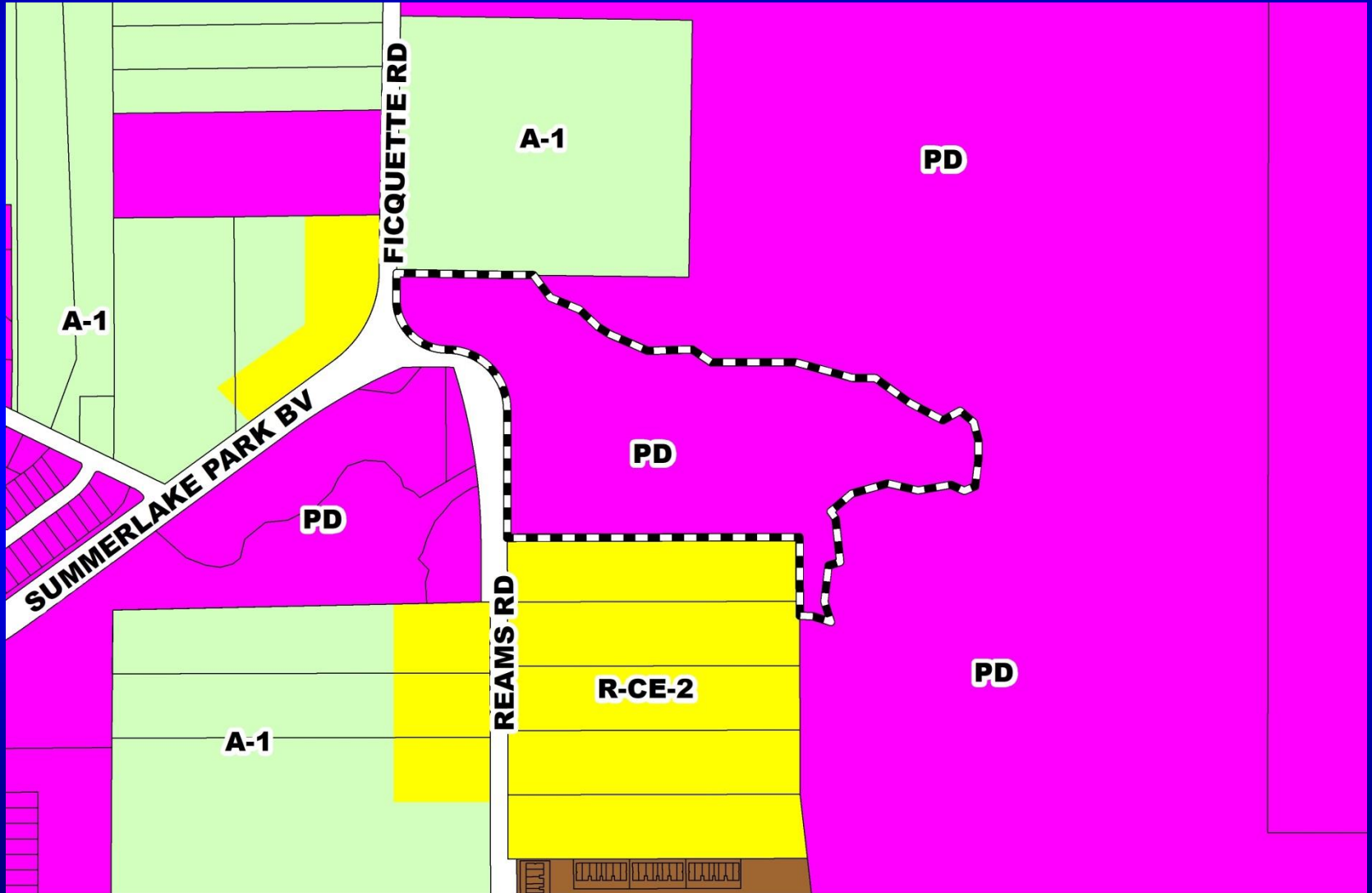


Lake Reams Neighborhood PD Planned Development / Land Use Plan Future Land Use Map



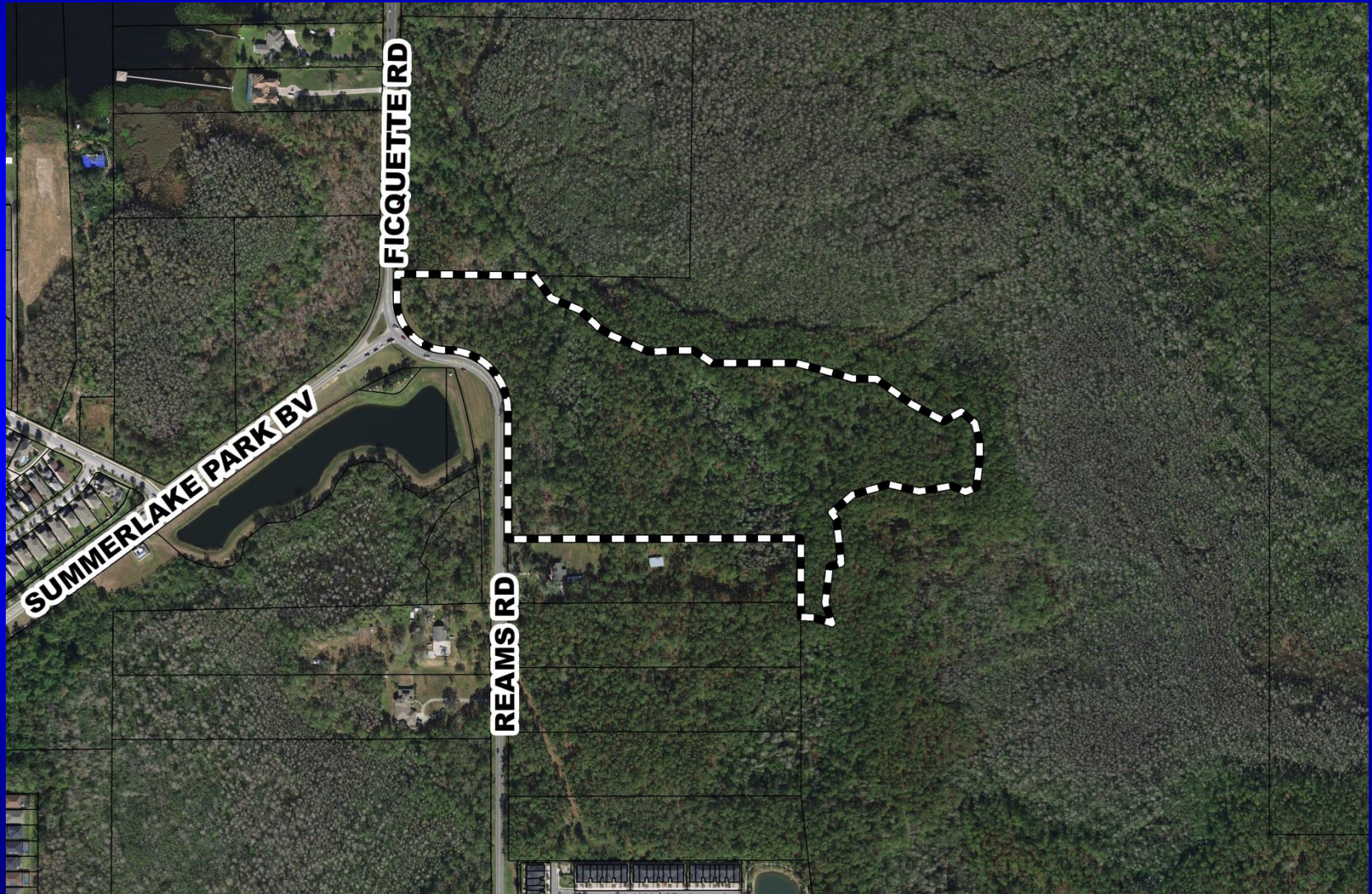


Lake Reams Neighborhood PD Planned Development / Land Use Plan Zoning Map



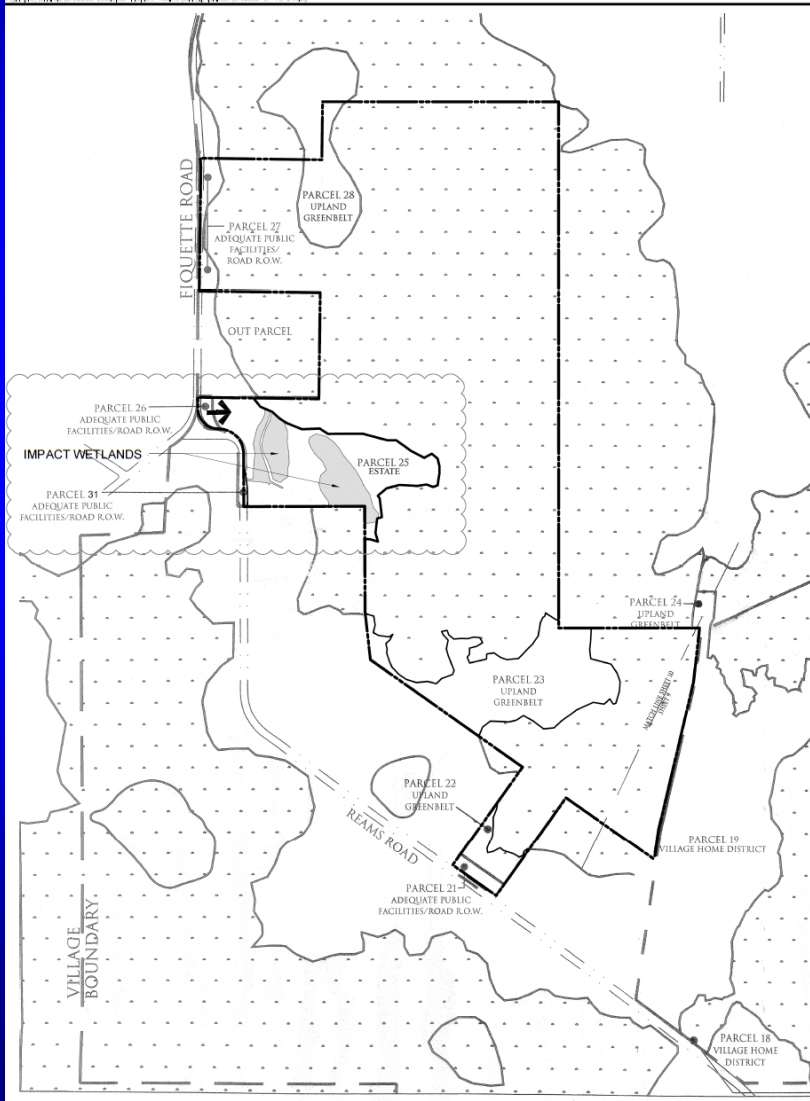


Lake Reams Neighborhood PD Planned Development / Land Use Plan Aerial Map





Lake Reams Neighborhood PD Planned Development / Land Use Plan Overall Land Use Plan



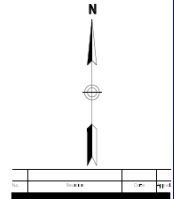
LAND USE PLAN COMPARISON CHART

Parcel No.	Land Use District	Approved		Proposed		Approved		S.F.
		Gross Land Area	Net Dev. Acres	D.U.	D.U. / AC	D.U. / AC	D.U. / AC	
2	Townhome/Apartment	24.8	19.4	383	383	10.7	19.7	
3	Townhome/Apartment	21.7	17.7	120	120	6.0	6.8	
5	Village Home	150.7	130.4	751	731	5.4	5.3	
8	APP Park	8.1						
8	APP ROW	16.2						
9	Neighborhood Commercial	1.7	1.7					20,000
10	APP Park	5.1						
11	APP Elementary School	15.3						
12	Estate Home	24.0	17.9	105	105	5.9	5.9	
13	APP ROW	1.5						
14	APP ROW	1.9						
16	Village Home*	69.0	54.7	387	387	7.1	7.1	
17	APP Preserve	8.2						
18	Estate Home	7.2	4.7	28	28	6.0	6.0	
19	Estate Home	66.1	48.4	183	183	3.8	3.9	
20	APP ROW	0.2						
21	APP ROW	0.3						
22	Upland Greenbelt	3.9						
23	Upland Greenbelt	16.4						
24	Upland Greenbelt	1.2						
25	Estate	23.7	21.03		74		3.5	
26	APP ROW	1.5						
27	APP ROW	1.5						
28	Upland Greenbelt	8.3						
29	APP ROW	0.7						
30	APP ROW	0.3						
31	APP ROW	0.2						
	Gross Land Area	518.2						
	Wetlands	507.4						
	Lakes	147.8						
Total		1,173.4	324.0	1,957	2,011	6.0	6.2	20,000

PO UNIT TRANSFERS

	Parcel 1	Parcel 2	Parcel 3	Parcel 12	Parcel 14	Parcel 18	Parcel 19
Approved Units	200	200	483	137	569	18	172
Transfer 1: 31 Units (Including 4 Units) from Parcel 18 to Parcel 19						31	-31
Subtotal	200	200	483	137	569	7	141
Transfer 2: 7 Units from Parcel 18 to Parcel 5			7			-7	
Subtotal	200	200	490	137	569	0	141
Transfer 3: 383 Units from Parcel 16 to Parcel 5			383			-383	
Subtotal	200	200	869	137	569	0	141
Transfer 4: 32 Units from Parcel 12 to Parcel 5			32			-32	
Subtotal	200	200	901	137	569	0	141
Transfer 5: 57 Units from Parcel 3 to Parcel 2		57				-57	
Subtotal	200	566	901	137	569	0	141
Transfer 6: 106 Units from Parcel 2 to Parcel 1		106				-106	
Subtotal	889	130	797	105	567	0	141
Transfer 7: Transfer 18 units from Parcel 1 to Parcel 18						18	-18
Approved Units (Through 1-13-13)	889	130	793	105	567	18	141
Apply 106 New Open Credits of 18 Units to Parcel 1*						-106	
Approved Units	889	130	793	105	567	18	141

1. A total of twenty three (23) units remain unused within Parcel 2.
 2. Units have been adjusted for parcels 3 and 18 based upon completion of Preliminary Subdivision Plans for these parcels as of September 2012.
 3. TDH Agreement includes Lake Meyer Neighborhood PD, modified for consistency under CD# 12-13-208.
 4. TDH Agreement CD# 12-13-208.
 * Parcel 5 includes 453 units within the Shag Property PFD and 28 units within the Trickle North PFD.



vhb
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 Certificate of Authorization Number 1392

Lake Reams
 Neighborhood PD

Orange County, Florida

LAND
 USE PLAN



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Lake Reams Neighborhood Planned Development / Land Use Plan (PD/LUP) dated “Received March 27, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

-AND-

Consent Item G.3

-AND-

Additional Waiver Condition of Approval:

10. A waiver from Section 38-1385(b)(4) to allow a minimum lot width of sixty (60) feet, in lieu of eighty-five (85) feet.

District 1



Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan

Case:	PSP-16-12-421
Project Name:	Lake Reams Neighborhood PD / DevelopCo – Reams Road PSP
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	306.89 gross acres
Location:	East of the Reams Road & Ficquette Road intersection
Request:	To subdivide 306.89 acres in order to construct 74 single- family detached residential dwelling units

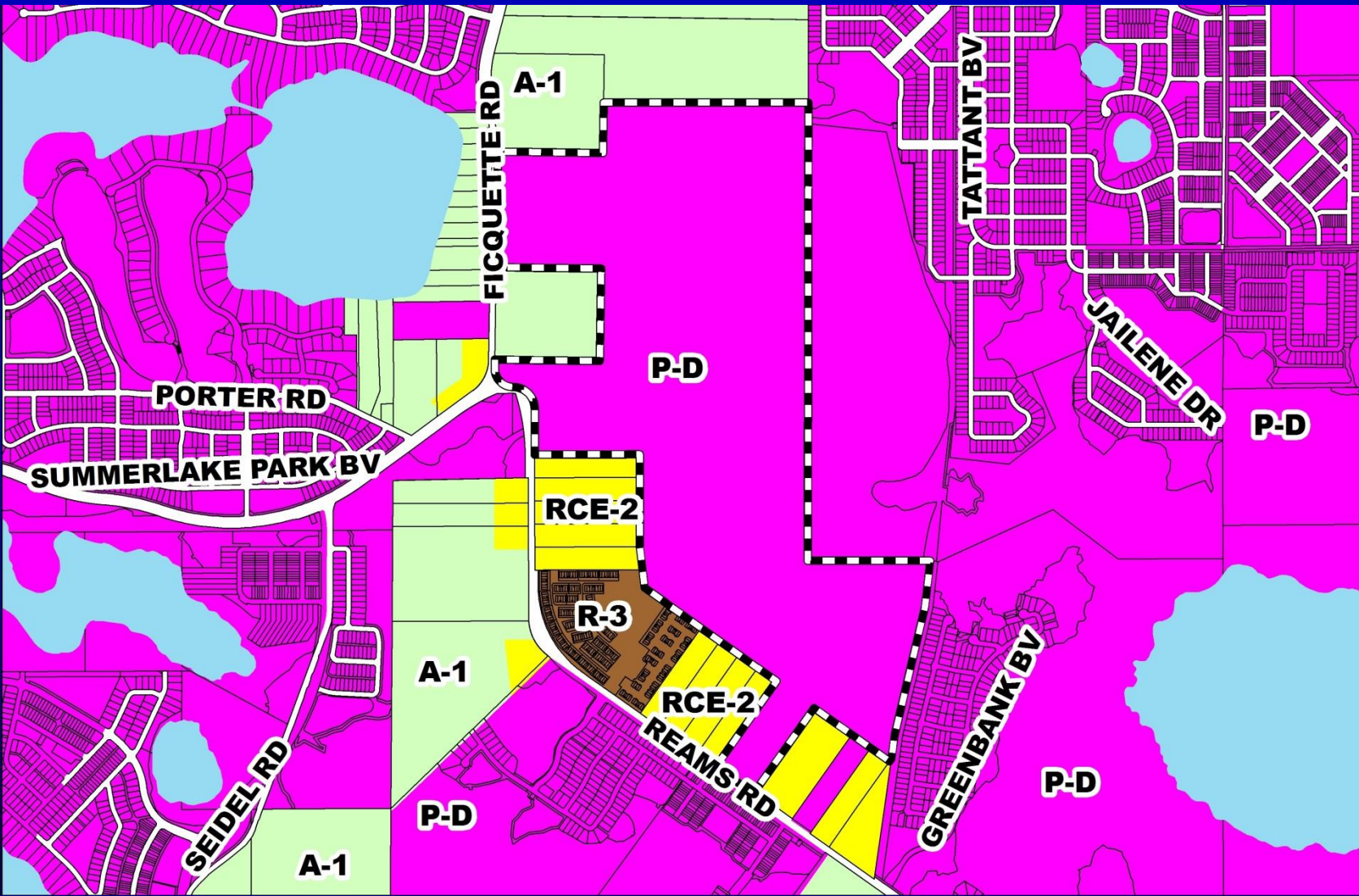


Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan Future Land Use Map





Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan Zoning Map





Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan Aerial Map





Action Requested

Make a finding of inconsistency with the Comprehensive Plan (CP) and deny the Lake Reams Neighborhood Planned Development / Developco – Reams Road Preliminary Subdivision Plan.

District 1

Board of County Commissioners

**Request for Conservation
Area Impact Permit**

CAI-17-04-014

Applicant: Developco, Inc.

August 20, 2019



Location Map

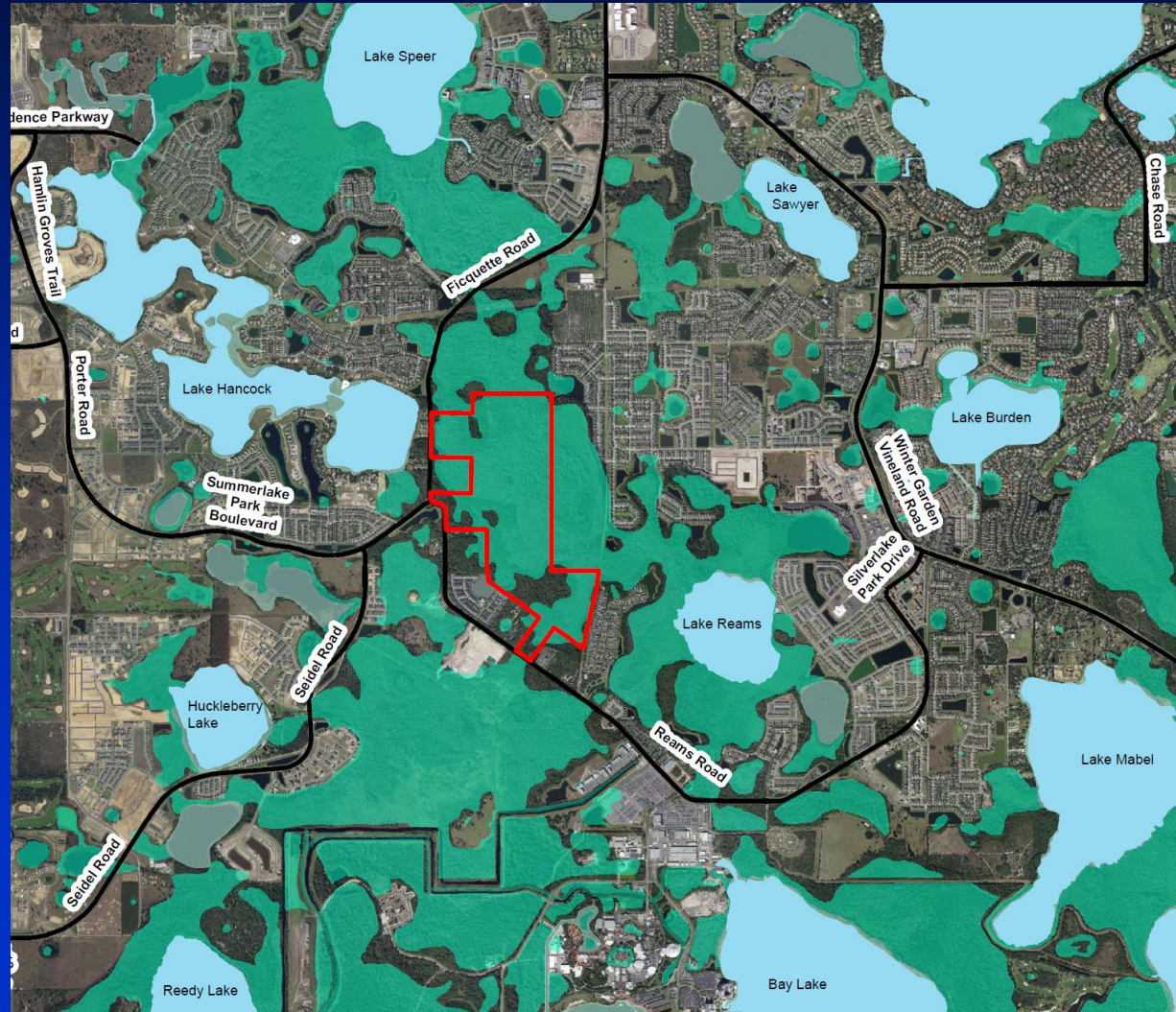




Location Map



Wetlands



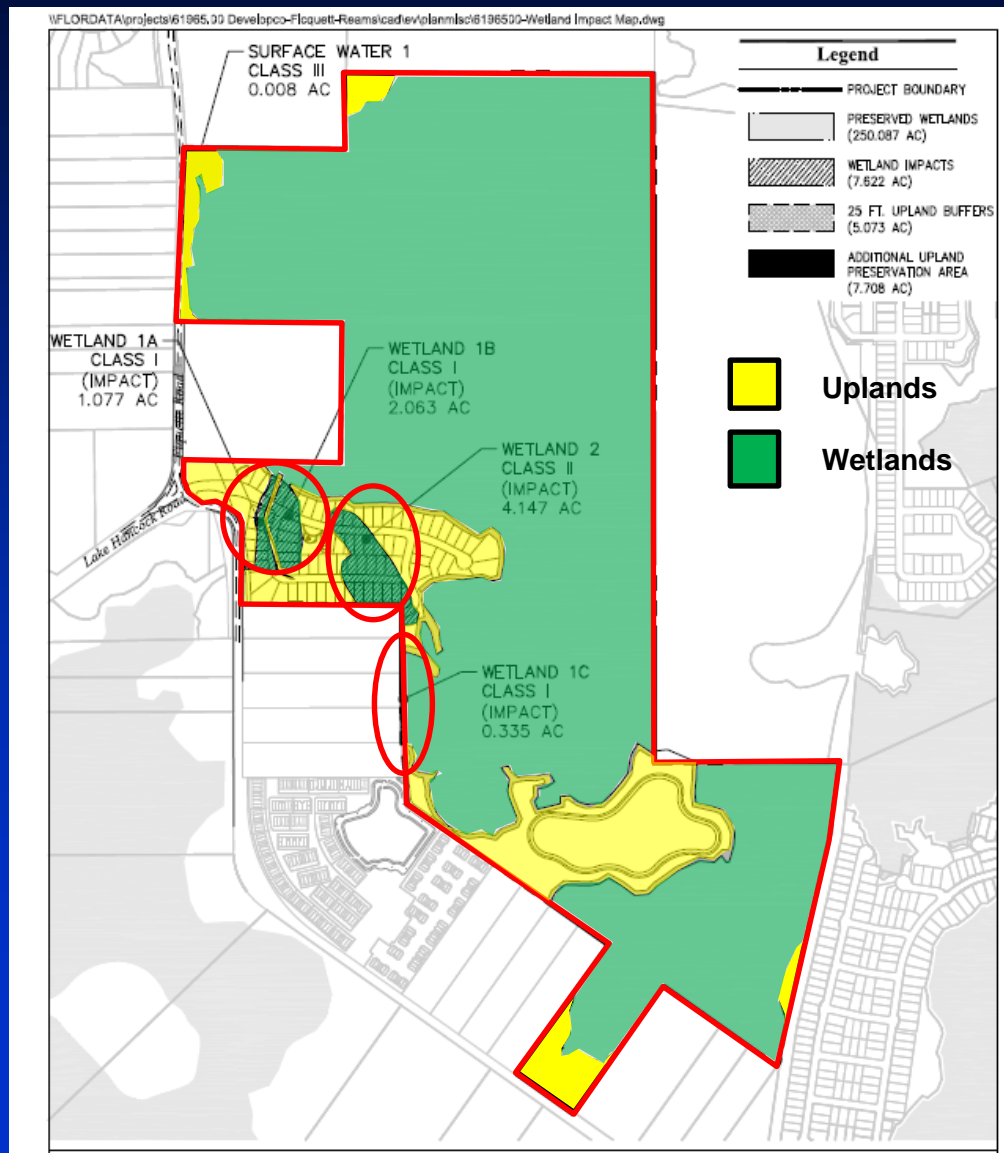


Site Conditions

Parcel Size:
306.89 acres

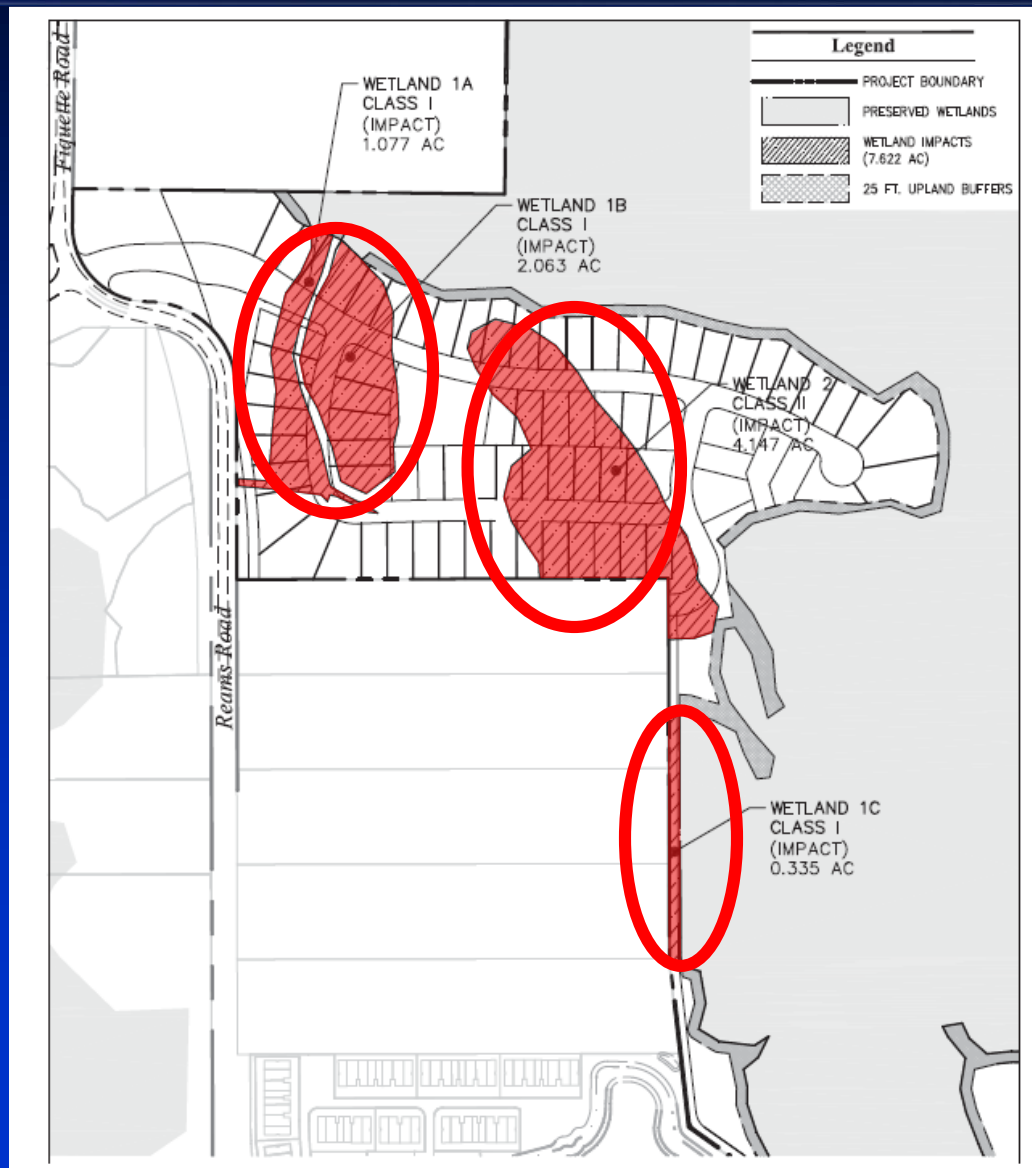
Uplands:
49.18 acres

**Wetland/
Surface Waters:**
257.71 acres





Site Plan – Wetland Impacts





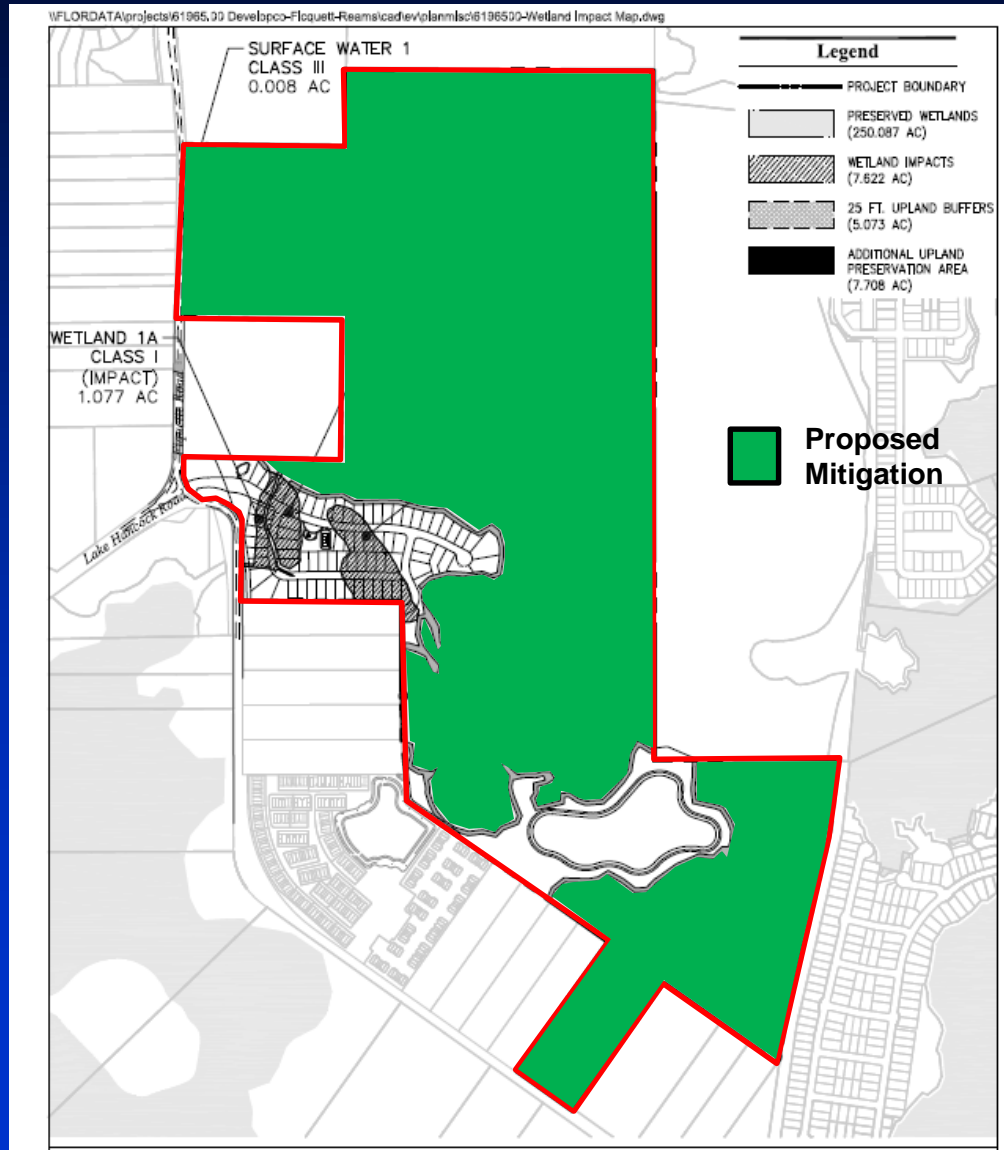
Proposed Mitigation

Preservation of:

250.1 acres of wetlands

5.1 acres of upland buffers

7.7 acres of additional upland areas





Existing Conditions





Existing Conditions





Review Criteria

- **Sec. 15-362(5) – Where wetlands serve a significant and productive environmental function, the public health, safety and welfare require that 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.**
- **Section 396(3)(a) – 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 396(3)(b) – Mitigation for impacts to Class II conservation areas should be presumed to be allowed unless mitigation is contrary to the public interest.**

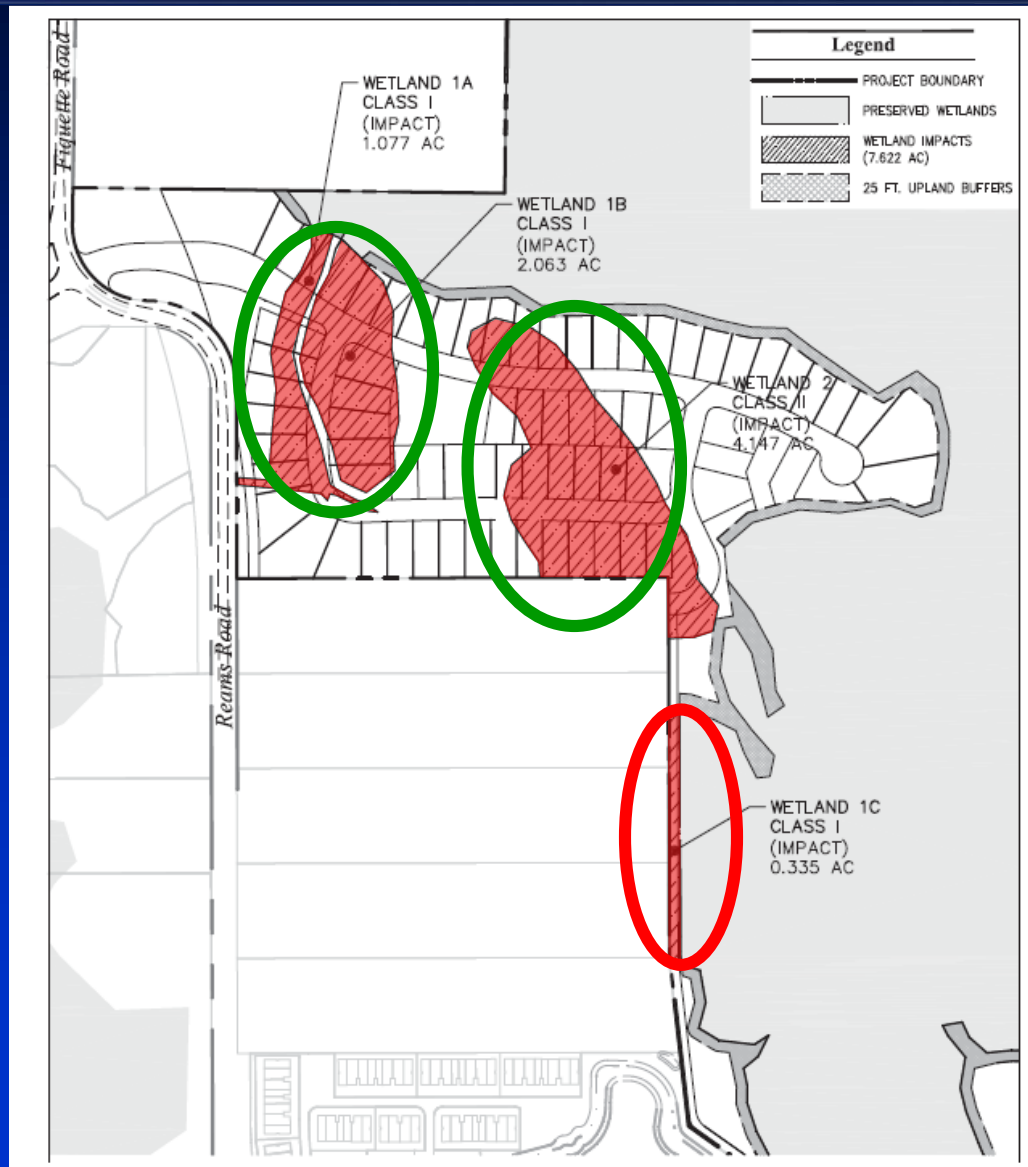


Considerations

- Pursuant to Orange County Code, Chapter 15, Article X, the Environmental Protection Division (EPD) staff has evaluated the permit application and required documentation therein.
- Pursuant to Chapter 15, Article X, Sections 15-362(5) and 15-396(3)(a) and (b), the applicant has demonstrated that the proposed Class I and II impacts in the northern upland pocket allow for a reasonable use of the property and that there are no feasible or practical alternatives to avoid or minimize the proposed impacts.
- Because of the applicant's request to maximize the lot count in the northern upland pocket, the applicant has not demonstrated that the proposed Class I impacts associated with the pipe and access road to the south meet Section 15-362(5) (minimize or eliminate wetland impacts).



Considerations





Action Requested

- Denial of Conservation Area Impact Permit CAI-17-04-014 for Developco, LLC. District 1



Lake Reams Neighborhood PD Recommended Action Summary

- **PD Substantial Change - CDR-15-10-293**
 - **Approval, subject to added Condition #10, and Approval of Consent Item G.3**
- **Preliminary Subdivision Plan - PSP-16-12-421**
 - **Denial**
- **Conservation Area Impact Permit - CAI-17-04-014**
 - **Denial**