Interoffice Memorandum



November 6, 2017

TO:

Mayor Teresa Jacobs

-AND-

Board of County Commissioners

FROM:

Jon V. Weiss, P.E., Directo

Community, Environmental and Development

Services Department

CONTACT PERSON:

John Smogor Chairman

Development Review Committee

Planning Division (407) 836-5616

SUBJECT:

November 28, 2017 – Public Hearing

Applicant: David M. Kelly, Poulos & Bennett, LLC

Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan

Case # CDR-17-04-131 / District 4

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of October 4, 2017, to approve the Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) to reduce the rear setbacks from 20' to 18'; reduce the Arbor Meadows Boulevard setbacks from 35' to 33'; and to convert the PSP from a gated community to a non-gated community with public roads.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference.

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan dated "Received October 4, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 4

JVW/JS/sfv Attachments

CASE # CDR-17-04-131

Commission District # 4

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of October 4, 2017, to approve the Meadow Woods PD / Parcel 30.1 Preliminary Subdivision Plan (PSP) to reduce the rear setbacks from 20' to 18'; reduce the Arbor Meadows Boulevard setbacks from 35' to 33'; and to convert the PSP from a gated community to a non-gated community with public roads

2. PROJECT ANALYSIS

A. Location:

East of Landstar Boulevard / North of Rhode Island Woods

Circle

B. Parcel IDs:

25-24-29-5567-01-003

C. Total Acres:

36.79 acres (total project) / 29.73 acres (subject parcel)

D. Water Supply:

Orange County Utilities

E. Sewer System:

Orange County Utilities

F. Schools:

Wyndham Lakes ES: Capacity 828 / Enrollment 918 South Creek MS: Capacity 1,125 / Enrollment 1,005 Cypress Creek HS: Capacity 2,771 / Enrollment 3,167

G. School Population: 89

H. Parks:

Meadow Woods Park - 1.7 Miles

I. Proposed Uses:

206 single-family residential dwelling units

(attached and detached)

J. Site Data:

Detached:

Maximum Building Height: 35' (2-stories)
Minimum Living Area: 1,500 Square Feet

Minimum Lot Width: 34'

Maximum Lot Coverage: 60% (deviation from 30%)

Building Setbacks:

20' Front

15' Side Street 5' Interior Side

35' Arbor Woods Boulevard

20' Rear

Attached:

Maximum Building Height: 35' (2-stories)
Minimum Living Area: 1,000 Square Feet
Minimum Lot Width: 24' (deviation from 25')

Maximum Lot Coverage: 60% (deviation from 30%)

Building Setbacks: 20' Front

15' Side Street

0' / 10' Interior Side

33' Arbor Woods Boulevard

18' Rear

K. Fire Station: 55 – 801 Greenway Professional Court

L. Transportation: This property is vested from transportation concurrency

under vested rights certificate 92-056.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Commercial. The PD was approved in 1980. Per Comprehensive Plan Policy FLU8.1.5, PDs approved prior to adoption of the CP in 1991 are considered to be consistent with the Comprehensive Plan. The PD/LUP designates the parcel for commercial and medium density residential uses. The request is consistent with the Comprehensive Plan.

4. ZONING

PD (Planned Development District) (Meadow Woods PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Meadow Woods PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Parcel 30.1 Preliminary Subdivision Plan dated "Received October 4, 2017," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received October 4, 2017," the condition of approval shall control to the extent of such conflict or inconsistency.

- 2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
- 3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
- 4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
- 5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As

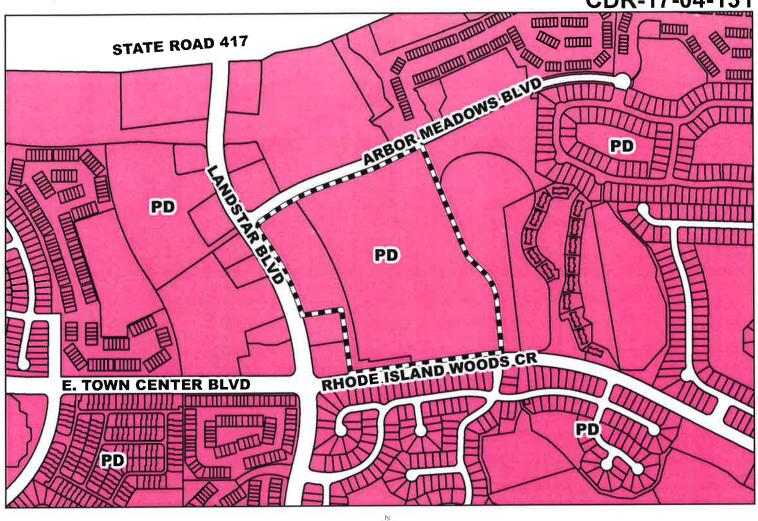
part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

- 6. The roads and drainage system(s) will be owned by Orange County and the stormwater pond(s) will be owned by the property owner's association with a maintenance easement granted to the county. The roads and drainage system(s), including retention ponds, will be maintained by the county with a municipal services benefit unit (MSBU) established for stormwater system functionality. Routine maintenance, including mowing, beyond that provided by the county shall be the responsibility of the homeowners association or property owner's association.
- 7. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory. The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.
- 8. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated September 13, 2016, shall apply:
 - a. The site shall be stabilized following grubbing, clearing, earth work, or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans, a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
 - b. Prior to construction plan approval, documentation with supporting calculations shall be submitted which certifies that the existing drainage

system and pond have the capacity to accommodate this development and that this project is consistent with the approved master drainage plan (MDP) for this PD.

- c. Prior to the issuance of any vertical building permits, the property shall be replatted.
- d. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.
- e. A mandatory pre-application/sufficiency review meeting for the re-plat shall be required prior to re-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 re-plat to the County.
- f. Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement. Unless the property is otherwise vested or exempt, the applicant shall be subject to school concurrency and required to go through the review process prior to platting.
- g. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
- h. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
- i. If public wastewater main will be located outside public right of way on property owned by an entity other than the developer, a public utility easement shall be granted to OCU and recorded prior to construction plan approval.
- j. Short term rental shall be prohibited. Length of stay shall be for 180 days or greater.
- k. Signage shall comply with Chapter 31.5-73.

CDR-17-04-131



Zoning Map

Subject Property

ZONING:

PD (Planned Development District)

(Meadow Woods PD)

APPLICANT: David . Kelly, P.E., Poulos & Bennett, LLC

LOCATION: East of Landstar Boulevard /

North of Rhode Island Woods Circle

TRACT SIZE: 36.79 acres (total project) /

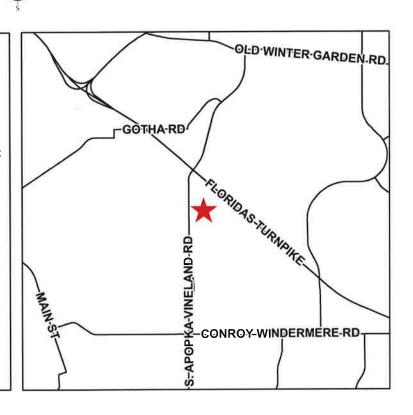
29.73 acres (subject parcel)

DISTRICT: #4

S/T/R:

25/24/29

1 inch = 667 feet



★ Subject Property

	Genera	al Site Data	outle-	Commercial Control			G	enera	il Note	\mathbf{s}			
Project Site Area		Residential i	Contract of the last of the la	Commercial Portion 7.05 Ac			(my	person	Maintena	псе			
Total Wetlands		0.00 A		0.00 Ac	B 10 15 1						NAME OF STREET		II
Total Stormwater Provided		0.00 A		0.00 Ac	F	Roadways	Pt	ublic	To Be Owner	ed & Mai	ntained By	/ Orange	
Net Developable Acres		29.73 /		7,06 Ac					County.				
Proposed Residential Dwelling Unit	is.	208 Un		NA NA			1		Drainage Ou	utfall From	n Futura (Commercial	
Density		6.9290 DL		NA NA	Draina	age Easement	Pr		Tract & Dri				
Zoning		PD-MDR (PATIC	HOMES)	PD-C		.,	, , ,		Drainage Ed				
Existing Land Use		Vocan		Vacant									
Proposed Land Use		Single-Family Residential	(Attached/Detached)	Commercial				1					
	COLOR DE TOUR	1	(- Commercial	Draine	age Easement	D.	ublic	To Be Dedi	cated To	Orange Co	ountv.	
Bolding & car Dollier Table	ala Revised Mag H (CD)				- Stairie	.50 Caacinoni	۲	20110	.5 25 0601		2 ngc 0		
		SF ATTACHED	SF DETACHED	Commercial									
max. Building Height (2 stories)		35'-0"	35'-0"	50' **						Jack -			
Building Setbacks:				V	1 (1.17*)	b. Fasamest	1 -		To Be Dedi Within The				
Front		20'	20	25*	Utilii	ty Easement	Pi		Maintained			ic Owned i	ilu
Street Side		15'	15	15*				10		_, 5, 6,19			
Interior Side		0'-10'	5*	10*				- 5				0	0000014
Regr		16'	20	10°	W	/astewater	Pt	ublic	To Be Own	ed & Ma	ntained By	/ Orange C	ount
Arbor Needows Blvd.		33'	35	30'			_						-
Landstar Blvd.				30'(Bldg)20'(Pvmt)	Pot	table Water	Pi	ublic	To Be Own	ed & Ma	ntained By	y Orange C	ount
Rhade Island Woods Circle				30*								1/61	
Street E				30'	Side	walk in R/W	Pı	ublic	To Be Own	ed & Ma	ntained By	y Orange C	ount
Building Separation—Attached		20'	N/A		5,30		- '						
Min. Lot Width Required Per Secti	on 38-1501 (Attached)	20'	25"	80*	10' Lar	ndscape/Wall &		ivete	To Be Own	ed & Ma	ntained D.	v HOA	
Min. Lot Width Required Per Desig	m Standards (Detached)	25"	25'			age Easement	Pn	rivate	ia as own	COL DE INICI	unicu D	, non	
Nin Lot Width Provided (Deviation		24'	34'	N/A	Recr	eation Tracts				1			
Min. Lot Depth	rivin ur j	100"	110	iyn		-1 & R-2)	Pr	ivate	To Be Own	ed & Ma	ntained By	HUA	
Min. Lot Size Required Per NW S	Inndorda	1,000 S.F.	1,000 S.F.			ace & Landscap	ne						
AND DESCRIPTION OF THE PARTY OF	ANITAS VII	1,680 S.F.	4,250 S.F.			ace & Landscap acts (LS-1,LS-	2.					1104	
Nin. Lot Size Provided Nin. Living Area Required Per NW	Standarde		4,250 S.F.	500 a.f.		OS-3) Including		ivate	To Be Own	ed & Ma	ntained By	y HUA	
	awillian	500 S.F. 1,000 S.F.	1,500 S.F.	N/A		pposed Wall							
Nin, Living Area Provided Building Eight Limited To 17.5	White tool o	1,000 5.1.	INUU S.F.	17/1									
Residential					ruture D	levelopment Trai (F–1)	Ct Pr	rivate	To Be Own	ed &c Ma	intained By	y Developer	-
			evilla con interesservices			(1-1)							
Phosing	Street E) will be incl Phose 1, Units 1-30	constructed in 3 phases, cluded in Phase 1. Units 0 & units 85–159 will b will be in Phase 2. Con	31-84 & units 16 e in phose 2. Troc	0-205 will be in t R-1 will be in	Utility Tr	ract (U-1, U-2	2) Pr	rivate	To Be Own	ed & Ma	intained By	y HOA	
Topographic Survey	Survey prepared by (Ganung-Belton Assoc. do	3,507100/00-04/0	A. S. & S. & C. & C. & C. & C. & C. & C.	Sign	Tract (S-1)	Pr	rivate	To Be Own	ed & Ma	intained By	y HOA	
Landecape	to landscape constru County Zoning.	e are required to be sub uction. Landscape plans t	to be in accordance	e with Orange									
		the converse and	444 V 4	C. Charles and Control			1						
Garbage Pickup	Single family units to front right of way.	o be picked up in Alley, be provided in accordant	0.0000000000000000000000000000000000000	0/ 0/	Alley "A	Å"&c °B″ Tracts	s Pr	rivate	To Be Own	ed & Ma	intained By	у НОА	
	Single family units to front right of way. 1. Street Lights will 2. Final crosswalk loads	be provided in accordant	ce with Orange Co	unty code.	Alley "A	∜ & "B" Tracts	§ Pr			ed & Ma	intained By	у НОА	
	Single family units to front right of way. 1. Street Lights will 2. Final crosswalk lo- construction plan app	be provided in accordant cations and advisory sig- proval.	ce with Orange Co nage to be determ	unty code. ined at	Alley "A	å"å¢ ″B″ Tracts	s Pr		To Be Own	ed & Ma	intained By	у НОА	ş.
	Single family units to front right of way. 1. Street Lights will 2. Final crosswalk local construction plan app. 3. All construction during the approval	be provided in accordant actions and advisory sig- proval. letails are conceptual and of final construction plan	ce with Orange Co nage to be determ I subject to review	inty code. ined at and modification	Alley "A	A" & "B" Tracts Potable Water			lianeous		intained By		
Public Works Streets & Drainage	Single family units to front right of way. 1. Street Lights will 2. Final crossvalk loconstruction plan applications plan applications will be approved during the approved Lighting shall comply	be provided in accordant acctions and advisory sign proval. letails are conceptual and of final construction plan with Orange County Co.	ce with Orange Co nage to be determ I subject to review se. de, Ch. 9, Art. XVI	unty code. ined at and modification	Alley "A	Potable Water	Services		lianeous		ity Utilities		
Public Works Streets & Drainage	Single family units to front right of way. 1. Street Lights will 2. Final crosswalk lo- construction plan app 3. All construction de during the approval Lightling shall comply Signa shall comply Signs shall be prohib	be provided in accordant accitions and advisory sign proval. letails are conceptual and of final construction plan with Grange County Co- y with Grange County Co- bited.	to e with Orange Co nage to be determ 1 subject to review 18. de, Ch. 9, Art. XVI de, Chapter 31.5.	unty code. ined at and modification . Billboards and Pole	Alley "A	Potable Water Reclaim Ser	Services		lianeous Oro	inge Cour	ity Utilities	3 Division	
Public Works Streets & Drainage Lighting Signage	Single family units to front right of way. 1. Street Lights will 12. Final crosswalk lo construction plan app in the proposal control of the proposal Lighting shall comply Signa shall comply Signa shall be praise. The size location an water mains shall be	be provided in accordant tractions and advisory sig- provel. letails are conceptual and of final construction plan y with Grange County Co- y with Grange County Co- bited. d points of connection for a finalized at time of co-	te with Orange Conage to be determined subject to review to the Charles of the Ch	unty code. ined at and modification . Billboards and Pole er and reclaimed iew.	Alley "A	Potable Water	Services		lianeous Oro	inge Cour	nty Utilities N/A nty Utilities	3 Division	
Public Works Streets & Drainage Lighting Signage	Single family units to front right of way. 1. Street Lights will 12. Final crosswalk lo construction plan opp 13. All construction during the approval Lighting shall comply Signage shall comply Signage shall comply Signage shall comply signa shall be prohib The size location on water mains shall be 1. Fire hydrants shall be 1. Fire hydrants shall requirements in the	be provided in accordant total and advisory sign proval. Intelligence of final construction plan with Grange County Country With Grange County Country of a finalized at time of co. In the intelligence of country country of country and the intelligence of country and the intelligence of country subdivision.	to with Orange Co- nage to be determ in subject to review in de, Ch. 9, Art. XVI de, Chapter 31.5. or water, wastewat natruction plan rev- e design and calcu- n regulations.	unty code. ined at and modification Billboards and Pole er and reclaimed iew. alation meet the	Alley "A	Potable Water Reclaim Ser	Services rvices ervices		lianeous Oro	inge Cour	ity Utilities	3 Division	
Public Works Streets & Drainage Lighting Signage	Single formity units to front right of way. 1. Street Lights will 12. Final crosswalk to construction plan approach of the property of the pr	be provided in accordant tections and advisory sign proval. letails are conceptual and of final construction piar with Grange County Co- bited. d points of connection fo indized at time of co. Il be installed so that the	ce with Orange Coo- need to be determ a subject to review to Ch. 9, Art. XVI de, Chapter 31.5. or water, westawat natruction plan reve e design and colic n regulations.	unty code. ined at and modification Sillboards and Pole er and reclaimed iew. Justica meet the g units.	Alley "A	Potable Water Reclaim Ser Wastewater Sc	Services rvices iervices		lianeous Oro	inge Cour inge Cour	nty Utilities N/A nty Utilities	Division Bivision	
Public Works Streets & Drainage Lighting Signage Utilities	Single family units to front right of way. 1. Street Lights will 12. Final crosswalk lo construction plan application of the construction during the approval Lighting shall comply Signage shall comply Signage shall comply Signage shall comply signa shall be prohibing to the construction of	be provided in accordant tections and advisory sign proval. letails are conceptual and of final construction plan with Grange County Coy with Grange County Cobited. d points of connection for finalized at time of co. It be installed so that the Grange County subdivision be from the front of the	ce with Orange Colonage to be determ I subject to review 18. 18. 19. 19. 19. 19. 19. 19. 19. 19. 19. 19	unty code. ined ot and modification Billiboards and Pole er and reclaimed iew. ulation meet the g units. ecosured along the	Alley "A	Potable Water Reclaim Ser Wastewater Ser Electric Ser	Services rvices revices rvices		lianeous Oro	inge Cour inge Cour Dul Orar	N/A N/A Output Outp	s Division s Division	
Garbage Pickup Public Works Streets & Ordinage Lighting Signage Utilities	Single family units to front right of way. 1. Street Lights will 2. Final crosswalk locanstruction plan approach 3. All construction during the approach Lighting shall comply Signas shall be prohible. The size location water makes make a prohible and a prohible approach The size location meeter mains shall be prohible approach. 1. Fire hydrants shall readway. No building fire hydrant. 4. During construction coods and a suitable coods and a suitable coods.	be provided in accordant cottons and advisory sign proval. I tetalis are conceptual and of final construction pier with Grange County Coy with Grange County Cobited. I points of connection for final construction pier in final county code with Grange County Cobited. I be installed so that the Grange County subdivision be from the front of the libe placed no further tintended for accupancy on, when combustibles or a temporary or permanen	ce with Orange Co- ce with Orange Co- ce con a consequence of the consequence set. de, Ch. 9, Art. XVI de, Chopter 31.5. de, Chopter 31.5. e proposed dwellin than 500' apart, in shall acceed 250' when the consequence of the consequence are proposed dwellin than 500' apart, in shall acceed 250' when the consequence of the consequence are proposed dwellin than 500' apart, in shall acceed 250' when the consequence of the consequence are proposed of walling the proposed of the consequence the proposed of the consequence the consequenc	unty code. iried of and modification Siliboards and Pole er and reclaimed iew. ulation meet the g units. recasured along the from the necrest he site, access he site, acceptable to the	Alley "A	Potable Water Reclaim Ser Wastewater Si Electric Ser Fire Protec	Services rvices Services vices rvices rtices		lianeous Ora Ora	inge Cour Dul Orar 2,060 (2	N/A N/A oty Utilities Re Energy oge County	s Division s Division (X 10)	
Public Works Streets & Drainage Lighting Signage Utilities	Single family units to front right of way. 1. Street Lights will 2. Final crosswalk locanstruction plan approach 3. All construction during the approach Lighting shall comply Signas shall be prohible. The size location water makes make a prohible and a prohible approach The size location meeter mains shall be prohible approach. 1. Fire hydrants shall readway. No building fire hydrant. 4. During construction coods and a suitable coods and a suitable coods.	be provided in accordant total and advisory significant and advisory with Grange County Cobited. If points of connection for a finalized at time of co. If he installed so that the Grange County subdivision be from the front of the finalized for accupancy con, when combustibles or a temporary or permanent be provided and mainties.	ce with Orange Co- ce with Orange Co- ce con a consequence of the consequence set. de, Ch. 9, Art. XVI de, Chopter 31.5. de, Chopter 31.5. e proposed dwellin than 500' apart, in shall acceed 250' when the consequence of the consequence are proposed dwellin than 500' apart, in shall acceed 250' when the consequence of the consequence are proposed dwellin than 500' apart, in shall acceed 250' when the consequence of the consequence are proposed of walling the proposed of the consequence the proposed of the consequence the consequenc	unty code. iried of and modification Siliboards and Pole er and reclaimed iew. ulation meet the g units. recasured along the from the necrest he site, access he site, acceptable to the	Alley "A	Potable Water Reclaim Ser Wastewater Si Electric Ser Fire Protec Average Daily School Age Pa	Services rvices iervices vices ction Traffic	Misce	lianeous Ora Ora	inge Cour Dul Orar 2,060 (2	N/A N/A N/A Ty Utilities The Energy Type County Typ	s Division s Division (X 10)	
Public Works Streets & Drainage Lighting Signage Utilities	Single family units to front right of way. 1. Street Lights will 12. Final crosswalk lo construction plan apple of the provided of the provid	be provided in accordant total and advisory significant and advisory with Grange County Cobited. If points of connection for a finalized at time of co. If he installed so that the Grange County subdivision be from the front of the finalized for accupancy con, when combustibles or a temporary or permanent be provided and mainties.	ce with Orange Co- noge to be determ in subject to review in. de, Ch. 9, Art. XVI de, Chapter 31.5. or water, wastewat nstruction plan re- design and colci n regulations. e proposed dwellin hon 500' apart, m shall exceed 250' to brought on to t t supply of water lined chapter 16,	unty code. iried of and modification Siliboards and Pole er and reclaimed iew. ulation meet the g units. recasured along the from the necrest he site, access he site, acceptable to the	Alley "A	Potable Water Reclaim Ser Wastewater Si Electric Ser Fire Protec Average Daily School Age Pa	Services rvices iervices vices ction Traffic	Misce	Ord Ord V Calculat	inge Cour Dul Orar 2,060 (2	N/A N/A N/A Ty Utilities The Energy Type County Typ	s Division s Division (X 10)	
Public Works Streets & Drainage Lighting Signage Utilities	Single family units to front right of way. 1. Street Lights will 1. Street Lights will 1. Street Lights will 1. Street Lights will 2. Final crosswalk locanistruction plan app. 3. All construction plan app. 3. All construction during the approval Lighting shall comply Signas shall comply Signas shall be prohib. The size location nor water mains shall be 1. Fire hydrants shall readway. No building fire hydrant. 3. Fire hydrants shall readway. No building fire hydrant. 4. During construction and a suitable fire department shall Edition (FFPC 2012 1. S. Detached single for Land was shall be	be provided in accordant total and advisory sign provol. It are conceptual and of final construction pier with Grange County Country with Grange County Country of the Country Country of the Country Country of the Country C	ce with Orange Cotonage to be determ I subject to review 18. 19. (A. 9. Art. XVI 19. (unty code. lined at and modification Billiboards and Pole er and reclaimed iew. Billiboards and pole er and reclaimed iew. lidtion meet the g units. leasured along the from the nearest he site, access acceptable to the NFPA 1 2012		Potable Water Reclaim Ser Wastewater Si Electric Ser Fire Protec Average Daily School Age Po	Services rvices revices rvices retion Traffic appulation Needed F	Misce Pire Flov Required	lianeous Ora Ora	inge Cour Dul Orar 2,060 (2 89 (206 tions (N	N/A N/A Nty Utilities Ke Energy Nge County Of Units X Units X Sprinkler	s Division s Division (X 10)	Mir
Public Works Streets & Drainage Lighting Sispage Utilities Fire Protection	Single family units to front right of way. 1. Street Lights will 12. Final crosswalk locanstruction plan approval 15. All construction plan approval 15. All construction during the approval 15. Singness shall comply Signas shall be prohibe. The size location nare water mains shall be requirements in the 12. Fire access shall 3. Fire hydrants shall requirements in the 12. Fire access shall 3. Fire hydrants shall requirements in the 12. Fire access shall 5. Fire hydrants shall reading. All the shall be	be provided in accordant total provided in accordant total provided in accordant total provided in a consequence of final construction plat a with Grange County Coy with Grange County Coy with Grange County Coy of the construction of a finalized at time of co. If he installed so that the Grange County subdivision he from the front of the libe placed no further timended for accupancy on, when combustibles or temporary or permanent he provided and mainted and comity units to be sprinkled totals or wells shall be ablien. Permits shall be a construction of the con	ce with Orange Co- nage to be determ I subject to review Is. Is. Ch. 9, Art. XVI de, Chepter 31.5. The	unty code. ined ot and modification Billiboards and Pole er and reclaimed iew. uldition meet the g units. ecosured along the from the nearest the size, access acceptable to the NFPA 1 2012 ed prior to ued by the	Alley "A	Potable Water Reclaim Ser Wastewater Si Electric Ser Fire Protec Average Daily School Age Pa	Services rvices iervices vices ction Traffic	Misce	Ora Ora Ora Ora Ora Ora Floor Area	inge Cour Dul Orar 2,060 (2 89 (206	N/A	s Division s Division (X 10) 0.431)	Mir Fire
Public Works Streets & Drainage Lighting Signage Utilities	Single family units to front right of way. 1. Street Lights will 12. Final crosswalk locanstruction plan application of the construction plan application of the construction of the complex signs shall be prohibited in the control of the complex signs shall be prohibited in the control of t	be provided in accordant cottons and advisory sign provoid. I tetalis are conceptual and tetalis are conceptual and of final construction plan with Grange County Coy with Grange County Cobited. I points of connection for final construction of singlized at time of co. III be installed so that the Grange County subdivision be from the front of the III be placed no further to intended for accupancy on, when combustibles or a temporary or permanen II be provided and maintedition. Committed the construction of the construction of the construction of the construction of the construction. The construction of the constructio	ce with Orange Co- co with Orange Co- co and	unty code. iried of and modification and modification and modification and reclaimed eve. uidition meet the g units. ecosured olong the from the nearest he site, occess acceptable to the NPPA 1 2012 ed prior to ued by the d final plat review	Building 6-Pkm	Potable Water Reclaim Ser Wastewater Si Electric Ser Fire Protec Average Daily School Age Po Construction Type (NFFA 220)	Services rvices dervices	Misce Fire Flov Required Floor Area (sf)	Ora Ora Ora Ora V Calculate Floor Area Used in Calculation (st)	orar 2,060 (2 89 (206 tions (N Unadjusted Fire Flow (gpm)	N/A N/A Ty Utilities Re Energy Ge County Of Units 1 Units X 0 FPA) Sprinkler System Credit (%)	s Division y X 10) 0.431) Needed Fire Flow (gpm)	Mir Fire (g
Public Works Streets & Drainage Lighting Lighting Littlices ire Protection	Single family units to front right of way. 1. Street Lights will 12. Final crosswork to construction pion op 3. All construction pion op 3. All construction pion op 5. All construction of during the approval Lighting shall comply Signage shall comply shall comply signage shall com	be provided in accordant cottons and advisory sign proval. Itelails are conceptual and of final construction pier with Grange County Coy with Grange County Coy with Grange County Coy with Grange County Coy with Grange County Coil be installed at time of co il be installed at time of coil be from the front of the libe placed no further to intended for accupancy on, when combustibles or a temporary or permanen il be provided and mainted county in the control of the con	ce with Orange Coinage to be determ I subject to review Is. Is., On 9, Art. XVI de, Chapter 31.5. or water, westward or water, westward or succession plan rev e design and color in regulations. e proposed dwellin than 500' apart, in shall exceed 250' to brought on to it t supply of water sined chapter 16, in property abandon applied for and iss linal engineering or variations from c	unty code. ined ot and modification Billiboards and Pole er and reclaimed iew. Ulation meet the g units. ecosured along the from the nearest the site, access acceptable to the NYPA 1 2012 ed prior to ued by the d final plat review aunty code	Building	Potable Water Reclaim Ser Wastewater Si Electric Ser Fire Protect Average Daily School Age Po	Services rvices dervices vices ction Traffic deputation Needed F	Misce Rire Flov Required Floor Area	Ora Ora Ora Ora Ora Ora Calculate Floor Are Used in Calculation	orar 2,060 (2 89 (206 dions (N	N/A N/A Ty Utilities Re Energy Type County Type Coun	s Division y X 10) 0.431)	Oraz Mir Fire (g

Z. IN ACCORDANCE WITH SECTION 36-1227, MRY VARIATIONS FROM COUNTY CODE MINIMAL STANDARDS REPRESENTED ON THIS FLAM THAT HAVE NOT BEEN DEPOSITED AND THE BOO ARE MINIMAL.

- 2. Required Fire Flow based on NFPA 1 & 101 2012 ED., FFPC 5tH (2012)
- 2. Negative the ribes observed in NFFA 1 & 101 2012 ED., FFPC 5th (2012)
 3. No reduction token for reduced required fire flow for aprintiens
 4. Required Fire Hydront(e) per NFPA 1 & 101 2012 ED., FFPC 5th (2012)
 5. Homes 5,000 s.f. or less 1,000 gpm:tionnes exceeding 5,000 s.f. shall provide fire flow in accordance with Table 18.4.5.1.2 of NFPA 1 (FFPC 5th edition). Reduction of fire flow may be permitted if deating is equipped with an automatic sprinker system or separated from other structures by 30 feet but in no case shall the flow be less than 300 gpm per 18.4.5. NFPA 1, 2012 edition (FFPC 5th edition) (FR)

Site Data & Notes

Meadow Woods Parcel 30.1

SITE DATA

PARCEL ID NO. 25-24-29-5567-01-000

2. COMMISSION DISTRICT:

PROJECT AREAS: TOTAL PROJECT BOUNDARY: PROJECT DEVELOPMENT:

36.79 AC 29.72 6.8 AC ONSITE ROAD ROW: RETENTION AREA: 0 AC (EXISTING)

WETLANDS: 0 AC UPLAND CONSERVATION 0 AC

6.07 AC (INCLUDED ONLY FOR OFFSITE STORMWATER CONVEYANCE) FUTURE COMMERCIAL AREA: 1.0 AC (TO BE DESIGNED AND PERMITTED WITH THIS PROJECT) OFFSITE ROAD (STREET 'E'):

SINGLE FAMILY DETACHED UNITS: 62 SINGLE FAMILY ATTACHED UNITS: TOTAL RESIDENTIAL UNITS:

- THE SITE IS CURRENTLY VACANT AND IS COVERED WITH A MIXTURE OF TREES, SHRUBS AND GRASSES. THERE ARE TWO OUTPARCELS LOCATED AT THE SOUTHWEST CORNER OF THE SITE AT THE INTERSECTION OF LANDSTAR BOULEVARD AND RHODE ISLAND WOODS CIRCLE, ONE OF THESE PARCELS REMAINS VACANT WITH THE SOUTHERNMOST PARCEL IS CURRENTLY A WALGREENS. THE PROPERTY WAS PLATTED CONCURRENTLY WITH WALGREENS, PLAT BOOK 69, PAGE
- SUPPORT SERVICES: 6

WATER SERVICE:

THE DOMESTIC WATER DEMAND FOR THE PROJECT WILL BE SUPPLIED BY ORANGE COUNTY UTILITIES. THE COUNTY HAS TWO (2) EXISTING MAINS LOCATED IN THE VICINITY OF THE PROJECT, A 16" MAIN ON RHODE ISLAND WOODS CIRCLE AND A 20" MAIN ON ARBOR MEADOWS BOULEVARD, THE SYSTEM WILL BE LOOPED AND CONNECT TO BOTH SYSTEMS. THE PROJECTS FIRE FLOW REQUIREMENTS WILL BE PROVIDED BY ON-SITE WATER DISTRIBUTION MAINS AND HYDRANTS DESIGN IN ACCORDANCE WITH ORANGE COUNTY'S FIRE FLOW DETERMINATION AND FIRE HYDRANT SPACING STANDARD 6006 AND NFPA ANNEX H & I. THE MAXIMUM DISTANCE FROM ANY PORTION OF A PROPOSED BUILDING TO AN ADJACENT FIRE DEPARTMENT ACCESS ROADWAY IS 150°, UNLESS THE BUILDINGS ARE EQUIPPED WITH FIRE SPRINKLER SYSTEMS THEN UP TO 450' IS ALLOWED.

SEWER SERVICE:

THE SANITARY WASTEWATER WILL FLOW VIA ON-SITE GRAVITY MAINS TO A POINT OF CONNECTION TO THE ORANGE COUNTY WASTEWATER COLLECTION SYSTEM IN ARBOR MEADOWS BOULEVARD IN THE NORTHEAST CORNER OF THE SITE AS SHOWN ON THE PLANS. THIS CONNECTION POINT AND THE FLOWS BELOW WERE VERIFIED CORRECT WITH OCU.

RECLAIMED WATER SERVICE: THERE IS NO EXISTING RECLAIMED WATER IN THIS AREA.

STORMWATER MANAGEMENT: THE PROJECT STORMWATER MANAGEMENT, I.E., WATER QUALITY TREATMENT AND WATER QUANTITY ATTENUATION WILL BE PROVIDE FOR IN THE ADJACENT EXISTING STORMWATER MANAGEMENT POND AS PART OF THE PERMITTED DESIGN, THE PROPERTY CAN BE DEVELOPED WITH A MAXIMUM OF 70% IMPERVIOUS COVERAGE, THE POND WAS PERMITTED AS A MASTER DRAINAGE SYSTEM POND. THIS WILL PROVIDE COMPLIANCE WITH THE MOST STRINGENT CRITERIA BETWEEN ORANGE COUNTY AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. THE INLET-PIPE COLLECTION SYSTEM WILL UTILIZE THE PERMITTED DESIGN STAGES AS REQUIRED BY ORANGE COUNTY FOR SYSTEM TAILWATER TO ENSURE THAT ADEQUATE CONVEYANCE IS PROVIDED FOR.

THE SCHOOLS FOR THIS PROJECT ARE WYNDHAM LAKES ELEMENTARY, MEADOW WOODS MIDDLE AND CYPRESS CREEK SCHOOLS: STUDENTS. A CAPACITY ENHANCEMENT AGREEMENT (CEA) HAS BEEN HIGH, THE PROJECT SCHOOL AGE POPULATION FOR THIS PROJECT IS 89 FOR THIS PROJECT, CEA# OC-15-047, DATED MARCH 3, 2016.

TRAFFIC:

MEADOW WOODS CONCURRENCY WAS OBTAINED WITH VESTED RIGHTS CERTIFICATE # 92-000056.

- FUTURE LAND USE: _CC
- 8. EXISTING ZONING: PUD
- 9. PROPOSED ZONING: PUD
- REQUESTED USES: CC/MDR SINGLE FAMILY CONSISTENT WITH THE RECENT LUP AMENDMENT 10.
- OPEN SPACE / RECREATION FACILITIES: 11.

REQUIRED: PER APPROVED PD (25% OF THE GROSS LAND AREA IS REQUIRED SEE OPEN SPACE TABLE)

- 12.
- PER FEMA PANEL 12095C0650F DATED SEPT 25, 2009, PORTIONS OF THE PROPERTY ARE ADJACENT TO BUT OUTSIDE OF THE MAPPED FLOODPLAIN. (SEE SHEET C1.10) CONFIRMATION OF THE EXISTING CAD (PERMIT #96-046) WILL BE PROVIDED BY ENVIRONMENTA CONSULTANT, A MEMORANDUM DATED 6/20/88 INDICATED THE CONSERVATION RATING OF ONSITE WETLANDS WITH PROPOSED IMPACTS WAS PERFORMED (NOTE: PRE CAD). THIS DOCUMENT WAS USED TO SUPPORT PARCELS

15,15.1, 15.2 AND 48 CAD DETERMINATION. APPLICANT PROPOSES TO REQUEST SIMILAR DETERMINATION FOR THIS PARCEL DUE TO ORIGINAL 1988 DATE OF ENVIRONMENTAL STUDIES AND DETERMINATION.

14. NON GATED COMMUNITY

THE PROJECT IS NOT PROPOSED TO BE GATED.

- A TREE SURVEY IS ATTACHED AND A TREE MITIGATION PLAN FOR ANY O.C. SPECIMEN TREES IS PROVIDED IN ACCORDANCE WITH O.C. CODE ARTICLE VIII 15,276-307 15
- THERE SHALL BE NO VEHICULAR ACCESS FROM STREET E (COMMERCIAL DRIVEWAY) TO SUBDIVISION. 16

Site Data & Notes

Meadow Woods Parcel 30.1

		REQ	JIRED					PROVIDED					
					ČA.	IEGURY A		CAIR	SORY B	CALE	SORY C		
LAND USE	DEVELOPABLE ACRES	OF OPEN SP	PERCENTAGE ACE BY LAND 8-1234)	RECREATION TRACT (100% CREDIT)	BUFFER/OPEN SPACE (100% CREDIT)	TOTAL CATEGORY A OPEN SPACE PROVIDED (2)	CATEGORY A OPEN SPACE REQUIRED (3)	STORMWATER TRACTS (TOTAL)	STORMWATER TRACTS OPEN SPACE CREDIT (50%)	CONSERVATION WETLANDS (TOTAL)	CONSERVATION WETLANDS OPEN SPACE CREDIT (50%)	TOTAL TYPE B AND C OPEN SPACE PROVIDED	TOTAL OPEN SPACE PROVIDED
SINGLE FAMILY	29,72	25.00%	7,43	1,59	2.19	3,78	1.86	16,88	8.44	0.00	0.00	8.44	12.22
TOTALS	29,72		7.43	1.59	2 19	3,78	1.86	16.88	8.44	0.00	0,00	8.44	12.22
OPEN SPACE REQUIRED			7.43										
DPEN SPACE PROVIDED								-					12.22

- 1. ALL UNITS ARE ACRES
 2. INCLUDES UPLAND BUFFER
 3. CATAGORY A OPEN SPACE MUST BE PROVIDED FOR A MINUMUM OF 25% OF THE REQUIRED OPEN SPACE. THE REMAINING 75% MAY BE PROVIDED BY CATEGORY B AND C OPEN SPACE.
 4. COMMERCIAL OPEN SPACE SHALL BE 20% OF GROSS LAND AREA.

PARK/RECREATION SPACE CALCULATIONS

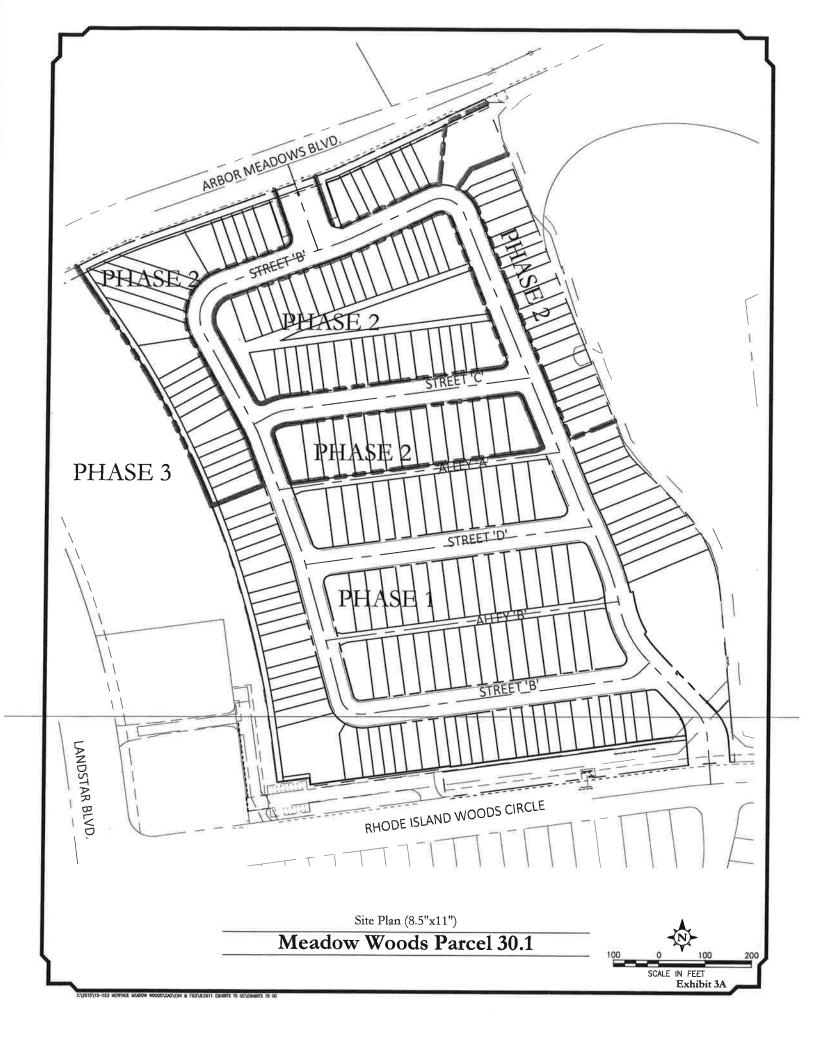
HTS X 0.0031 PEOPLE PER	UNIT X 2.5 ACRES = REQUIRED RECREATION AREA
	REQUIRED RECREATION AREA =1.59 ACRES
	RECREATION AREA PROVIDED
TRACTID	ACREAGE
R-1	1.16
R-2	0,43
H-1, R-2	GROUP C: PICNIC AREAS, TRAILS, EXERCISE COURSES
R-1,R-2	GROUP D: PLAYFIELDS.PLAYGROUND, TOT-LOTS
R-1	GROUP B: POOLS/SPA
TOTAL	1.59

OPEN SPACE TRACTS

TRACTIO	ACREAGE
05-1	0.14
05-2	0.39
05-3	0.59
TOTAL	1.12

Site Data & Notes

Meadow Woods Parcel 30.1







Meadow Woods PD / Parcel 30.1 PSP



1:2,400

1 in: 200 ft

Parcels Subject Property Jurisdiction Hydrology