



Interoffice Memorandum

DATE: November 7, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Jon V. Weiss, P.E., Director
Planning, Environmental and Development
Services Department

CONTACT PERSON: **Joe Kunkel, P.E., DRC Chairman**
Development Review Committee
Public Works Department
(407) 836-7971

SUBJECT: December 13, 2022 – Public Hearing
Applicant: Gregory Crawford, Florida Engineering Group
Neoteric at Dr. Phillips Preliminary Subdivision Plan
Case # PSP-21-02-046 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's meeting of August 10, 2022, to approve the Neoteric at Dr. Phillips Preliminary Subdivision Plan (PSP) to subdivide 8.19 acres, generally located north of Conroy Windermere Road, west of South Hiawassee Road, in order to construct 16 single-family residential dwelling units.

This item was continued from the September 27, 2022, and October 25, 2022, Board meetings.

A community meeting was held on December 7, 2022.

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 and approve the Neoteric at Dr. Phillips PSP dated "Received August 16, 2022", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

JVW/JK/lme
Attachments

CASE # PSP-21-02-046

Commission District # 1

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's meeting of August 10, 2022, to approve the Neoteric at Dr. Phillips Preliminary Subdivision Plan (PSP) to subdivide 8.19 acres, generally located north of Conroy Windermere Road, west of South Hiawassee Road, in order to construct 16 single-family residential dwelling units.

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2. PROJECT ANALYSIS

- A. Location: North of Conroy Windermere Road / West of South Hiawassee Road
- B. Parcel ID: 11-23-28-0000-00-027, 11-23-28-0000-00-028
- C. Total Acres: 8.19 gross acres
- D. Water Supply: Orange County Utilities
- E. Sewer System: Orange County Utilities
- F. Schools: Windy Ridge ES (K8) – Enrolled: 1,170 / Capacity: 1,096
Chain of Lakes MS – Enrolled: 1,148 / Capacity: 996
Olympia HS – Enrolled: 2,858 / Capacity: 3,192
- G. School Population: 7
- H. Parks: Lake Down Boat Ramp – 0.5 Miles
- I. Proposed Use: 16 Single-Family Residential Dwelling Units
- J. Site Data: Maximum Building Height: 35'
Minimum Living Area: 1,200 Square Feet
Building Setbacks:
20' Front
7.5' Side
25' Rear
7.5' Side Street
50' NHWE

- K. Fire Station: 33 – 1700 South Apopka Vineland Road
- L. EPD: Conservation Area Determinations CAD-19-10-169 and CAD-20-12-227 have been approved by Orange County EPD. This PSP includes 1.57 acres of Class I wetlands and surface waters.
- M. Transportation: Based on the Concurrency Management database (CMS) dated 3/11/2021, there is a failing roadway segment within the project's impact area along Turkey Lake Road, from Vineland Road to Conroy Windermere Road.

Existing/Valid transportation capacity entitlements not found. Please plan on obtaining transportation & school concurrency entitlements prior to platting via a Capacity Encumbrance Letter (CEL) Application. Please be aware prepayment of transportation and school impact fees via the County's Reservation Process (Chapter 30) will be required prior to plat. Contact the Concurrency Management Office at 407-836-5617 for further questions.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Low Density Residential (LDR). The subject property is designated R-1A (Single-Family Dwelling District) on the Zoning Map, which is consistent with the FLUM Designations.

4. ZONING

R-1A (Single-Family Dwelling District)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Neoteric at Dr. Phillips Preliminary Subdivision Plan dated "Received August 16, 2022," 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 August 16, 2022" 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, or any other development order, 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. Prior to plat pre-sufficiency meeting, the various properties shall be aggregated / reconfigured and deeds recorded in the public records of Orange County so as to not create divided interest in any lot or tract.
7. A mandatory pre-application/sufficiency review meeting for the plat 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.
8. Roads and drainage system(s), including any retention pond(s), will be owned and maintained by Orange County with a Municipal Service 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.
9. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
10. 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.
11. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin,

then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.

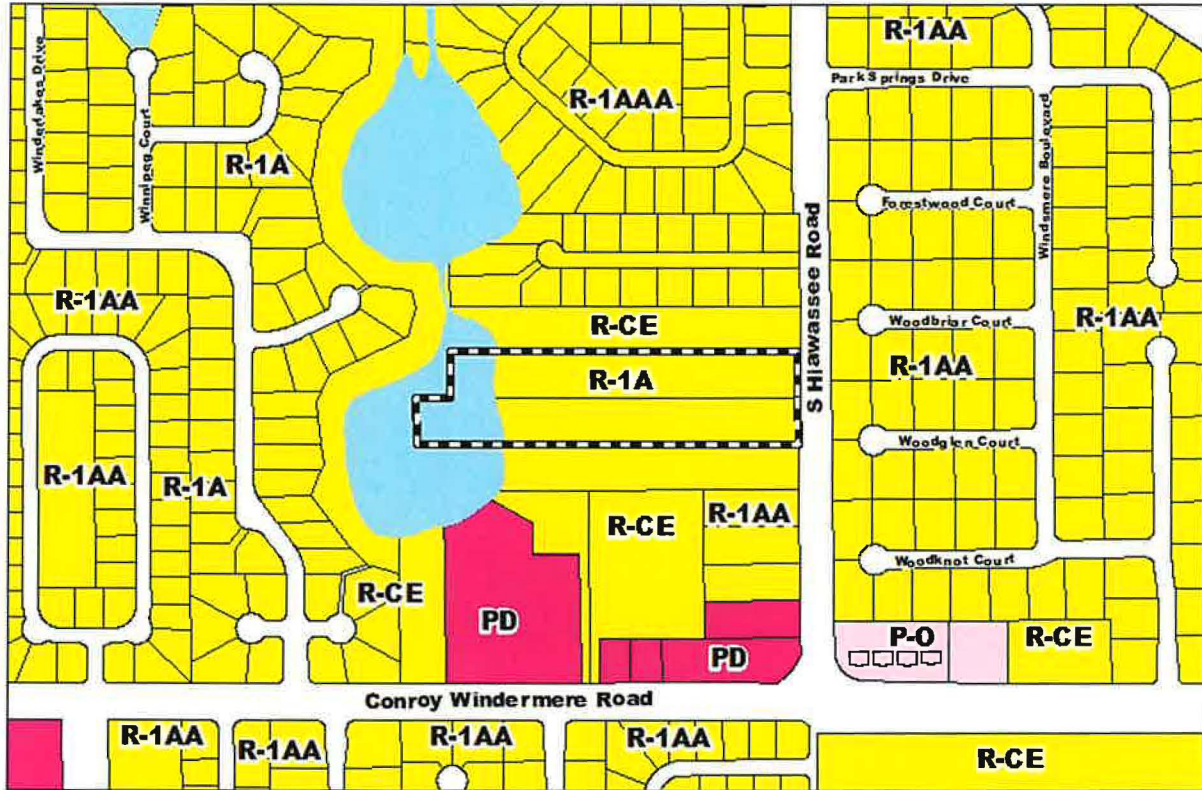
12. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
13. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
14. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
15. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
16. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.
17. 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 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.
18. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction

plans. 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 MUP and updates must be approved prior to Construction Plan approval.

19. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
20. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
21. New streets which are an extension of or in alignment with existing streets shall bear the same name as that borne by such existing streets.
22. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
23. "No Parking" signs shall be installed along one side of the subdivision street prior to issuance by county of a certificate of completion for the infrastructure.
24. Associated improvements to S Hiawassee Road and Conroy Windermere Road must be submitted as an E Permit, and a Certificate of Completion issued prior to issuance of a Certificate of Occupancy for any lot within this development.

Zoning Map

PSP-21-02-046



 Subject Property
 
 Subject Property

Zoning Map

ZONING: R-1A (Single-Family Dwelling District)

APPLICANT: Florida Engineering Group (Gregory R. Crawford)

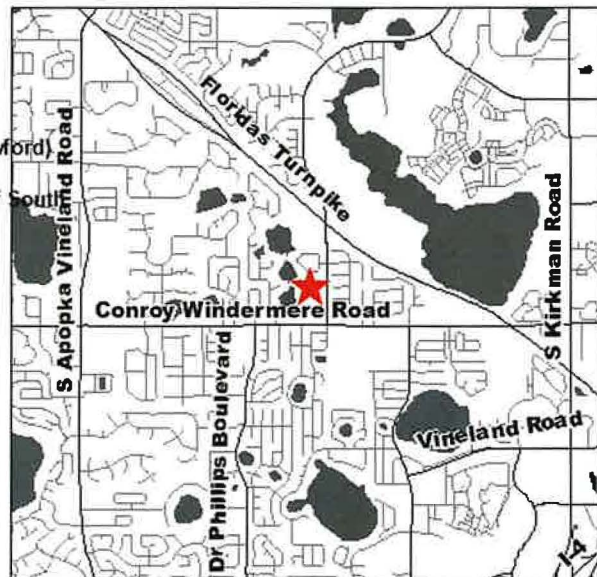
LOCATION: North of Conroy Windermere Road / West of South Hiawasse Road

TRACT SIZE: 8.19 gross acres

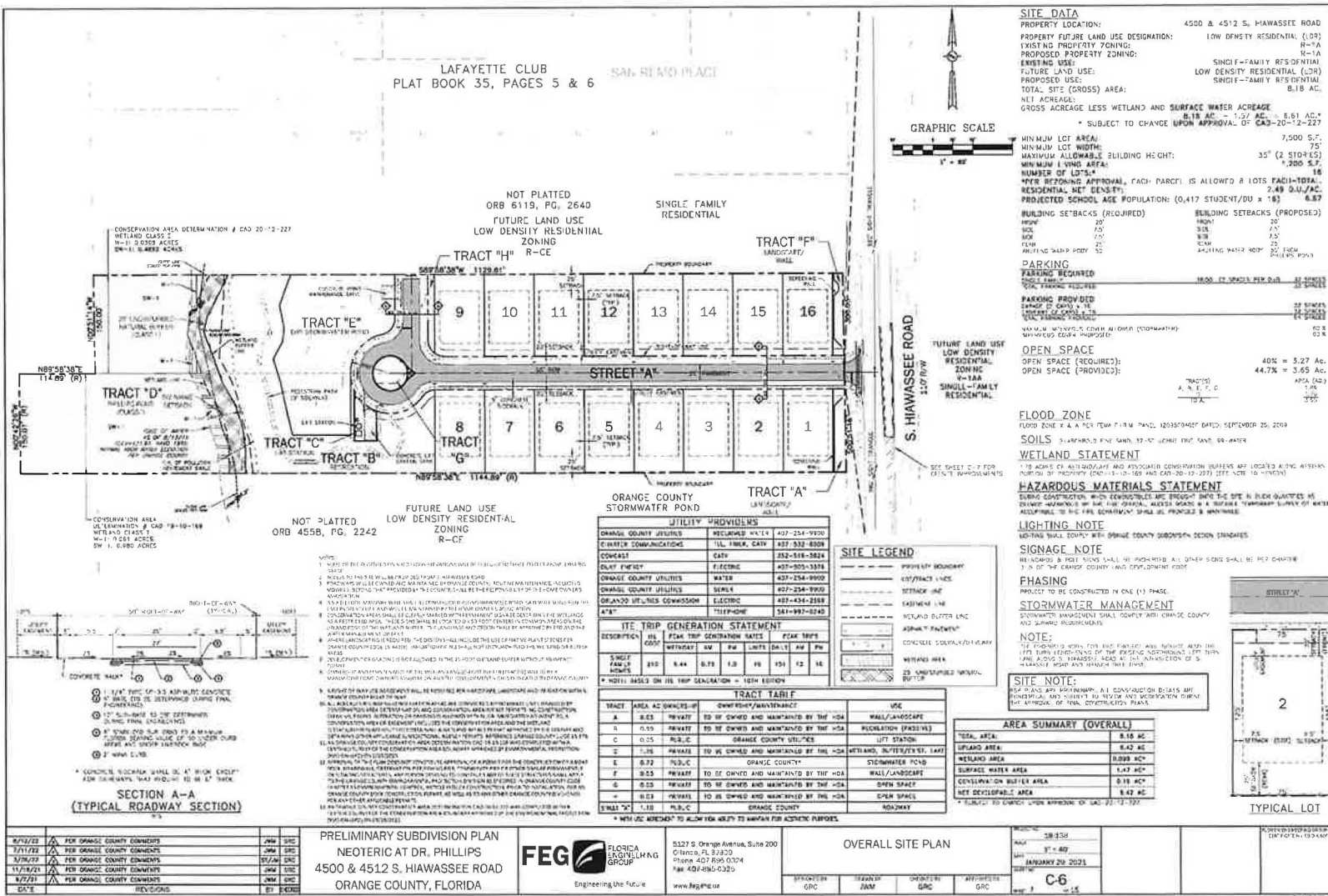
DISTRICT: # 1

S/TR: 11/23/28

1 inch = 500 feet



Site Plan Sheet



SITE DATA

PROPERTY LOCATION: 4500 & 4512 S. HIWASSEE ROAD
 PROPERTY FUTURE LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (LD-R)
 EXISTING PROPERTY ZONING: R-1A
 PROPOSED PROPERTY ZONING: R-1B
 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 FUTURE LAND USE: LOW DENSITY RESIDENTIAL (LD-R)
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 TOTAL SITE (GROSS) AREA: 8.18 AC.
 NET ACREAGE: 8.18 AC. - 1.57 AC. = 6.61 AC.
 GROSS ACREAGE LESS WETLAND AND SURFACE WATER ACREAGE: 6.61 AC.
 * SUBJECT TO CHANGE UPON APPROVAL OF CAD-20-12-227

MINIMUM LOT AREA: 7,500 S.F.
 MINIMUM LOT WIDTH: 75'
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 35' (2 STORIES)
 MINIMUM I-SPAN AREA: 9,200 S.F.
 NUMBER OF LOTS: 16
 *PER ZONING APPROVAL, EACH PARCEL IS ALLOWED 8 LOTS (FACI=TOTAL RESIDENTIAL NET DENSITY) 2.68 D.U./AC.
 PROJECTED SCHOOL AGE POPULATION: (0,417 STUDENT/DU x 16) = 6,672
 BUILDING SETBACKS (REQUIRED): BUILDING SETBACKS (PROPOSED)
 FRONT: 20' FRONT: 20'
 SIDE: 7.5' SIDE: 7.5'
 REAR: 7.5' REAR: 7.5'
 SIDEWALK: 5' SIDEWALK: 5'
 SIDEWALK: 5' SIDEWALK: 5'

PARKING

PARKING REQUIRED: 1800 (17 SPACES PER DU x 105) DU
 TOTAL PARKING PROVIDED: 22 SPACES
 PARKING PROVIDED RANGE: 20 CAR + 18 BICYCLE
 TOTAL OF SPACES: 22 SPACES
 MINIMUM SQUARE FOOTAGE: 22,000 SQ. FT.

OPEN SPACE

OPEN SPACE (REQUIRED): 40% = 5.27 AC.
 OPEN SPACE (PROVIDED): 44.7% = 3.65 AC.
 TYPE: A, B, C, D
 TOTAL: 3.65

ORANGE COUNTY STORMWATER POND

UTILITY PROVIDERS

ORANGE COUNTY UTILITIES	REGULATED WATER	407-254-9900
CORVELL COMMUNICATIONS	TEL. FIBER, CABLE	857-532-8008
COMCAST	CABLE	282-568-8824
DUKE ENERGY	ELECTRIC	802-905-3381
ORANGE COUNTY UTILITIES	WATER	407-254-9900
ORANGE COUNTY UTILITIES	SEWER	407-254-9900
ORANGE COUNTY UTILITIES	ELECTRIC	887-434-2588
AT&T	TELEPHONE	561-997-0240

TRAFFIC GENERATION STATEMENT

DESCRIPTION	TRIP RATE	WEEKDAY AM	WEEKDAY PM	WEEKEND	ANNUAL	AM	PM
SINGLE-FAMILY HOUSEHOLDS	810	8.44	8.78	1.0	121	12	16

* TRIP RATE IS ON THE TRIP GENERATION - 10TH EDITION

SITE LEGEND

- PROPERTY BOUNDARY
- LOT/TRACT LINE
- SETBACK LINE
- EAST/WEST LINE
- ISLAND BUFFER LINE
- JOBBER'S FOOTPRINT
- CONVEYANCE SURVEY/DEMAND
- WETLAND AREA
- 20' UNDEVELOPED BUFFER

HAZARDOUS MATERIALS STATEMENT

NO HAZARDOUS MATERIALS ARE KNOWN TO BE ON THE SITE. IN EACH QUARTER BEING CONSTRUCTED, WHICH EXISTING ARE KNOWN TO BE ON THE SITE, A SURFACE WATER SAMPLE OF WATER ACCORDING TO THE PRE-CONSTRUCTION SHALL BE PROVIDED & ANALYZED.

LIGHTING NOTE

NEEDING TO BE CONSTRUCTED WITH ORANGE COUNTY SPECIFICATIONS. DESIGN STANDARDS.

SIGNAGE NOTE

BEARING SIGNAGE SHALL BE PROVIDED AT OTHER SITES SHALL BE PER CHAPTER 13.5 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE.

PHASING

PROJECT TO BE CONSTRUCTED IN ONE (1) PHASE.

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT SHALL COMPLY WITH ORANGE COUNTY AND SURFACE WATER REQUIREMENTS.

NOTE:

THE PROPERTY OWNER FOR EACH PHASE SHALL PROVIDE ADEQUATE OPEN SPACE TO BE CONSTRUCTED IN EACH PHASE. THE PROPERTY OWNER SHALL PROVIDE ADEQUATE OPEN SPACE TO BE CONSTRUCTED IN EACH PHASE. THE PROPERTY OWNER SHALL PROVIDE ADEQUATE OPEN SPACE TO BE CONSTRUCTED IN EACH PHASE.

AREA SUMMARY (OVERALL)

TOTAL AREA	8.18 AC
WETLAND AREA	6.42 AC
SURFACE WATER AREA	0.08 AC
CONVEYANCE BUFFER AREA	0.18 AC
NET DEVELOPABLE AREA	8.42 AC

* SUBJECT TO CHANGE UPON APPROVAL OF CAD-20-12-227

REVISIONS

DATE	BY	REVISIONS
8/25/22	JAW	FOR ORANGE COUNTY COMMENTS
7/11/22	JAW	FOR ORANGE COUNTY COMMENTS
3/27/22	JAW	FOR ORANGE COUNTY COMMENTS
11/17/21	JAW	FOR ORANGE COUNTY COMMENTS
8/27/21	JAW	FOR ORANGE COUNTY COMMENTS
6/8/21	BT	REVISED

PRELIMINARY SUBDIVISION PLAN
 NEOTERIC AT DR. PHILLIPS
 4500 & 4512 S. HIWASSEE ROAD
 ORANGE COUNTY, FLORIDA



3327 S. Orange Avenue, Suite 200
 Orlando, FL 32820
 Phone 407.895.0324
 Fax 407.895.0325
 www.feg.com

OVERALL SITE PLAN

ARCHITECT	DESIGNER	ENGINEER	REGISTERED
GRC	JAW	GRC	GRC

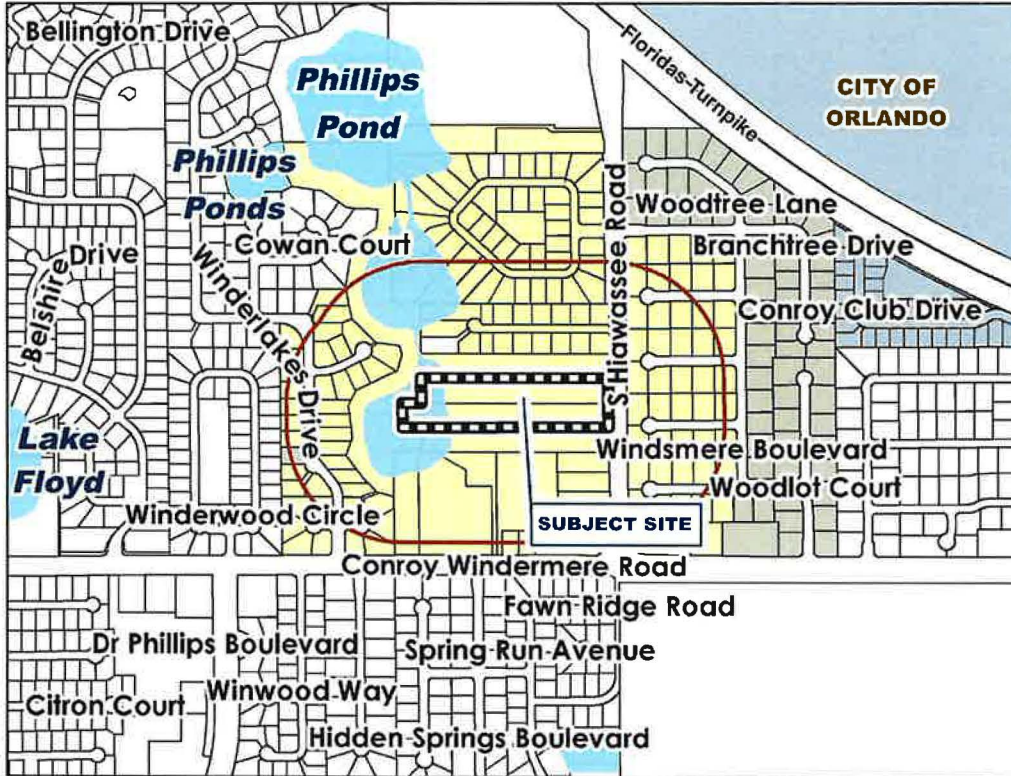
DATE 1/13/2023
SCALE 1" = 40'
DATE JANUARY 20, 2023
PROJECT C-6
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PROJECT C-6

Notification Map

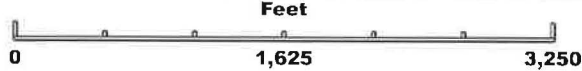


Public Notification Map








Neoteric at Dr. Phillips_PSP-21-02-046



SUBJECT_SITE



MAP LEGEND

	SUBJECT_SITE		PARCELS
	700 FT BUFFER		NOTIFIED_PARCELS
	1 MILE BUFFER		COURTESY PARCELS
	HYDROLOGY		

BUFFER DISTANCE: 700
OF NOTICES: 282

