




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: November 29, 2022 – Public Hearing
Applicant: Momtaz Barq, Terra-Max Engineering, Inc.
Sable Village Preliminary Subdivision Plan
Case # PSP-21-09-276 / District 2

This public hearing is to consider a recommendation from the Development Review Committee's meeting of November 2, 2022, to approve the Sable Village Preliminary Subdivision Plan (PSP) to subdivide 6.83 acres, generally located northwest of Beggs Road, east of North Orange Blossom Trail, to construct 24 single-family residential dwelling units.

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 Sable Village PSP dated "Received October 26, 2022", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 2

JVW/JK/lme
Attachments

CASE # PSP-21-09-276
Commission District # 2

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's meeting of November 2, 2022, to approve the Sable Village Preliminary Subdivision Plan (PSP) to subdivide 6.83 acres, generally located northwest of Beggs Road, east of North Orange Blossom Trail, to construct 24 single-family residential dwelling units.

2. PROJECT ANALYSIS

- A. Location: Northwest of Beggs Road / East of North Orange Blossom Trail
- B. Parcel ID: 29-21-29-5384-00-931
- C. Total Acres: 6.83 gross acres
- D. Water Supply: Orange County Utilities
- E. Sewer System: Orange County Utilities
- F. Schools: Lockhart ES – Enrolled: 400 / Capacity: 602
Lockhart MS – Enrolled: 797 / Capacity: 653
Wekiva HS – Enrolled: 2,196 / Capacity: 2,798
- G. School Population: 12
- H. Parks: Riverside Acres Park – 2 Miles
- I. Proposed Use: 24 Single-Family Residential Dwelling Units
- J. Site Data: Maximum Building Height: 35'
Minimum Living Area: 1,000 Square Feet
Minimum Lot Width: 50'
Building Setbacks:
20' Front
5' Side
20' Rear
10' Side Street
50' NHWE
- K. Fire Station: 40 – 5570 Beggs Road
- L. EPD: An Orange County Conservation Area Determination CAD-21-07-159 was completed with a certified survey of the

conservation area boundary approved by the Environmental Protection Division (EPD) on October 19, 2021.

An Orange County Conservation Area Impact (CAI) permit CAI-21-12-078 was issued on March 11, 2022 for 0.55 acre of Class III surface water (pond) impacts. This plan will comply with all related permit conditions of approval.

M. Transportation: 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.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Low Density Residential (LDR). The zoning for the subject property is R-1 (Single-family Residential District) which is consistent with the FLUM designation.

4. ZONING

R-1 (Single-Family Residential District)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Sable Village Preliminary Subdivision Plan dated "Received October 26, 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 October 26, 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. 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.
7. Unless otherwise allowed by County Code, the property shall be platted / replatted prior to the issuance of any vertical building permits.
8. 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.
9. 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.
10. 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.

11. 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.
12. 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).
13. 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.
14. 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.
15. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
16. 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.
17. 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.

18. "No parking" signs shall be installed along one side of subdivision street prior to issuance by county of a certificate of completion for the infrastructure.
19. 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.
20. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
21. A Master Utility Plan (MUP) for the PSP 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.
22. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
23. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
24. New streets that are extensions of or in alignment with existing streets shall bear the same names as those borne by such existing streets.
25. If it is anticipated that retaining wall(s) will be designed and constructed, it shall be noted on the preliminary subdivision plan, and the following provision must be incorporated into the Declaration of Covenants, Conditions, and Restrictions (CC&Rs):

For the proposed retaining wall, the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) must reflect all the lots served by such retaining wall and a reserve fund for maintenance, repair, and capital replacement of the retaining wall must be established and funded with the creation of the HOA. Coincident with platting, the developer shall record in the public records the CC&Rs governing the lots and addressing the HOA responsibilities for the annual maintenance and any necessary repairs of the retaining wall. The declarations shall require the establishment and maintenance of two HOA accounts for:

- a. Annual routine maintenance of the retaining wall, including an engineer's report to be submitted to the HOA on a three year cycle.

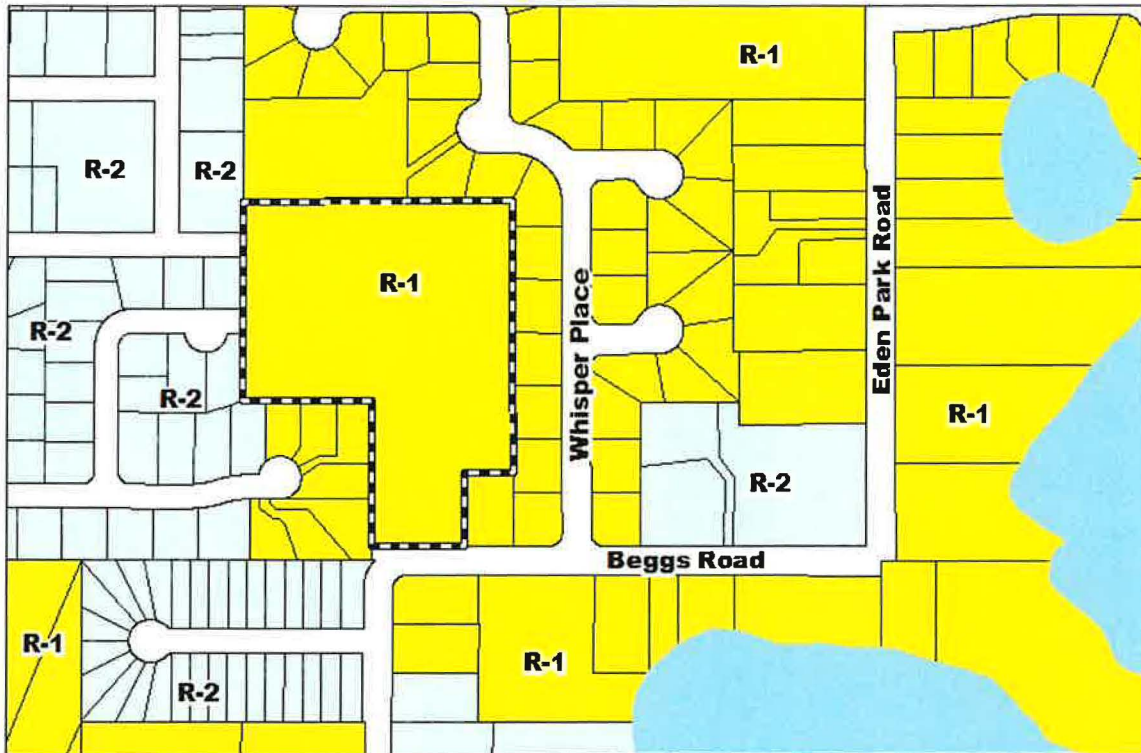
- b. Capital-repair/replacement of the retaining wall based on a 50 year life cycle.

Initial funding of the accounts shall be approved by Orange County and on the basis of a professional engineer's estimate for the above referenced accounts. Each of these accounts must be asset accounts kept separate and apart from all other funds and accounts of the HOA, and for accounting purposes the HOA may not commingle these accounts, either with each other or with other funds and accounts of the HOA. Funding of the accounts shall follow 34-291(c)(4) and as it may be amended from time to time.

- 26. In accordance with FEMA requirements, a Letter of Map Change (LOMC) may be required from the owner/engineer. New development within the 100-year floodplain where no established Base Flood Elevations (BFE) have been identified must perform a study to establish the BFE prior to construction plan review. Compensation storage must be provided for all floodwater displaced by development within 100-year floodplain in accordance with Orange County Ordinance 2021-37, and as may be amended from time to time.
- 27. Prior to any filling within the 100-year flood zone, the applicant must obtain the required permit(s) and approval(s) from the Orange County Floodplain Administrator authorizing any fill pursuant to Chapter 19, Orange County Code.
- 28. Vanderlin Street offsite infrastructure shall be improved to County standards from the project boundary to Albania Avenue and submitted as part of the subdivision construction plans. If, during the installation of the Force Main, Vanderlin Street is damaged, then Vanderlin Street shall be milled and resurfaced from Albania Avenue to Rose Avenue.
- 29. Associated offsite infrastructure including, but not limited to, connecting roadways, roadway improvements, and public utilities must be submitted as an E-Permit and have a Certificate of Completion prior to platting.
- 30. Prior to the issuance of the Certificate of Completion, the pedestrian connection to Beggs Road, including the recordation of the offsite sidewalk easement in the public records, shall be completed.

Zoning Map

PSP-21-09-276



 Subject Property



 Subject Property

Zoning Map

ZONING: R-1 (Residential)

APPLICANT: Momtaz Barq - Terra-Max Engineering Inc

LOCATION: North of Beggs Road / West of Whisper Place

TRACT SIZE: 6.83 acres


DISTRICT: # 2

S/T/R: 29/21/29



1 inch = 300 feet




Site Plan Sheet



TERRAMAX ENGINEERING, INC.
 2115 S. JUANIZAR ROAD, SUITE 211
 SANTA ANA, CA 92705
 TEL: (714) 832-2525 FAX: (714) 832-2985



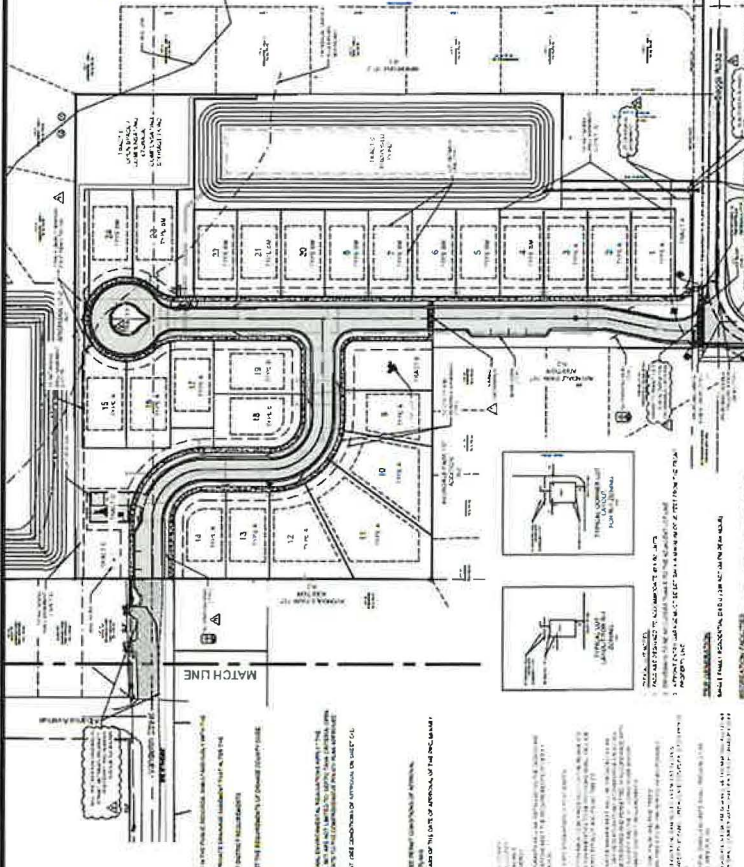
SEAL
 MICHAEL J. BROWN
 00067892
 CIVIL ENGINEER
 CALIFORNIA
 12/21/2019
 12/21/2024

PROJECT INFORMATION

PROJECT NO: **22-015**

SHEET NO: **8**

TITLE: **MASTER PLAN**



NO.	AREA (SQ. FT.)	NO. OF UNITS	TYPE
1	1,200	1	COMMERCIAL
2	1,200	1	COMMERCIAL
3	1,200	1	COMMERCIAL
4	1,200	1	COMMERCIAL
5	1,200	1	COMMERCIAL
6	1,200	1	COMMERCIAL
7	1,200	1	COMMERCIAL
8	1,200	1	COMMERCIAL
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46	1,200	1	COMMERCIAL
47	1,200	1	COMMERCIAL
48	1,200	1	COMMERCIAL
49	1,200	1	COMMERCIAL
50	1,200	1	COMMERCIAL

TYPE	NO.	AREA (SQ. FT.)
Handicapped	5	150
Other	25	750
Total	30	900

NO.	AREA (SQ. FT.)	NO. OF TREES
1	100	1
2	100	1
3	100	1
4	100	1
5	100	1
6	100	1
7	100	1
8	100	1
9	100	1
10	100	1
11	100	1
12	100	1
13	100	1
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29	100	1
30	100	1

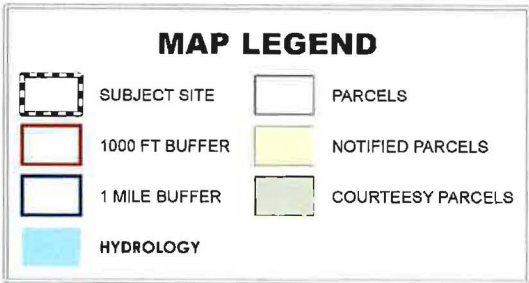


Public Notification Map

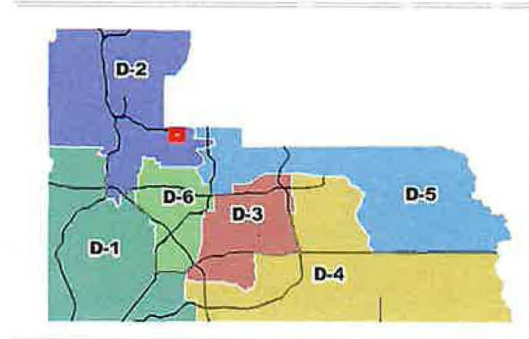
Sable Village_PSP-21-09-276



SUBJECT SITE



BUFFER DISTANCE: 1000
OF NOTICES: 402



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Notification Map

Orange County Planning Division
 BCC Hearing Date: November 29, 2022

DRC Staff Report