



Interoffice Memorandum

DATE: July 27, 2019

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

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

CONTACT PERSON: Eric Raasch, DRC Chairman
Development Review Committee *ERM*
Planning Division
(407) 836-5523

SUBJECT: August 20, 2019 – Public Hearing
Adam Smith, VHB, Inc.
Lake Reams Neighborhood Planned Development
Case # CDR-15-10-293 / District 1

The Lake Reams Neighborhood Planned Development (PD) is located east of the Reams Road and Ficquette Road intersection, within the Lakeside Village Special Planning Area of Horizon West. The existing PD development program allows for 1,937 residential units and 20,000 square feet of non-residential uses.

Through this PD substantial change, the applicant is seeking 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 74 residential units through the use of 32 Transfer of Development Rights (TDR) credits. In addition, the applicant has requested a waiver from Orange County Code to allow a minimum lot width of sixty (60) feet in lieu of eighty-five (85) feet.

On August 22, 2018, the Development Review Committee (DRC) recommended approval of the request, subject to conditions. This request was continued from the June 18, 2019 Board of County Commissioners' hearing.

Finally, 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 PD/LUP may be found in the Planning Division for further reference.

August 20, 2019 – Public Hearing

Adam Smith, VHB, Inc.

Lake Reams Neighborhood PD / Case # CDR-15-10-293 / District 1

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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. District 1

Attachments

EPR/js

CASE # CDR-15-10-293

Commission District: # 1

GENERAL INFORMATION

APPLICANT Adam Smith, VHB, Inc.

OWNER Developco, Inc.

PROJECT NAME Lake Reams Neighborhood Planned Development

PARCEL ID NUMBER 27-23-27-0000-00-020 (affected parcel only)

TRACT SIZE 1,174.90 gross acres (overall PD)
306.89 gross acres (affected parcel only)

LOCATION East of the Reams Road & Ficquette Road intersection

REQUEST A PD substantial change 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.

The request also includes the following waiver from Orange County Code:

1. A waiver from Section 38-1385(b)(4) is requested to reduce the minimum lot width to sixty (60) feet, in lieu of eighty-five (85) feet.

PUBLIC NOTIFICATION A notification area extending beyond six hundred (600) feet was used for this application [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Five hundred six (506) notices were mailed to those property owners in the notification buffer area. A community meeting was not required for this application, however, two community meetings were held for the prior Comprehensive Plan Future Land Use Map amendment.

IMPACT ANALYSIS

Special Information

The Lake Reams Neighborhood PD was originally approved August 25, 1998, and is located within the Lakeside Village Special Planning Area of Horizon West. Excluding waterbodies, wetlands and various Adequate Public Facility (APF) lands, the PD contains areas designated Estate Home District, Village Home District, Townhome / Apartment District, Neighborhood Commercial District and Upland Greenbelt; and has existing development entitlements for 1,937 residential units and 20,000 square feet of non-residential uses.

The subject property went through a Comprehensive Plan Future Land Use Map (FLUM) amendment in 2015, which was processed under case 2015-2-A-1-3. That request was to amend the FLUM designation of both the northern and southern upland areas within the parcel from Upland Greenbelt to Estate District. However, on July 28, 2015, the BCC elected to only transmit the amendment to the northern upland to the State's Department of Economic Opportunity (DEO) for review. The FLUM amendment was ultimately adopted by the BCC on November 17, 2015, and it only included the amendment to the northern upland. As such, the southern upland is still designated as Upland Greenbelt on the Special Planning Area map, which does not allow for residential development. Per Orange County Code Sec. 38-1383(c), development within the Upland Greenbelt shall be limited to a density of one dwelling unit per 10 acres and may include road crossings, parks, golf courses, stormwater management areas and recreational uses such as bike/pedestrian and equestrian trails.

Through this PD substantial change, the applicant is seeking 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 74 residential units through the use of 32 Transfer of Development Rights (TDR) credits. In addition, the applicant has requested a waiver from Orange County Code to allow a minimum lot width of sixty (60) feet in lieu of eighty-five (85) feet.

Currently, a portion of the subject property (PD Parcel 25) is designated as Estate District on the Special Planning Area map of Horizon West Lakeside Village. Through this request and the associated Conservation Area Impact permit (CAI-17-04-014) for the proposed wetland impacts, the remaining area of PD Parcel 25 will be administratively changed from Upland Greenbelt / Wetlands to Estate District.

Additionally, the applicant is proposing to use 32 Transfer of Development Rights (TDR) units from an upland greenbelt area (PD Parcel 28) within the same Tax ID Parcel (27-23-27-0000-00-020) in order to increase the development program from the permitted 42 single-family units to the proposed 74 single-family units.

Lastly, if the Board of County Commissioners approves the associated Preliminary Subdivision Plan and Conservation Area Impact permit, a revision to this Land Use Plan will be needed to show the additional wetland impacts that have been omitted from this Land Use Plan.

Land Use Compatibility

The proposed PD substantial change would not adversely impact any adjacent properties or result in an incompatible land use pattern.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Village and is within the Lakeside Village Special Planning Area of Horizon West. The northern portion of subject property is designated as Estate District / Wetland / Greenbelt on the Lakeside Village Special Planning Area map. The proposed changes to the map which are currently designated Wetlands or Greenbelt would be administratively changed to Estate District through this request. The Estate District allows for two dwelling units per acre for a total of 42 units permitted. The applicant is proposing to

use 32 Transfer of Development Rights (TDR) credits to increase the entitlements to allow for 74 dwelling units.

Overlay Ordinance

The subject property is not located within an Overlay District.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

Environmental Protection Division (EPD) staff has reviewed and is recommending denial of the associated Conservation Area Impact permit (CAI-17-04-014). The impacts shown on the CAI permit align with the impacts shown on the associated Preliminary Subdivision Plan (PSP-16-12-421) and are greater than those shown on this PD substantial change. At the time this went to the Development Review Committee on August 22, 2018, the impacts to wetlands were confined to those within PD Parcel 25. The associated CAI and PSP shows a large stormwater pond on PD Parcel 23 with a 25' pond access road connecting the two parcels. The associated PSP was recommended for denial by the DRC on January 23, 2019.

Transportation Concurrence

A road agreement (RAG-18-02-008) for the conveyance of the right-of-way for Reams Road and Ficquette Road, pursuant to the Reams Road Alignment Study dated July 2005, has been approved by the Road Agreement Committee on February 6, 2019 and will be considered concurrent with this request.

Community Meeting Summary

A community meeting was not required for this request.

Schools

Orange County Public Schools (OCPS) approved a Capacity Enhancement Agreement (OC-18-046) for the subject property on February 26, 2019.

Parks and Recreation

Orange County Parks and Recreation staff reviewed the PD substantial change but did not identify any issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (August 22, 2018)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Lake Reams Neighborhood Planned Development / Land Use Plan (PD/LUP), dated “March 27, 2019”, subject to the following conditions:

1. Development shall conform to the Lake Reams Neighborhood Planned Development (PD) dated "Received March 27, 2019," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received March 27, 2019," 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 land use 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. 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.
7. 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).
8. The following Education Condition of Approval shall apply:
 - a) Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of March 5, 2019.
 - b) Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the three (3) residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written

notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.

- c) Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.
- d) Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.

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.

- 9. The owner must comply with the terms of the Reams Road right-of-way conveyance agreement.
- 10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 30, 2015 shall apply:
 - a) A waiver is granted from Section 38-1386(b)(8)(a) of the originally adopted Village Planned Development Code that addresses development within the Village Home District, to allow front facing garages to be set back a minimum of seven (7) feet behind the front primary structure elevation (excluding a porch or bay) within PD Parcel 5 only, in lieu of the requirement that front facing garages be set back a minimum of ten (10) feet behind the front primary structure elevation.
 - b) An updated Master Utility Plan (MUP) shall be approved by Orange County Utilities at least thirty (30) days prior to the first set of construction plans. The MUP must be approved prior to Construction Plan approval.
 - c) The lot grading plan for 32-foot wide single-family detached lots (and similar narrow lots) shall include design features to ensure positive drainage from the side yard to the front roadway or rear alley. These design features may include:
 - i. Air-conditioning units on same side of homes so that air-conditioning units are not located adjacent to each other;
 - ii. Air-conditioning units on same side placed at high elevation point of side yard so that drainage flows away from the air-conditioning units to the front roadway or rear alley;

- iii. Air-conditioning units located behind the home when garage is detached from the home; or
- iv. An alternative lot grading plan approved by the County Engineer.
- d) A waiver from Orange County Code Section 38-1385(b)(2) to allow accessory dwelling units within PD Parcel 6 only to not be counted towards required density calculations.
- e) The following waivers from Orange County Code are granted and applicable for PD Parcel 18 only:
 - 1) A waiver from Orange County Code Section 38-1385.5(b)(2) to allow a minimum average lot size of 6,500 square feet, in lieu of a minimum average lot size of 7,200 square feet; and
 - 2) A waiver from Orange County Code Section 38-1382(g)(2) to allow the use of a cul-de-sac as an acceptable method of street termination.
- f) 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.
- g) The developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the PD and to accommodate the ultimate flows for the entire Village (SAP).
- h) The Developer shall obtain water, wastewater and reclaimed water service from Orange County Utilities.
- i) An updated Master Utility Plan (MUP) shall be approved by Orange County Utilities prior to construction plan approval.
- j) A road agreement for the conveyance of the right-of-way required for Reams Road and Ficquette Road, pursuant to the Reams Road Alignment Study dated July 2005, is required to be in place prior to PSP approval for any parcels in which such right-of-way is located.
- k) The following four (4) waivers are granted for Parcel 5 (Village Home District) for twenty (20) Percent of the detached lots within Parcel 5 (maximum number of 163 lots):
 - 1) From Section 38-1386(b)(2) to decrease the minimum average lot size from 4,800 square feet to 3,840 square feet for lots less than 40' wide;

- 2) From Section 38-1386(b)(4) to decrease the minimum lot width from 40' to 32' for single family detached dwellings;
 - 3) From Section 1386(b)(8)(a) to reduce the minimum front porch setback from 10' to 7' within lots less than 40' wide; and
 - 4) From Section 1386(b)(8)(b) to decrease the minimum side building setback from 5' to 4' within lots less than 40'.
- l) Billboards, pole signs, and outdoor storage are prohibited.
- m) At the time of approval of a plat for a single-family residential unit project, the developer shall have prepared and submitted for review a document containing covenants, conditions and restrictions (CC&Rs) for the property being platted. The CC&Rs, which shall be recorded simultaneous with the recording of the plat, shall include a provision incorporating, verbatim, the following requirements:
- 1) The same front façade for single family residential units may not be repeated more than five (5) times within one (1) block length for both sides of any street, and shall be separated by at least two (2) units with different facades.
 - 2) House front facades shall be varied and articulated to provide visual interest to pedestrians along the street frontage. The front façade of the main body of the house shall not exceed (40) feet in length, except for wings or "L's", which are setback from the façade. In no case shall more than fifty (50) percent of the front façade of the house consist of an unobstructed block wall or garage door.
 - 3) At least fifty (50) percent of all single-family residential units shall have a front porch. A front porch shall be a minimum of seven (7) feet in depth and cover a minimum ten (10) feet in width or one third (1/3) of the front façade, whichever is greater.
 - 4) Flat roofs shall be prohibited.

Unless otherwise prohibited by the CC&Rs, fencing in the front yard shall be no higher than three (3) feet, six (6) inches and limited to decorative wrought iron or wood picket style.

The provisions of the CC&R's incorporating the above referenced requirements shall not be amended, removed or superseded without the prior approval of the Board of County Commissioners, which approval may be withheld in the Board's sole discretion, and the CC&R's shall contain a statement to that effect.

Furthermore, the CC&R's shall provide that the homeowner's association and any person owning the property in the development have the right to enforce these requirements in the event they are violated.

Finally, the CC&Rs shall also state that Orange County shall have the right, but not the duty, to enforce these requirements in the same manner as it enforces other Orange County ordinances and regulations.

- n) Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
- o) Applicable to Parcel 2 only, the following waivers from the original version of the Horizon West Village Code are granted:
 - 1) A waiver from Sections 38-1384(g)(3)(d) and 38-1387(b)(10) to allow the first floor elevations to be twelve (12) inches above the finished grade of the sidewalk in lieu of eighteen (18) inches above the finished grade of the sidewalk;
 - 2) A waiver from Section 38-1387(a)(3)(c) to allow parking on New Reams Road and the New Connector Road. Parking may be provided on the sides of the buildings provided the stalls are screened with 36" knee walls with caps and landscaping;
 - 3) A waiver from Section 38-1387(b)(5) to allow an increase in the maximum building height to three (3) stories and forty five (45) feet in lieu of forty (40) feet, and
 - 4) A waiver from Sections 38-1387(b)(11) and 38-1384(e) to modify the porch requirements as follows:
 - Front porches (i.e., covered entrances at the breezeways) will only be required for each building fronting a public right of-way (southern connector road and Lake Village Road).
- p) The following waivers for multi-family residential are granted:
 - 1) A waiver from Sections 38-1258(a), 38-1258(b), and 38-1258(c) to allow three (3) story multi-family buildings to be located within eighty (80) feet of single-family zoned property, and
 - 2) A waiver from Section 38-1258(j) to allow for a minimum building separation of twenty (20) feet for two-story and three-story buildings, in lieu of thirty (30) feet and forty (40) feet, respectively.
- q) A waiver from Section 38-1254 is granted to allow for a minimum front setback from twenty-five (25) and thirty-five (35) feet to fifteen (15) feet.
- r) A waiver from Sections 38-1476(a) and 38-1477 to allow for a maximum of twenty-five (25) on-street parking spaces to be located on the same side of the property line in lieu of being located on the same lot or within three hundred (300) feet from the principal entrance. These twenty-five (25) spaces may be used to meet the minimum parking requirement for this development.

- s) At the time Parcel 1 or any portion of Parcel 1 is platted or a development plan is submitted, the adequate public facilities parkway and road right-of-way which is comprised of 1 segment (4 lanes as more fully described below), as generally depicted on the amended Land Use Plan (LUP) shall be conveyed to Orange County for road right-of-way purposes. However, notwithstanding how the subject road right-of-way is generally depicted on the amended LUP, the actual alignment of the segment of the newly constructed portion of Reams Road lying between the Frye Property north of the property line of the Lake Reams (Planned Development) PD and the roundabout shall be shown on the exhibits, that are concurrently introduced.
- t) The developer shall construct or have constructed the segment of the road (the first 2 lanes) from the roundabout to C.R. 535 upon issuance of the first Certificate of Completion of subdivision improvements the effect of which is to allow development of Parcel 2, or any portion thereof (the segment is described as a connection point to the realigned Reams Road extending southwest from C.R. 535 to the roundabout on the newly constructed portion of Reams Road).
- u) The developer shall construct or have constructed the segment of the road (the first 2 lanes) at the occurrence of any of the following events, whichever happens first:
 - 1) Issuance of the first Certificate of Completion of subdivision improvements allowing development on Parcel 1 or 2 of the Lake Reams PD; or
 - 2) When the following events occur:
 - i) Issuance of the First Certificate of Completion of subdivision improvements allowing development of residential units (single-family or multi-family) in Parcel 1 or 2; and
 - ii) Opening of the middle school in Lakeside Village; or
 - iii) Opening of the elementary school on Parcel 11 of the Lake Reams PD Property.
 - 3) Prior to the issuance of the first Certificate of Completion for any commercial development on Parcel 1, the second 2 lanes of segment 1 from the roundabout to C.R. 535 shall be constructed.
- v) Liquor stores and video arcades are prohibited in the neighborhood commercial portion.
- w) Section 38-1384C.1 of Ordinance 97-09 shall be waived concerning block length. The block length for lots less than 60 feet shall be up to 540 feet in length where the lots at the end of the block are perpendicular to the intersecting street.
- x) Block length shall be measured from the street crossing, public open space, or alley intersection. Variation in the block length shall be permitted where the

variation will create a public open space or when it will allow continuation of an adjacent public open space.

PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION *(June 30, 2015)*

Upon a motion by Commissioner Boyd, seconded by Commissioner Clarke, and carried by all members, the Board made a finding of consistency with the Comprehensive Plan; and further, approved the substantial change request by Adam Smith, VHB, Inc., Lake Reams Neighborhood Planned Development / Land Use Plan (PD / LUP) Case # CDR-15-03-093, for a waiver from Section 38-1386(b)(8)(a) of the originally adopted Village Planned Development Code addressing development within the Village Home District, to allow front facing garages to be set back a minimum of seven (7) feet behind the front primary structure elevation (excluding a porch or bay) within PD Parcel 5 only, in lieu of the requirement that a front facing garages be set back a minimum of ten (10) feet behind the front primary structure elevation. No changes to the previously approved development program are proposed; subject to conditions.

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PREVIOUS BOARD OF COUNTY COMMISSIONERS ACTION (June 30, 2015)

Upon a motion by Commissioner Boyd, seconded by Commissioner Clarke, and carried by all members, the Board made a finding of consistency with the Comprehensive Plan; and further, approved the substantial change request by Adam Smith, VHB, Inc., Lake Reams Neighborhood Planned Development / Land Use Plan (PD / LUP) Case # CDR-15-03-093, for a waiver from Section 38-1386(b)(8)(a) of the originally adopted Village Planned Development Code addressing development within the Village Home District, to allow front facing garages to be set back a minimum of seven (7) feet behind the front primary structure elevation (excluding a porch or bay) within PD Parcel 5 only, in lieu of the requirement that a front facing garages be set back a minimum of ten (10) feet behind the front primary structure elevation. No changes to the previously approved development program are proposed; subject to conditions.

CDR-15-10-293



Subject Parcel



Subject Property

Future Land Use Map

FLUM: Horizon West Village (V), Lakeside Village Special Planning Area, Estate District (ED)

APPLICANT: Adam Smith, VHB, Inc.

LOCATION: East of Reams Road and Fiquette Road

TRACT SIZE: 1,174.90 gross acres (overall PD)
 306.89 gross acres (affected parcel only)

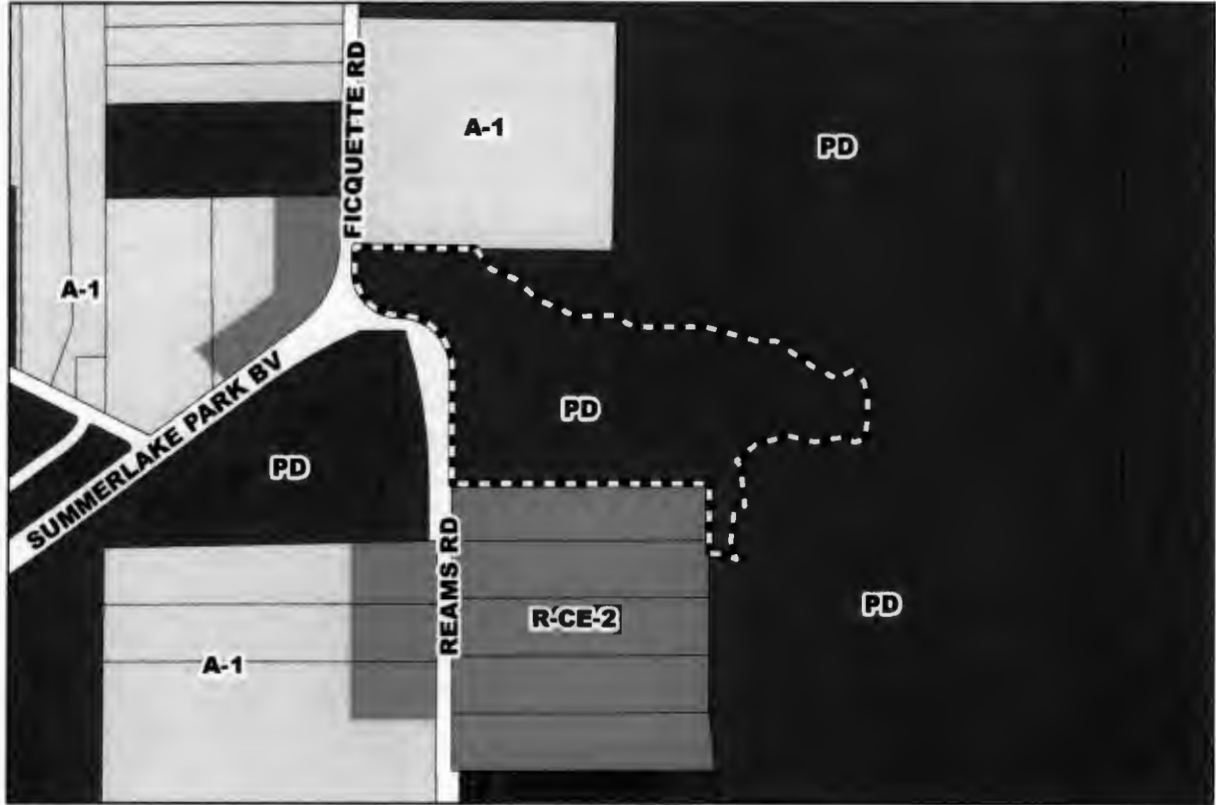
DISTRICT: # 1

S/T/R: 27/23/27

1 inch = 600 feet



CDR-15-10-293



Subject Parcel



Subject Property

Zoning Map

ZONING: PD (Planned Development District)
APPLICANT: Adam Smith, VHB, Inc.
LOCATION: East of Reams Road and Fiquette Road
TRACT SIZE: 1,174.90 gross acres (overall PD)
 306.89 gross acres (affected parcel only)
DISTRICT: # 1
S/T/R: 27/23/27

1 inch = 600 feet



Lake Reams Neighborhood PD Amended Land Use Plan

Orange County, Florida
CDR-15-10-293

Lake Reams Neighborhood PD / LUP (Cover Sheet)

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: August 20, 2019

Issued for: Substantial Change to the PD

Date Issued: 05/26/2010

Latest Issue: 03/26/2019

Index

No.	Drawing Title	Latest Issue
C000	Cover Sheet	03/22/2019
PD 1	BCC Conditions of Approval	06/30/2015
PD 1A	BCC Conditions of Approval	06/30/2015
PD 2	Location Map	06/06/2012
PD 3	Land Use Plan	06/06/2012
PD 4	Land Use Plan	03/22/2019
PD 6	Topography & Flood Plain	09/17/2015
PD 7	Soils Exhibit	03/08/2007 (As Previously Approved)
PD 8	Soils Exhibit	09/17/2015
PD 9	Generalized Vegetation	03/08/2007 (As Previously Approved)
PD 10	Generalized Vegetation	08/12/2016
PD 11	Public Parks & Open Space	03/08/2007 (As Previously Approved)
PD 12	Public Parks & Open Space	09/17/2015
PD 13	Transfer of Development Rights Sending Areas	02/07/2019
PD 14	Site Data & Performance Standards	03/22/2019
PD 15	Design Guidelines	03/08/2007 (As Previously Approved)
PD 16	Design Guidelines	03/08/2007 (As Previously Approved)
PD 17	Design Guidelines	03/08/2007 (As Previously Approved)
PD 18	Design Guidelines	03/08/2007 (As Previously Approved)

Parcel ID#:

27-23-27-0000-00-020, 36-23-27-0000-00-012, 36-23-27-0000-00-003,
01-24-27-0000-00-021, 06-24-28-0000-00-014, 06-24-28-0000-00-016,
35-23-27-5432-XX-XXX (Lakes of Windermere Subdivision, Peachtree Community),
01-24-27-5319-XX-XXX (Lakes of Windermere Subdivision, Lake Reams
Townhomes), 06-24-28-7943-XX-XXX (Thornhill Subdivision),
36-23-27-9156-XX-XXX (Windermere Trails Phase 1 Subdivision),
36-23-27-9159-XX-XXX (Windermere Trails Phase 1 Subdivision)
36-23-27-0000-00-043 (Parcel 5 - unplatted portion), 35-23-27-5432-00-001 (Parcel 18)

Property Information

Owner:
Develupeo, Inc
2295 S Hiawassa Rd, Suite 214
Orlando, Florida 32835
Ph: (407) 712-8681

Applicant:
VHB
225 E. Robinson St, Suite 300
Orlando, Florida 32835

Lead Planner:
VHB
225 E. Robinson St, Suite 300
Orlando, FL 32835
P (407) 579-4800 • F (407) 539-4808



Planning
Transportation
Land Development
Environmental Services
225 E Robinson Street, Suite 300
Orlando, Florida 32835
407-539-4800 • FAX 407-539-4808
Certificate of Accreditation Number 3913

Request:

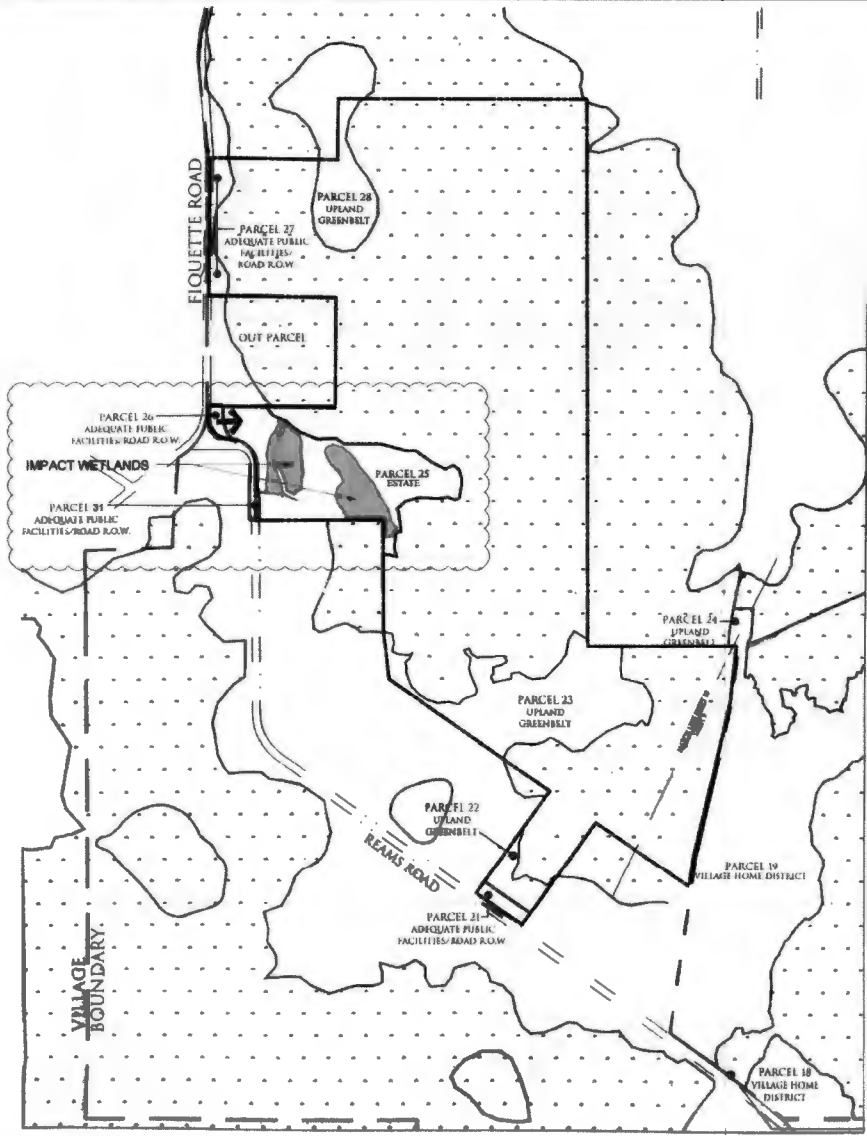
1. Modify boundary of Parcels 22-26 to reflect a more accurate wetland boundary.
2. Convert Parcel 25 from Upland Greenbelt to Estate District.

RECEIVED

By DRC OFFICE at 8:08 pm, Mar 27, 2019

Lake Reams
Neighborhood
PD
Orange County, Florida

C000

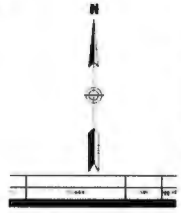


LAND USE PLAN COMPARISON CHART

Item	Approved	Approved	Approved*	Proposed	Approved	Proposed	Approved
	Acres	Acres	S.F.	S.F.	(S.F./Ac)	(S.F./Ac)	S.F.
1	24.8	16.4	282	282	18.7	18.7	
2	21.0	17.7	522	522	6.8	6.8	
3	303.7	186.4	7971	7971	8.4	8.4	
4	16.2						
5	1.7	1.7					20,000
6	1.1						
7	18.3						
8	24.0	17.8	185	135	6.9	6.9	
9	1.1						
10	3.8						
11	48.0	84.7	287	287	7.1	7.1	
12	1.2						
13	7.2	4.7	28	28	6.8	6.8	
14	86.7	86.7	182	182	3.2	3.2	
15	0.8						
16	3.8						
17	16.4						
18	1.2						
19	20.7	21.0		74		3.0	
20	1.8						
21	1.8						
22	0.8						
23	6.7						
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99	0.8						
100	0.8						
Total	6,078.4	284.8	1,087	2,074	6.9	6.9	20,000

PERMIT TRACKING

Permit	Approved	Approved	Approved*	Proposed	Approved	Proposed	Approved
	Acres	Acres	S.F.	S.F.	(S.F./Ac)	(S.F./Ac)	S.F.
1	24.8	16.4	282	282	18.7	18.7	
2	21.0	17.7	522	522	6.8	6.8	
3	303.7	186.4	7971	7971	8.4	8.4	
4	16.2						
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8	24.0	17.8	185	135	6.9	6.9	
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13	7.2	4.7	28	28	6.8	6.8	
14	86.7	86.7	182	182	3.2	3.2	
15	0.8						
16	3.8						
17	16.4						
18	1.2						
19	20.7	21.0		74		3.0	
20	1.8						
21	1.8						
22	0.8						
23	6.7						
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99	0.8						
100	0.8						



vhb.

Planning
Transportation
Land Development
Environmental Services

253 N. Holladay Street, Suite 200
Orlando, Florida 32809
407-239-0206 • FAX: 407-879-0029
Conditions of Advertisement Number 3402

**Lake Reams
Neighborhood PD**

Orange County, Florida

**LAND
USE PLAN**

Scale: 1" = 100'
Date: 08/20/2019
Sheet: PD-4-30

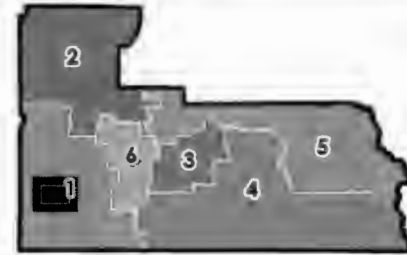
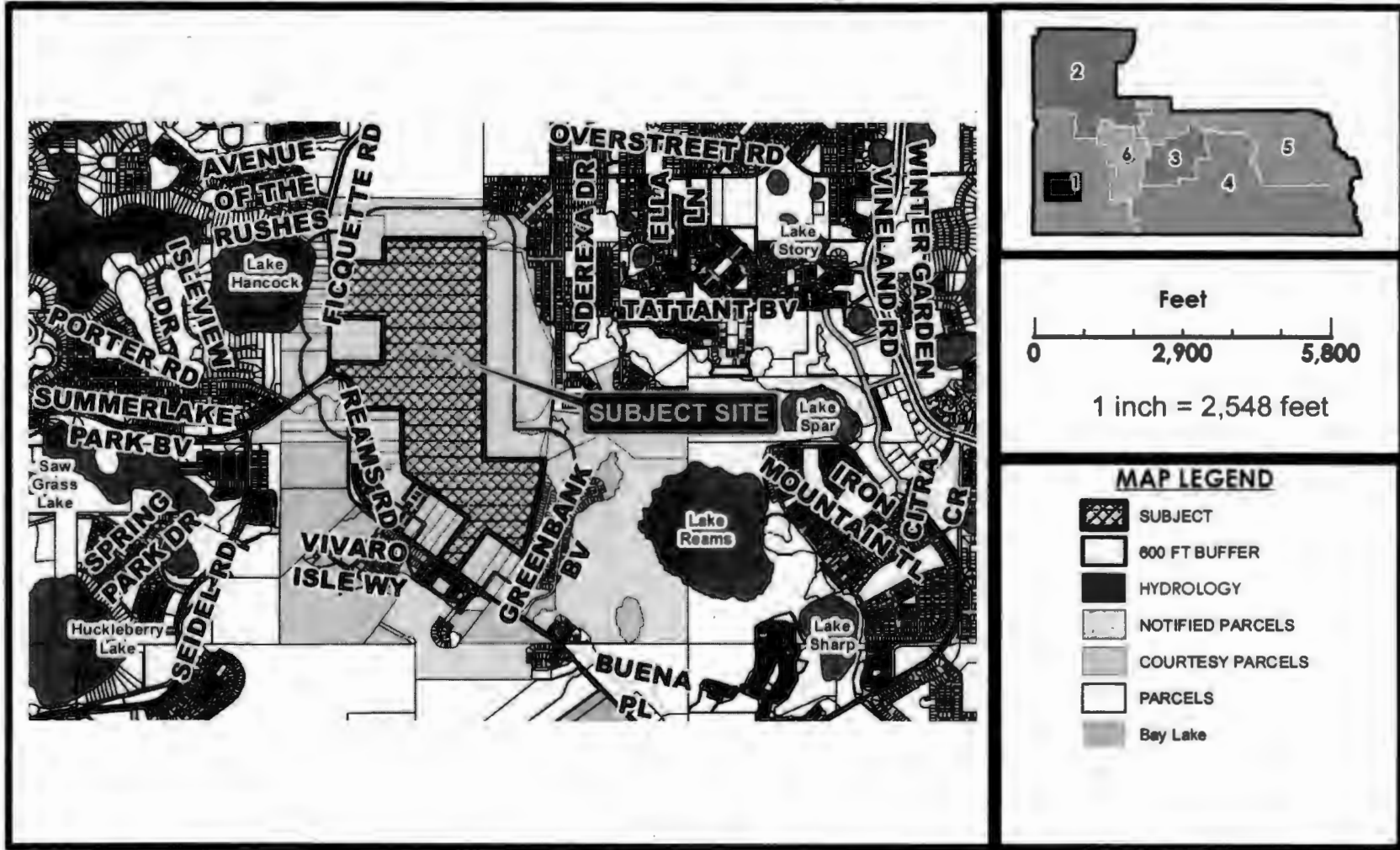
Lake Reams Neighborhood PD / LUP
DRC Staff Report
Orange County Planning Division
BCC Hearing Date: August 20, 2019

Public Notification Map

Lake Reams Neighborhood PD_CDR-15-10-293

600 FT BUFFER, 506 NOTICES

16



1 inch = 2,548 feet

MAP LEGEND

-  SUBJECT
-  600 FT BUFFER
-  HYDROLOGY
-  NOTIFIED PARCELS
-  COURTESY PARCELS
-  PARCELS
-  Bay Lake

Notification Map