



Interoffice Memorandum

DATE: August 8, 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: August 30, 2022 – Public Hearing
Applicant: Brett Tobias, Halff & Associates, Inc.
Parks of Mount Dora Planned Development / Parks of Mount Dora
Preliminary Subdivision Plan
Case # PSP-21-10-316 / District 2

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of June 8, 2022, to approve the Parks of Mount Dora Planned Development (PD) / Parks of Mount Dora Preliminary Subdivision Plan (PSP) to subdivide 63.57 gross acres, generally located north of Stoneybrook Hills Parkway, east of US Highway 441, in order to construct 177 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 Parks of Mount Dora PD / Parks of Mount Dora PSP dated "Received August 1, 2022", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 2

JVW/JK/lme
Attachments

CASE # PSP-21-10-316

Commission District # 2

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of June 8, 2022, to approve the Parks of Mount Dora Planned Development (PD) / Parks of Mount Dora Preliminary Subdivision Plan (PSP) to subdivide 63.57 acres, generally located north of Stoneybrook Hills Parkway, east of US Highway 441, in order to construct 177 single-family residential dwelling units.

2. PROJECT ANALYSIS

- A. Location: North of Stoneybrook Hills Parkway / East of US Highway 441
- B. Parcel ID: 04-20-27-0000-00-001
- C. Total Acres: 63.57 gross acres
- D. Water Supply: City of Mount Dora
- E. Sewer System: City of Mount Dora
- F. Schools: Lockhart ES – Enrolled: 410 / Capacity: 602
Lockhart MS – Enrolled: 792 / Capacity: 653
Wekiva HS – Enrolled: 2,042 / Capacity: 2,798
- G. School Population: 79
- H. Parks: East Tangerine Park – 1.1 Miles
- I. Proposed Use: 177 Single-Family Residential Dwelling Units
- J. Site Data: Maximum Building Height: 35'
Minimum Living Area: 1,200 Square Feet
Building Setbacks:
20' Front
5' Side
25' Rear
20' Side Street
50' NHWE
- K. Fire Station: 20 – 3200 North Washington Street

L. EPD: A Conservation Area Determination (CAD-17-09-121) and a Conservation Area Impact Permit (CAI-21-05-034) have been approved by Orange County EPD. This PSP includes 1.53 acres of Class III wetland impacts.

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.

Based on the Concurrency Management System database (CMS) dated December 29, 2021, there is a failing roadway segment within the project's impact area. OBT, from Ponkan Road to Sadler is failing. This information is dated and subject to change.

The owner/applicant applied for a Capacity Encumbrance Letter (CEL) under CEL-21-12-103, The Parks at Mount Dora in December 2021.

3. COMPREHENSIVE PLAN

The approved FLUM is Growth Center Planned Development Low Medium Density Residential (GC-PD-LMDR). Approved by the BCC on October 12, 2021 along with the concurrent rezoning. The rezoning is subject to 17 conditions. The approved development program is to up to 188 single-family detached dwelling units.

4. ZONING

PD (Planned Development District) (Parks of Mount Dora PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Parks of Mount Dora PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Parks of Mount Dora Preliminary Subdivision Plan dated "Received August 1, 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 1, 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. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.
7. 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.
8. 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.

9. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that neither potable wells nor irrigation wells using local groundwater will be allowed on site.
10. 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).
11. 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.
12. 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.
13. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
14. 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.
15. Unless otherwise specified to the County's satisfaction in the PSP, a Development Plan, in conformance with the requirements of Section 34-131(b)(20), including the appropriate group type, is required for the park / recreation tract(s) within this Preliminary Subdivision Plan (PSP), or phase thereof, as appropriate. Regardless of whether the park / recreation tract is included in the PSP or approved via a separate Development Plan, the park / recreation area tract(s) shall be constructed in conjunction with the subdivision infrastructure and completed prior to issuance of the Certificate of Completion (C of C) for the infrastructure for the phase in which the park / recreation tract(s) is located.
16. Short term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.
17. Development shall connect to City of Mount Dora central water and wastewater service.

18. 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.
19. 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.
20. 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.
21. 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.
22. 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.

23. 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(s), the CC&Rs shall reflect all lots served by such retaining wall and a reserve fund for maintenance, repair, and capital replacement of the retaining wall shall 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 CC&Rs 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 on the basis of a professional engineer's estimate for the above-referenced accounts.

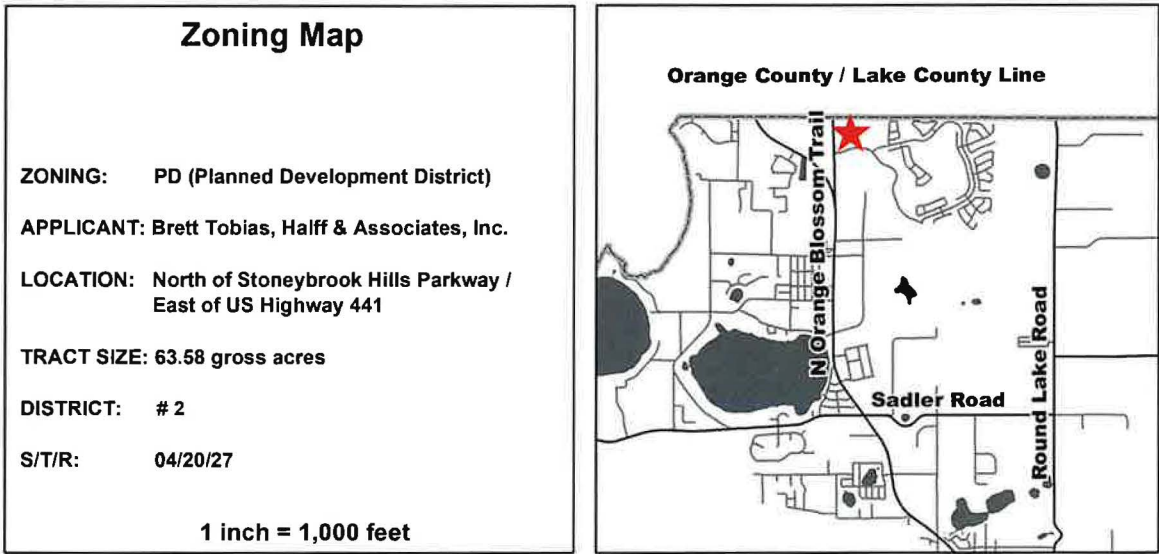
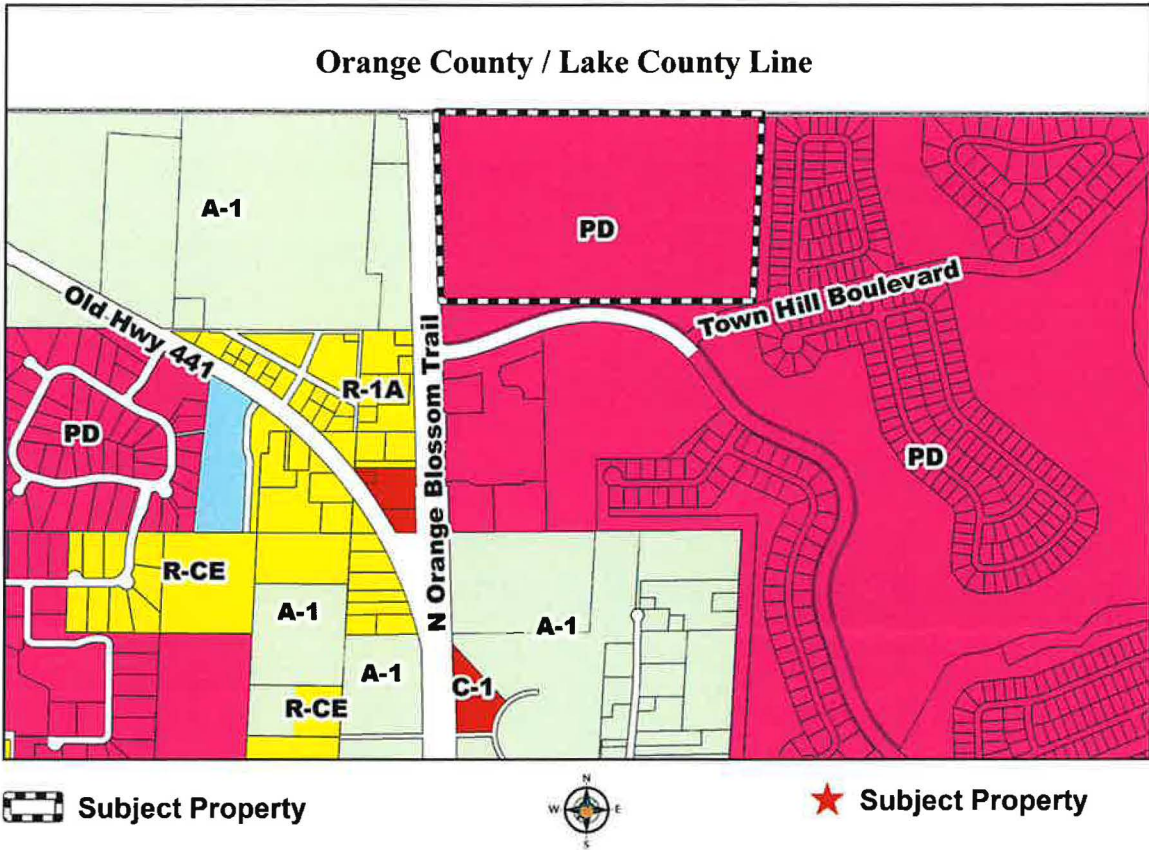
Removal of this provision from the CC&Rs is not authorized unless approved by the Orange County Board of County Commissioners (BCC).

If the subdivision construction plans depict and provide for retaining wall(s) without being noted on the preliminary subdivision plan, it shall constitute a substantial change requiring a public hearing.

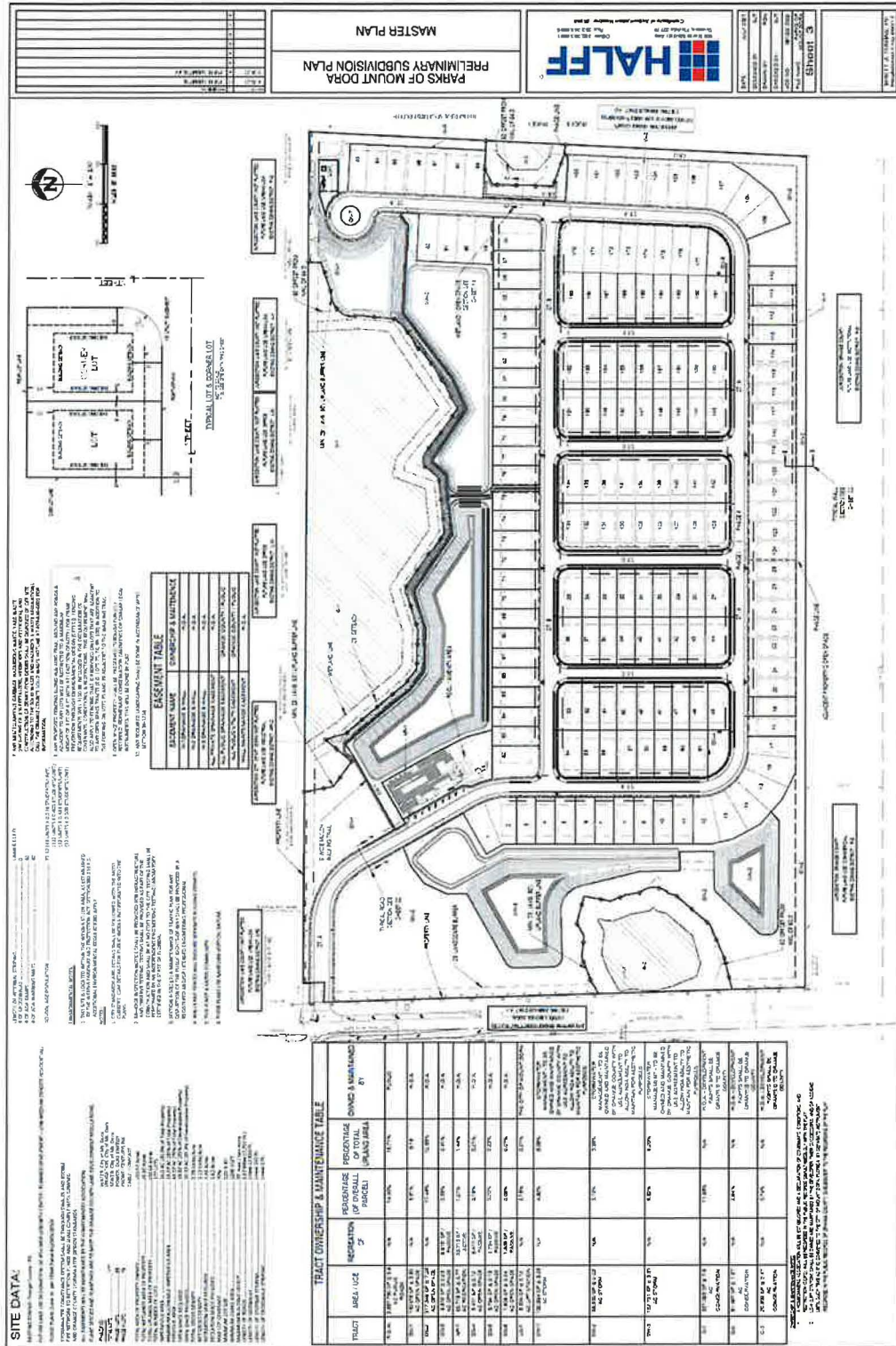
24. The plat and the Conditions, Covenants, and Restrictions (CC&Rs) for this project shall state that Lot 93, as shown on the PSP, is located adjacent to a City of Mount Dora wastewater pump station.
25. Fast growing shrubs shall be installed thirty inches (30") on center along the north property line, outside of the upland buffer, between the proposed split rail fence and the existing chain link fence.
26. Any proposed fencing along the walking trail, around any ponds, and adjacent to any lots will be restricted to a maximum height of four (4) feet or six (6) feet with at least 50% opacity (for crime prevention through environmental design [CPTED]). Fencing requirements will also be included in the Declaration of Covenants, Conditions and Restrictions.

Zoning Map

PSP-21-10-316



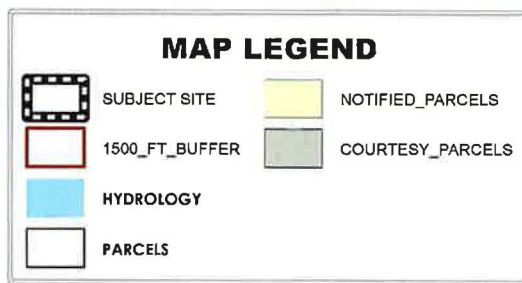
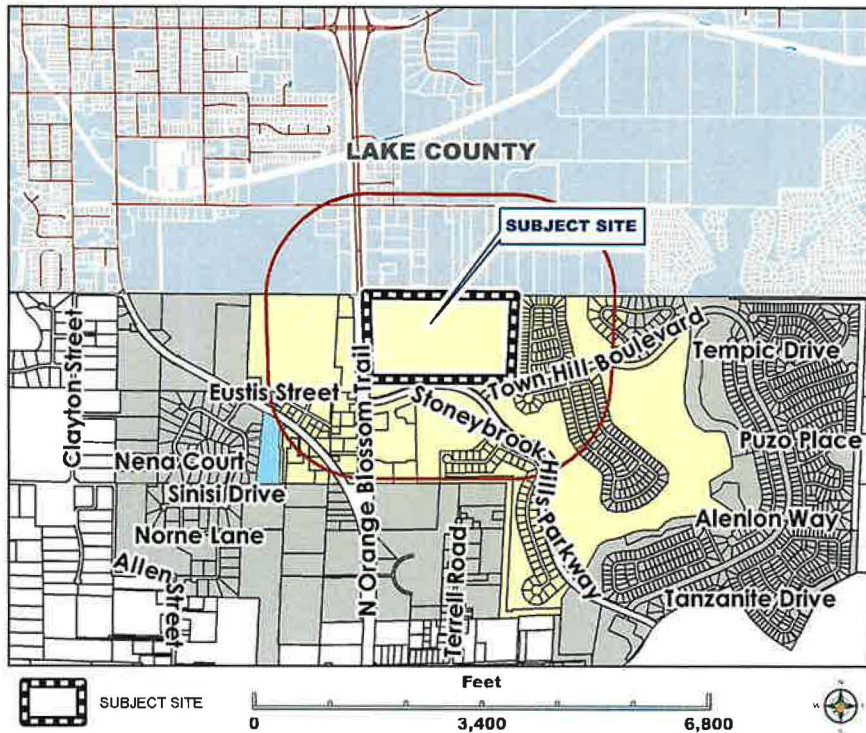
Site Plan Sheet



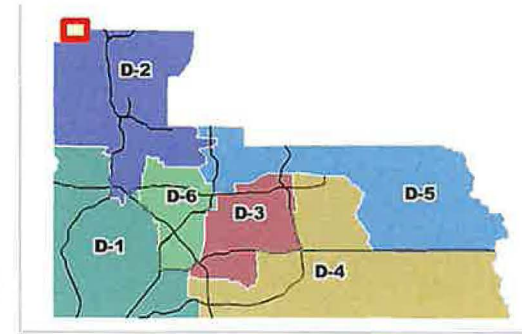


Public Notification Map

Parks of Mount Dora_PSP-21-10-316



BUFFER DISTANCE: 1500
OF NOTICES: 799



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Notification Map

DRC Staff Report
Orange County Planning Division
BCC Hearing Date: August 30, 2022