

CASE # CDR-16-05-171

Commission District # 5

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of August 24, 2016, to approve a substantial change to the Lake Pickett Cluster Parcel 4 & 5 Preliminary Subdivision Plan to add a gated entrance and to construct Pond 1 in Phase 2.

2. PROJECT ANALYSIS

- A. Location: East of Chuluota Road / North of Old Lake Pickett Road
- B. Parcel ID: 09-22-32-0000-00-034; 09-22-32-0000-00-009;
04-22-32-0000-00-034
- C. Total Acres: 145.38 (gross acres)
- D. Water Supply: Orange County Utilities
- E. Sewer System: Septic
- F. Schools: East Lake ES - Capacity: 756 / Enrollment: 753
Corner Lake MS - Capacity: 1,215 / Enrollment: 1,276
East River HS - Capacity: 3,002 / Enrollment: 2,098
- G. School Population: 55
- H. Parks: Bithlo Park – 4.4 Miles
- I. Proposed Use: 126 Single-Family Residential Dwelling Units
- J. Lot Dimension: Maximum Building Height: 35'
Minimum Living Area: 1,500 Square Feet
Building Setbacks:
30' Front
25' Rear
10' Side
- K. Fire Station: Station 82 – 500 North Partin Road
- L. Transportation: A Proportionate Share Agreement for Lake Pickett Cluster
Parcels 4 and 5 on Chuluota Road in the amount of
\$392,547.00 was approved by the Board of County
Commissioners on 11/11/2015 and recorded at Document
#20160125790. The Agreement provides for the mitigation
of road impacts on Chuluota Road for seventeen deficient

trips on the road segment from Colonial Drive to Lake Pickett Road in an amount of \$23,091 per trip.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Rural Settlement 1/1 (RS 1/1). The proposed use is consistent with the Comprehensive Plan.

4. ZONING

R-CE-C (Country Estate District Cluster District)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Lake Pickett Cluster Parcel 4 & 5 Preliminary Subdivision Plan dated "Received July 22, 2016," 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 July 22, 2016," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Short term/transient rental is prohibited. Length of stay shall be for 180 days or greater.
7. This project shall be a gated community and shall comply with the minimum requirements of the Gated Community Ordinance, Orange County Code Sections 34-280, 34-290, and 34-291, as they may be amended from time to time.
8. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval dated December 15, 2015, shall apply:

- a. 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.
- b. A current Level One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review and approval as part of Construction Plan submittal.
- c. 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.
- d. Unless the property is otherwise vested or exempt, the applicant must apply for a capacity encumbrance letter (CEL) prior to construction plan submittal, must obtain a CEL prior to construction plan approval, 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.
- e. 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.
- f. Prior to commencement of any earth work or construction, 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.

- g. 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).
- h. 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.
- i. 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 (EPD) of Orange County unless the activity conducted is not required to obtain approval from FDEP in accordance with Florida Statutes. 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., unless the activity conducted is not required to obtain approval from FDEP in accordance with Florida Statutes.
- j. 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 any other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall first apply for an Orange County Dock Construction Permit prior to installation. Application shall be made to the Environmental Protection Division as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction.
- k. A Master Utility Plan (MUP) shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. The MUP must be approved prior to Construction Plan approval.
- l. Tree removal / earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and / or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
- m. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
- n. The developer is required to provide a five-foot wide sidewalk along the entire Old Lake Pickett Road frontage.

- o. A 6 foot tall screen wall/fence along lots 56 thru 59 and 70 thru 77 within a 10 foot easement per section 34-209 of the Orange County Code. Wall may be brick, stone, CMU with a brick or artificial stone veneer, precast, or some combination thereof with integrated decorative caps. A continuous hedge along the wall, except where understory trees are planted, within the same 10 foot easement as the wall/fence. Understory trees 30 foot on center along the same lots and within the same 10 foot easement as the wall/fence and hedge.
- p. Planting of two of the six trees to be planted on lots 56 thru 59 and 70 thru 77 will be near the wall/fence to provide a visual buffer to the rear of the houses.
- q. Subdivision lighting will be consistent with Orange County lighting code and will contain full cutoff fixtures.
- r. The rear setback for lots 56 thru 59 and 70 thru 77 will be increased to 50 feet.