

CASE # PSP-16-06-224

Commission District # 1

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of November 16, 2016, to approve the Spring Grove Northeast PD / Horizon West Village I Parcel 27 & a Portion of Parcel 26 PSP to subdivide 38.67 acres in order to construct 136 single-family detached residential dwelling units in three (3) phases.

This request also includes the following waivers from Orange County Code:

1. A waiver from Orange County Code Section 34-152(c) is requested to allow lots 12-23 to front a mew, park, open space, etc., instead of a County roadway. Legal access to these lots will be through an ingress/egress easement shown on the plat, in lieu of 20 ft. fee simple as required by code.
2. A waiver from Orange County Code Section 38-1382(h)(4) is requested to allow alley tracts in lieu of easements.
3. A waiver from Orange County Code Section 38-1384(g)(2) is requested to allow alley tracts in lieu of easements.
4. A waiver from Orange County Code Section 38-1384(i) is requested to allow alley tracts in lieu of easements.
5. A waiver from Orange County Code Section 38-1388(e)(6) is requested to allow alley tracts in lieu of easements.

2. PROJECT ANALYSIS

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| A. Location: | South of Seidel Road / East of Avalon Road |
| B. Parcel ID: | 17-24-27-0000-00-003 |
| C. Total Acres: | 38.67 |
| D. Water Supply: | Orange County Utilities |
| E. Sewer System: | Orange County Utilities |
| F. Schools: | Keene's Crossing ES - Capacity: 859 / Enrollment: 893
Bridgewater MS - Capacity: 1,176 / Enrollment: 1,559
West Orange HS - Capacity: 3,276 / Enrollment: 4,161 |
| G. School Population: | 66 |

- H. Parks: Independence Park – 8 Miles
- I. Proposed Use: 136 Single-Family detached Residential Dwelling Units
- J. Lot Dimension: Maximum Building Height: 45' (3-stories)
Minimum Living Area: 1,000 Square Feet
Building Setbacks:
 15' Front
 7' Porch
 4' Side
 20' Rear
 10' Side Street
 2' Driveway Side Lot Line
- K. Fire Station: 32 – 14932 East Orange Lake Boulevard
- L. Transportation: CR 545 (Avalon Road): An Adequate Public Facilities Right-of-Way Agreement was approved by BCC on July 18, 2016 for the dedication of right-of-way for CR 545 (Avalon Road). Owner shall convey a total of 2.76 acres of APF right-of-way for Avalon Road along with 25 acres for a Middle School Site (which includes 0.52 acres for Road right-of-way adjacent to the school site) and a minimum 2.0 acre utility tract. The dedication of right-of-way shall serve to satisfy the Adequate Public Facilities requirement of approximately 8.39 acres of public facilities lands. An APF surplus of 19.37 acres is available to the Owner to sell/assign within Village I. The Owner will receive \$22,500 per acre for the conveyance of right-of-way for Avalon Road along with School impact fees for the school site and Utility impact fees for the area conveyed for water facilities.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Village (V) and is designated Village Home District (VHD) within the Village I SAP of Horizon West. The proposed use is consistent with the Comprehensive Plan.

4. ZONING

PD (Planned Development District) (Spring Grove Northeast PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Spring Grove Northeast PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Horizon West Village I Parcel 27 & a Portion of Parcel 26 Preliminary Subdivision Plan dated "Received November 14, 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 November 14, 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 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. 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.
7. 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.

8. 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.
9. 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.
10. 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 the initial construction plans submittal.
11. The project shall comply with the terms and conditions of the Adequate Public Facilities and Right-of-Way agreement for Village I, Spring Grove – NE PD (CR 545), approved by BCC on 7/19/2016, and recorded at document #20160390723.
12. Ground signs shall comply with Chapter 31.5 of the Orange County Code.
13. New streets which are extensions of or in alignment with existing streets shall bear the same name as that borne by such existing streets.
14. All home designs/types proposed for this PSP shall be submitted to the County for setback & architectural review a minimum of 90 days prior to model home requests and/or permitting.
15. 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. Unless the property is otherwise vested or exempt, the applicant shall be subject to school concurrency and required to go through the review process prior to platting.
16. 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.

17. 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.
18. 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).
19. 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.
20. 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, Drains to Waterway." 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.
21. A two acre APF tract with a minimum width of 150 feet for a water facility within Village I near Village I's southern boundary shall be dedicated to the County prior to the approval of the first construction plan set within Village I. The tract shall be located no more than 1,000 feet from Avalon Road with a minimum 30-foot wide utility access easement or tract connection to public right-of-way. The tract shall have an elevation above the 100 year flood plain and be located outside of wetlands.
22. At least thirty (30) days prior to construction plan submittal, the applicant shall submit a Master Utility Plan (MUP) for the PSP, including hydraulically dependent parcels outside the PSP boundaries; such MUP shall include supporting calculations showing that the PSP-level MUP is consistent with an approved MUP for the Village, or shall include an update to the Village MUP to incorporate any revisions. The MUP(s) must be approved prior to construction plan approval.

23. The applicant / owner has an affirmative obligation to expressly notify potential purchasers and / or tenants, through the appropriate mechanism, including a conspicuous note on the plat and/or the Conditions, Covenants, and Restrictions (CC&Rs) for this project, to notify homeowners of the following: Homeowners own and maintain their individual water and reclaimed water services which extend to their homes from public meters located adjacent to public road right-of-way. The privately-owned water and reclaimed water services for the Lots numbered 12 to 23 on the PSP extend to these units through an HOA-owned tract. The owners of these lots shall be granted access to the HOA-owned tract for the purpose of maintaining their water services.
24. A waiver from Orange County Code Section 34-152(c) is granted to allow lots 12-23 to front a mew, park, open space, etc., instead of a County roadway. Legal access to these lots will be through an ingress/egress easement shown on the plat, in lieu of 20 ft. fee simple as required by code.
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