

**COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION PUBLIC HEARING REPORT
June 20, 2017**

This packet contains the following public hearings to be heard by the Board of County Commissioners on Tuesday, June 20, 2017.

<u>Name of Request</u>	<u>Case Number</u>	<u>Type of Hearing</u>
Marc Stehli, Poulos & Bennett, LLC, Hickory Nut Estates Planned Development / Hickory Nut Estates Preliminary Subdivision Plan; (Continued from March 21, 2017) District 1	PSP-16-06-222	Preliminary Subdivision Plan
Momtaz Barq, Terra-Max Engineering, Inc., Royal Estates PD/ Parcel 1 Preliminary Subdivision Plan (PSP); District 1	PSP-16-09-337	Preliminary Subdivision Plan
John J. Herbert, American Civil Engineering Company, Heaven IV Preliminary Subdivision Plan (PSP); District 6	PSP-16-06-199	Preliminary Subdivision Plan
Orange County Public Schools (Tyrone K. Smith), Hubbard Construction PD / Pine Hills Transportation Facility PSP / DP; District 2	PSP-16-11-395	Preliminary Subdivision Plan
Kathy Hattaway, Poulos & Bennett, LLC, Northeast Resort Parcel Planned Development (PD) / NERP Phase 5 Preliminary Subdivision Plan (PSP); District 1	PSP-16-12-423	Preliminary Subdivision Plan
Jay R. Jackson, P.E., Kimley-Horn & Associates, Inc., Tinwood PD / Regency Village Preliminary Subdivision Plan; (amend plan) District 1	CDR-16-11-385	Substantial Change
Adam Smith, VHB, Inc., Zanzibar Property PD / Zanzibar Property Phase 1 PSP & Park Tract P-2 DP; District 1	CDR-17-01-009	Substantial Change
Daniel T. O'Keefe, Shutts & Bowen, LLP, North of Albert's Planned Development (PD) - Westside Village Home District Preliminary Subdivision Plan (PSP) / Development Plan (DP); (amend plan) District 1	CDR-17-05-138	Substantial Change



Interoffice Memorandum

DATE: May 30, 2017

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director
Community, Environmental and Development
Services Department

CONTACT PERSON: John Smogor, Chairman
Development Review Committee
Planning Division
(407) 836-5616

SUBJECT: June 20, 2017 – Public Hearing
Applicant: Momtaz Barq – Terra-Max Engineering, Inc.
Royal Estates PD / Parcel 1 Preliminary Subdivision Plan
Case # PSP-16-09-337
District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of April 12, 2017, to recommend approval of the Royal Estates PD / Parcel 1 Preliminary Subdivision Plan to subdivide 6.55 acres in order to construct 35 single-family attached residential dwelling units.

The application for this request is subject to the requirements of Ordinance 2008-14, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items before the BCC. A copy will be available upon request in the DRC Office.

Supporting documentation for this request can be accessed through the County's FastTrack site, located at:

https://fasttrack.ocfl.net/OnlineServices/DC_DevelopmentReviewCommittee.aspx

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the Royal Estates PD / Parcel 1 Preliminary Subdivision Plan dated "Received February 28, 2017", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1

JVW/JS/sfv
Attachments

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of April 12, 2017, to recommend approval of the Royal Estates PD / Parcel 1 Preliminary Subdivision Plan to subdivide 6.55 acres in order to construct 35 single-family attached residential dwelling units.

2. PROJECT ANALYSIS

- A. Location: North of Reams Road / West of Taborfield Avenue
- B. Parcel ID: 01-24-27-0000-00-006
- C. Total Acres: 6.55
- D. Water Supply: Orange County Utilities
- E. Sewer System: Orange County Utilities
- F. Schools: Bay Lake ES: Capacity - 786 / Enrollment - 818
Bridgewater MS: Capacity - 1,176 / Enrollment - 1,559
West Orange HS: Capacity - 3,276 / Enrollment - 4,161
- G. School Population: 17
- H. Parks: N/A
- I. Proposed Use: 35 Single-Family Attached Residential Dwelling Units
- J. Site Data: Maximum Building Height: 40' (3-stories)
Minimum Living Area: 1,000 Square Feet
Building Setbacks:
 - 15' Front
 - 7' Side
 - 25' Reams Road
 - 20' Rear
 - 10' Side Street
- K. Fire Station: Station 35 - 7435 Winter Garden Vineland Rd

L. Transportation: Reams Road (Lakeside Village - Royal Estates APF): The Adequate Public Facilities Agreement Royal Estates Neighborhood PD Lakeside Village SAP Reams Road was approved by the Board of County Commissioners on 6/06/2006 and recorded at OR Book/Page 8701/2491. Under the terms of the APF agreement the Developer will convey 3.82 acres of road Right-of-Way property, 0.47 acres for a Bicycle Trail, 3.22 acres for a Neighborhood Park and Open Space and 2.58 acres for retention. The Developer will be able to request impact fee credits in the amount of \$22,500 per acre for all adequate public facilities according to the applicable ordinance. An Amended and Restated Adequate Public Facilities Agreement Royal Estates Neighborhood PD Lakeside Village SAP Reams Road was approved by the Board of County Commissioners on 3/24/2009 and recorded at OR Book/Page 9850/0711. The Adequate Public Facilities to be dedicated were changed to 1.67 acres for Road Right-of-Way and 1.68 acres for a Pedestrian/Bicycle Trail. The Developer is entitled to request \$22,500 per acre for the road Right-of-Way and Trail facilities.

The Amended & Restated Adequate Public Facilities Agreement Royal Estates Neighborhood PD/Lakeside Village SAP Reams Road was approved on 3/24/2009 and recorded at 9850/0711 and provides that the Owners convey Adequate Public Facilities consisting of 1.67 acres of Road Right-of-Way for Reams Road and 1.68 acres for a Pedestrian/Bicycle trail. The Owners shall be entitled to receive Road Impact Fee Credits for the Road Right-of-Way and for the Trail (if applicable). The APF Ratio requires that 10.0 acres of public facilities lands be provided and by this agreement 3.35 acres will be provided leaving a deficit of 6.65 acres for which the Owners shall pay an APF fee.

Reams Road (Lakeside Village - Royal Estates Right-of-Way): The Right-of-Way Agreement Royal Estates Neighborhood PD Lakeside Village SAP Reams Road. Was approved by the Board of County Commissioners on 6/06/2006 and recorded at OR Book/Page 8701/2512. Under the terms of the Right-of-Way Agreement the Developer will convey 3.82 acres of road Right-of-Way property. The Developer will be able to request impact fee credits in the amount of \$22,500 per acre for road Right-of-Way dedication. An Amended and Restated Right-of-Way Agreement Royal Estates Neighborhood PD Lakeside Village SAP Reams Road was approved by the Board of

County Commissioners on 3/24/2009 and recorded at OR Book/Page 9850/0749. The acreage of road Right-of-Way to be dedicated and the exhibits were changed to 1.67 acres. The Developer is entitled to request \$22,500 per acre for the road Right-of-Way dedication.

The Amended & Restated Right-of-way Agreement Royal Estates Neighborhood PD/Lakeside Village SAP Reams Road was approved on 3/24/2009 and recorded at 9850/0749 and provides that the Owners convey by plat the 1.67 acres of Road Right-of-Way for Reams Road as described in Exhibit C. Upon approval by the County of the conveyance of the 1.67 acres of Right-of-Way by plat, the Owners shall receive \$37,575.00 in road impact fee credits.

A transportation concurrency reservation account (TCRC#11-092) is active for this project, expires September 10, 2017. Provide a copy of the certificate at time of obtaining building permits.

3. COMPREHENSIVE PLAN

The subject property has underlying Future Land Use Map (FLUM) designation of Village (V) with and the property is located within Lakeside Village. The PD/LUP identifies the subject property as Parcel 1, which is approved for 35 dwelling units. The request is consistent with the Comprehensive Plan.

4. ZONING

PD (Planned Development) (Royal Estates PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Royal Estates PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Parcel 1 Preliminary Subdivision Plan dated "Received February 28, 2017," 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 February 28, 2017," the condition of approval shall control to the extent of such conflict or inconsistency.

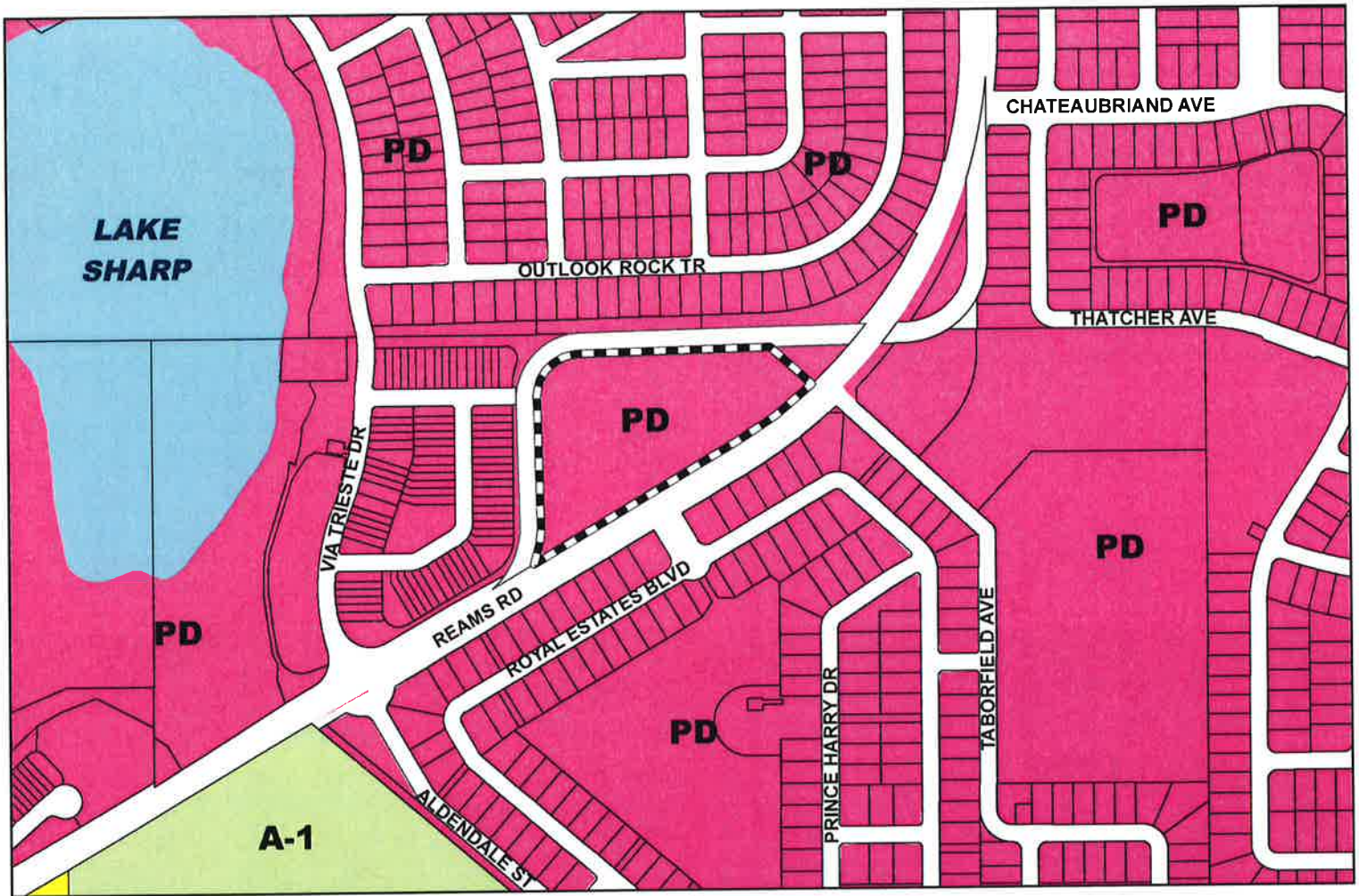
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, 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, if not provided by the Homeowners' Association, shall be the responsibility of the County.
7. 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.
8. 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.
9. 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.
10. 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.

11. The project shall comply with the terms and conditions of that certain Adequate Public Facilities Agreement Royal Estates Neighborhood, Agreement recorded at OR Book / Page 8701/2491, Public Records of Orange County, Florida, as may be amended.
12. 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.
13. 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.
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. 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.
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. 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).
18. A Master Utility Plan (MUP) for the PD 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.
19. Prior to construction plan approval, documentation from Carrington HOA shall be provided that allows the developer to construct the concrete wall/vinyl fence within their property.
20. Prior to certificate of completion, the developer shall ensure that all existing pavement within the Old Reams Road right-of-way south of the westernmost cul-de-sac shall be removed and shall be replaced with Bahia sod.



Subject Property



Subject Property

Zoning

ZONING: PD (Planned Development District)
(Royal Estates PD)

APPLICANT: Momtaz Barq,
Terra-Max Engineering, Inc.

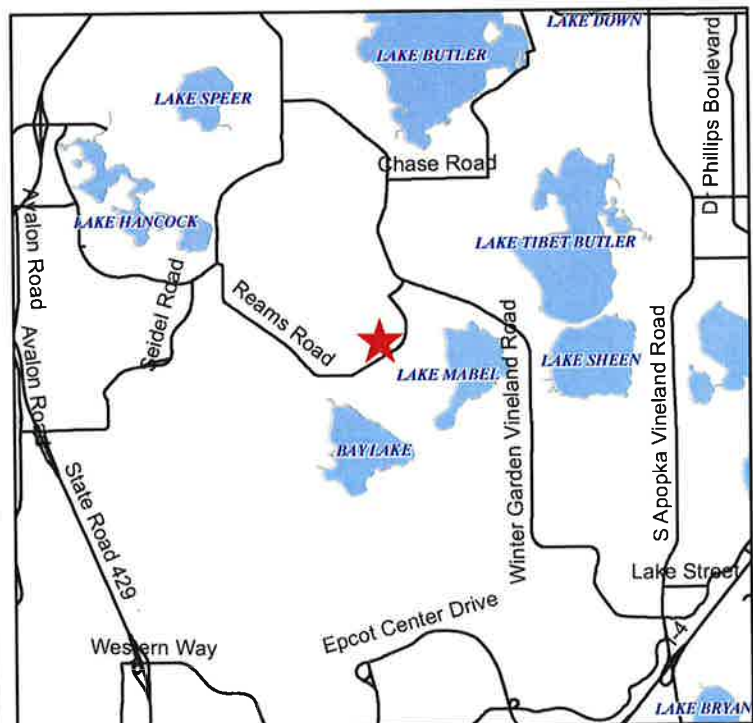
LOCATION: North of Reams Road, west of
Taborfield Avenue

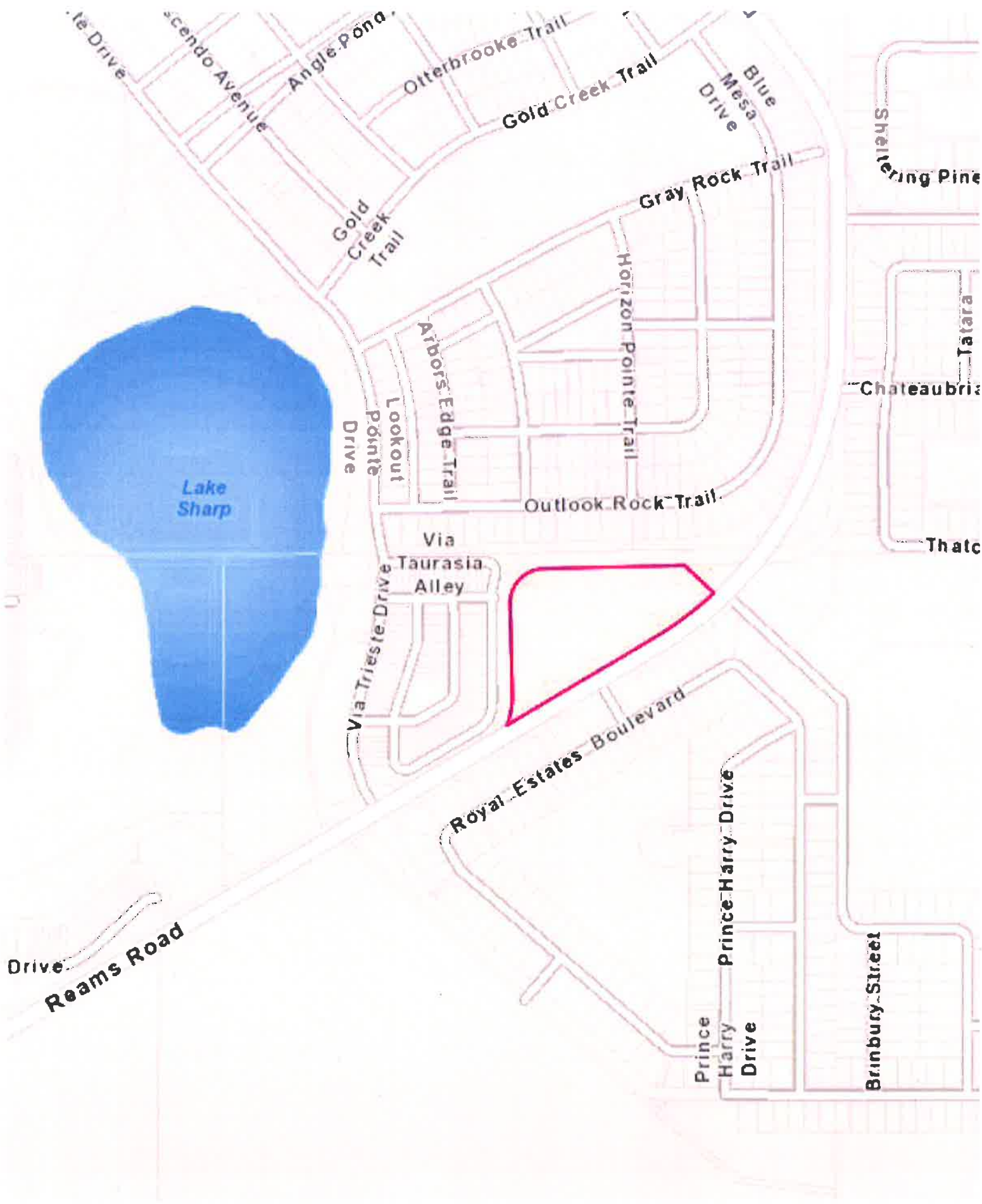
TRACT SIZE: 6.55 acres

DISTRICT: #1

S/T/R: 01/24/27

1 inch = 500 feet





SITE DATA & PERFORMANCE STANDARDS

ZONING : PD - ROYAL ESTATES - APPROVED SEPTEMBER 14, 2010

LAND USES : VILLAGE HOME DISTRICT / PARCEL 1

TOTAL AREA OWNED: 6.55 AC

DEDICATED APF AREA: 0.84 AC

WETLAND AREA: 0 AC

NET PROJECT / UPLAND AREA: 5.71 AC

LOT SIZE : MINIMUM LOT SIZE = 2,400 SF

LOTS : 35 SINGLE-FAMILY ATTACHED / TOWNHOMES

RESIDENTIAL DENSITY : 6.0 (35 UNITS / 5.71 ACRES)

SCHOOL AGE : (35 DWELLING UNITS) x (0.468) = 17 STUDENTS

ROYAL ESTATES PLANNED DEVELOPMENT PARCEL 1 PSP SITE DATA SETBACKS TABLE

DWELLING UNITS SUMMARY SETBACKS										
LOT TYPE	PROPOSED LOT SIZE	No. OF LOTS	FRONT	PORCH	SIDE	STREET SIDE	REAR	GARAGE ^a FRONT	GARAGE ^b REAR	DRIVEWAY
DWELLING UNITS	20' x 120'	35	15'	10'	7'	10'	20'	N/A	9'	2'

TOTAL 35

DEVELOPMENT STANDARDS							
AVERAGE LOT SIZE	MIN LIVING ^c AREA	MIN LOT WIDTH	MIN LOT DEPTH	BUILDING HEIGHT	LOT COVERAGE	GARAGE ^d HEIGHT	REAMS RD SETBACK
2,400 SF	1,000 SF	20'	120'	3 ST / 40'	65%	22' / 30'	25'

- a) FRONT FACING GARAGES SHALL BE SET BACK AN ADDITIONAL 10 FEET FROM THE PRINCIPAL STRUCTURE. NOT 10 FEET MORE THAN THE FRONT SETBACK LINE.
- b) 15' FROM CENTERLINE OF ALLEY EASEMENT
- c) LIVING AREA REFERS TO HEATED/COOLED SPACE.

- d) GARAGE HEIGHT FOR ONE STORY IS 22 FEET AND TWO STORY IS 30 FEET BEHIND PRINCIPLE STRUCTURE.

PHASING

THE PROJECT WILL BE DEVELOPED IN ONE PHASE.

TRAFFIC

TOWNHOMES (35 D.U.) 299 ADT (24 PM PEAK HOURS)

ADDITIONAL NOTES

1. LOTS IN THE ROYAL ESTATES PLANNED DEVELOPMENT, PARCEL 1, WILL ONLY BE DESIGNATED AS SINGLE-FAMILY ATTACHED UNITS OFFERED FOR FEE-SIMPLE SALE. ANY RENTAL LESS THAN SIX (6) MONTHS IN LENGTH, WILL BE PROHIBITED BY DEED RESTRICTION AND CODE.
2. DURING CONSTRUCTION. WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE. ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED.

STORMWATER CALCULATIONS

PARCEL AREA = 6.55 AC (SEE NOTE 1 BELOW)

TOTAL IMPERVIOUS AREA = 3.01 AC

TOTAL PERVIOUS AREA = 3.54 AC

TREATMENT VOLUME CALCULATION

- A. FIRST 1" OF RUNOFF = $(1") \times (1'/12") \times (5.71 \text{ AC}) = 0.55 \text{ AC-FT (USE)}$
- B. $2.5" \times \% \text{ IMPERVIOUS (PER SFWMD)} = 0.28 \text{ AC-FT}$

TOTAL VOLUME TO BE TREATED = 0.55 AC-FT

NOTE 1: AREA USED FOR POND SIZING INCLUDES THE APF AREAS TO BE DEDICATED TO ORANGE COUNTY.

OWNERSHIP/MAINTENANCE

- ROADWAYS : TO BE OWNED AND MAINTAINED BY ORANGE COUNTY.
- RETENTION PONDS : TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH A MSBU.
- DRAINAGE SYSTEM: TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH A MSBU, STORMWATER FACILITIES LOCATED ON PRIVATELY OWNED LANDS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- SANITARY SEWER: TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES DEPARTMENT
- WATER SYSTEMS : TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES DEPARTMENT.
- RECLAIM WATER : TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES DEPARTMENT.
- RECREATION /PARK : TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- LANDSCAPE/OPEN SPACE: TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

- BIKE TRAIL TRACT: TO BE OWNED BY ORANGE COUNTY AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALLEYWAY TRACTS: ALLEYWAYS WITHIN EASEMENT TO BE OWNED BY INDIVIDUAL PROPERTY OWNERS. ALLEYWAYS DEFINED IN TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

REFER TO SHEET C7.1 FOR TRACT LOCATION AND SIZES

MISCELLANEOUS

- WATER SERVICE: ORANGE COUNTY UTILITIES DIVISION
- SEWER SERVICE: ORANGE COUNTY UTILITIES DIVISION
- RECLAIMED WATER: ORANGE COUNTY UTILITIES DIVISION
- ELECTRIC SERVIC: PROGRESS ENERGY
- FIRE PROTECTION: ORANGE COUNTY

NOTES

1. PROPOSED COVENANTS, CONDITIONS & RESTRICTIONS TO BE RECORDED AT TIME OF FINAL PLAT.
2. STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH ORANGE COUNTY AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS.
3. VEGETATION ALTERATION IS PROPOSED. SUBJECT TO FUTURE CONSTRUCTION PLAN APPROVAL.
4. LANDSCAPE CONSTRUCTION PLANS WILL BE PREPARED AND SUBMITTED WITH THE CONSTRUCTION PERMIT PROCESS. THE LANDSCAPE DESIGN WILL MEET THE REQUIREMENTS OF THE VILLAGE PLANNED DEVELOPMENT CODE. REQUIRING STREETS TREE WITH A SPACING OF FORTY (40) FEET ON CENTER IN ACCORDANCE WITH 38-1384.
5. PER THE TREE ORDINANCE. THE MINIMUM NUMBER OF TREES TO BE PROVIDED IS PER SECTION 15-306. WHERE
A STREET TREE IS LOCATED IN FRONT OF A LOT, THAT TREE SHALL BE INSTALLED AT TIME OF HOME CONSTRUCTION ON THAT LOT. ALL STREET TREES NOT ASSOCIATED WITH AN INDIVIDUAL LOT SHALL BE INSTALLED WITH OVERALL INFRASTRUCTURE.
6. HEDGES AND PLANTINGS ALONG ANY OPEN SPACE SHALL NOT EXCEED SIX (6) FEET IN HEIGHT OR FOUR (4) FEET IN HEIGHT IN CONJUNCTION WITH A FENCE OR WALL.
7. TO ENSURE A VARIETY OF HOUSE FACADES AND BUILDING ARTICULATION. THE BUILDER WILL UTILIZE SECTION 38-1383 AND 38-1384 OF THE ORANGE COUNTY CODE FOR DESIGN HOUSING STYLES.
8. TRAFFIC COUNT IS BASED ON ITE TRIP GENERATION MANUAL 8TH ED. (1) SINGLE FAMILY DETACHED, (2) TOWNHOMES, (3) MULTI-FAMILY.
9. STREET LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH ORANGE COUNTY SUBDIVISION REGULATIONS. 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.
10. A MUNICIPAL SERVICE BENEFIT UNIT (MSBU) SHALL BE ESTABLISHED FOR THE STANDARD OPERATION AND MAINTENANCE OF STORMWATER FACILITIES WITHIN COUNTY OWNED TRACTS AND RIGHT OF WAYS. STORMWATER FACILITIES LOCATED ON PRIVATELY OWNED LANDS SHALL BE THE RESPONSIBILITY OF THE HOME

OWNERS ASSOCIATION.

11. THIS PROJECT PROPOSES TO BE DEVELOPED IN ONE PHASE.
12. FIRE HYDRANTS WILL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF ANNEX H & I OF NFPA I. 2006 EDITION.
13. ROYAL ESTATES PD CONSISTS OF VILLAGE HOME DISTRICT (PARCEL 1) AND ESTATE HOME DISTRICT (PARCEL 2) LOTS SEPARATED BY REAMS ROAD. PRELIMINARY SUBDIVISION PLANS FOR THE ESTATES HOME DISTRICT (PARCEL 2) HAVE BEEN SUBMITTED SEPARATELY.
14. ROYAL ESTATES P.D. WILL BE DEVELOPED IN ACCORDANCE TO THE ORIGINAL HORIZON WEST VILLAGE CODE.
15. PUBLIC OPEN SPACE SHALL BE PERMANENTLY ALLOCATED AS "PUBLIC".
16. IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
17. TOT LOT SHALL NOT EXCEED 20 FEET IN HEIGHT.
18. RIGHT-OF-WAY NOTICE OF RESERVATION INSTRUMENTS FOR THE CUL-DE-SAC ENDS WILL BE INITIATED BY SUBMITTING THE SKETCH AND DESCRIPTION DOCUMENTS TO THE COUNTY PRIOR TO CONSTRUCTION PLAN APPROVAL. FINAL RECORDING TO OCCUR PRIOR TO PLATTING.

SIGNAGE NOTES

1. SIGNAGE SHALL COMPLY WITH CHAPTER 31.5



Royal Estates PD / Parcel 1 PSP

