



## Interoffice Memorandum

DATE: June 19, 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: July 11, 2017 – Public Hearing  
Daniel T. O’Keefe, Shutts & Bowen, LLP  
Granada Planned Development / Lot A Preliminary Subdivision  
Plan Case # PSP-17-02-046

This Preliminary Subdivision Plan (PSP) is a request to construct 181 single-family residential units on a total of 132.32 gross acres. This project is proposed to 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.

The application for this request is subject to the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, 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 to 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](https://fasttrack.ocfl.net/OnlineServices/DC_DevelopmentReviewCommittee.aspx)

**ACTION REQUESTED:** Make a finding of consistency with the Comprehensive Plan (CP) and approve the Granada Planned Development / Lot A Preliminary Subdivision Plan (PSP) dated "Received May 25, 2017", subject to the conditions of approval listed under the DRC Recommendation in the Staff Report. District 1

JVW/JS/sfv  
Attachments

**CASE # PSP-17-02-046**  
**Commission District # 1**

## **1. REQUEST**

This Preliminary Subdivision Plan (PSP) is a request to construct 181 single-family residential units on a total of 132.32 acres. This project is proposed to 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.

## **2. PROJECT ANALYSIS**

- |                       |   |
|-----------------------|---|
| A. Location:          | South of Sand Lake Road / West of Turkey Lake Road  |
| B. Parcel IDs:        | 35-23-28-0000-00-008 (a portion of);<br>35-23-28-0000-00-056 (a portion of)   |
| C. Total Acres:       | 132.32  |
| D. Water Supply:      | Orlando Utilities Commission  |
| E. Sewer System:      | Orange County Utilities   |
| F. Schools:           | Bay Meadows ES – Capacity: 810 / Enrolled: 586<br>Southwest MS – Capacity: 1,209 / Enrolled: 1,381<br>Dr. Phillips HS – Capacity: 2,866 / Enrolled: 3,698   |
| G. School Population: | 67  |
| H. Parks:             | Dr. Phillips Park - 3.9 Miles   |
| I. Proposed Uses:     | 181 Single-Family Residential Dwelling Units  |
| J. Site Data:         | PD Maximum Building Height: 100' (8-stories)<br>Building Setbacks:<br>25' PD Perimeter<br>150' Multi-Family to Residential<br>75' I-4<br>40' Turkey Lake Road<br>120' NHWE Big & Little Sand Lake<br>50' NHWE Lake Marie<br>35' Major Collector Street<br>25' Minor Collector Street<br>20' All other Rights-of-Way |
| K. Fire Station:      | 54 - 6500 Central Florida Parkway   |

- L. Transportation: This project is vested from Transportation Concurrency under vested rights certificate #92-351. A copy of vested rights certificate is required prior to obtaining building permit.

A Pond Relocation and Roadway Development Agreement for a Connector Road to Sand Lake Road and access to Turkey Lake Road and the relocation of a pond was approved by the Roadway Agreement Committee on December 14, 2016 and is recorded at Document # 20170202946 in the Public Records of Orange County, Florida.

### **3. COMPREHENSIVE PLAN**

The property's Future Land Use Map (FLUM) designation is Medium Density Residential (MDR). The request is consistent with the Comprehensive Plan.

### **4. ZONING**

PD (Planned Development District) (Granada PD)

### **5. REQUESTED ACTION:**

Approval subject to the following conditions:

1. Development shall conform to the Granada PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Lot A Preliminary Subdivision Plan dated "Received May 25, 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 May 25, 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

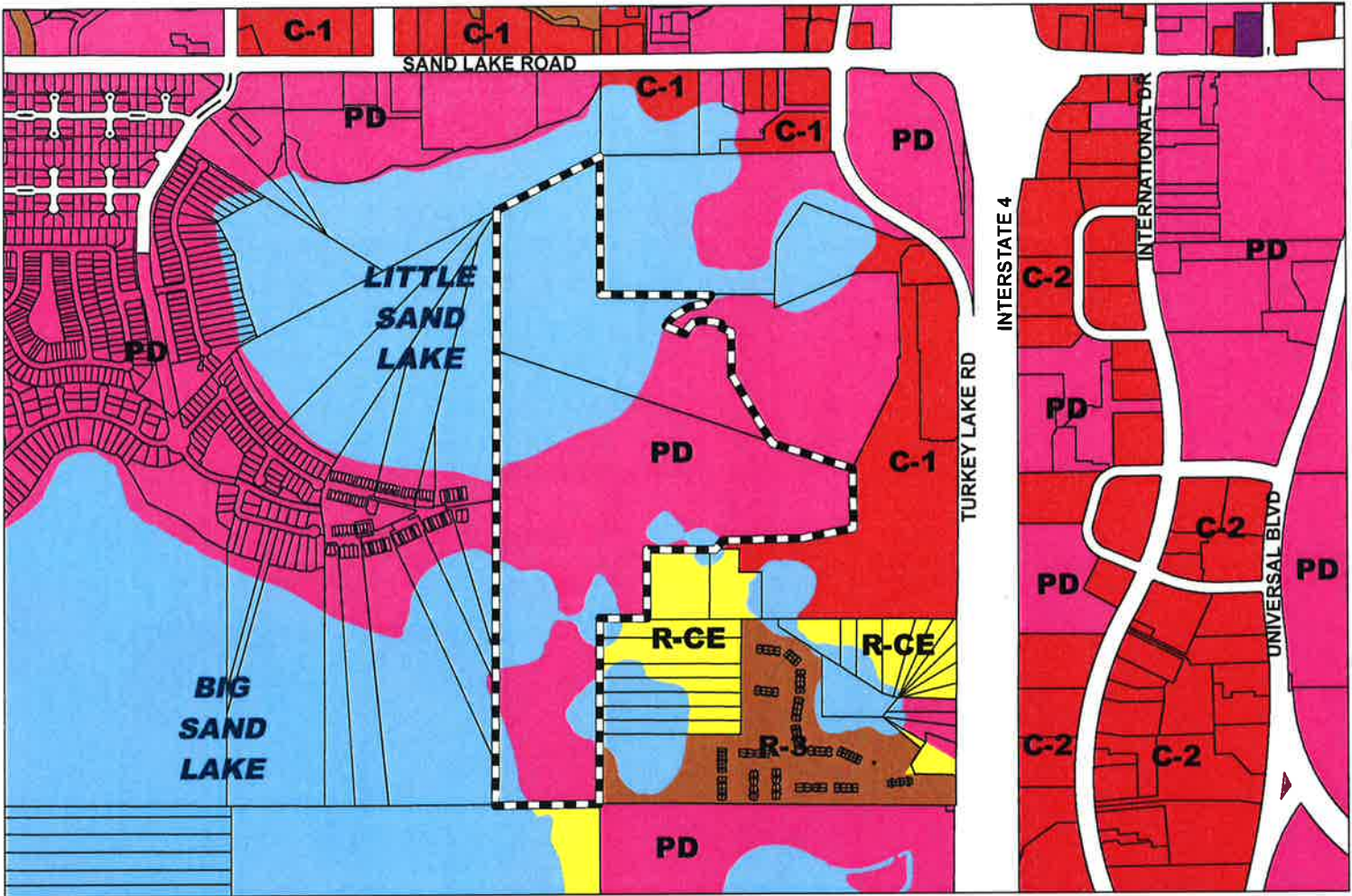
with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and/or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" 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 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. 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.
7. 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.
8. 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.
9. 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.
10. Loop Road (per PSP-16-11-380) shall be completed prior to Certificate of Completion (COC) of Lot "A".
11. 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.
12. The project shall comply with the terms and conditions of the Pond Reconfiguration and Roadway Development Agreement for Granada PD recorded at Document # 20170202946 in the Public Records of Orange County, Florida.
13. 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.

14. 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.
15. 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).
16. 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.
17. Unless otherwise indicated by the land use plan, 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 other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply for an Orange County Dock Construction Permit. Application shall be made to the Orange County Environmental Protection Division as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction prior to installation.
18. 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 construction 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.
19. A Master Utility Plan (MUP) for the PSP 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.
20. Short term/transient rental is prohibited. Length of stay shall be for 180 days or greater.
21. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
22. A Development Plan shall be submitted and approved for the park tracts located within this PSP prior to plat approval.





Subject Property



Subject Property

## Zoning

**ZONING:** PD (Planned Development District)  
(Granada PD)

**APPLICANT:** Daniel O' Keefe  
Shutts & Bowen, LLP

**LOCATION:** South of Sand Lake Road /  
West of Turkey Lake Road

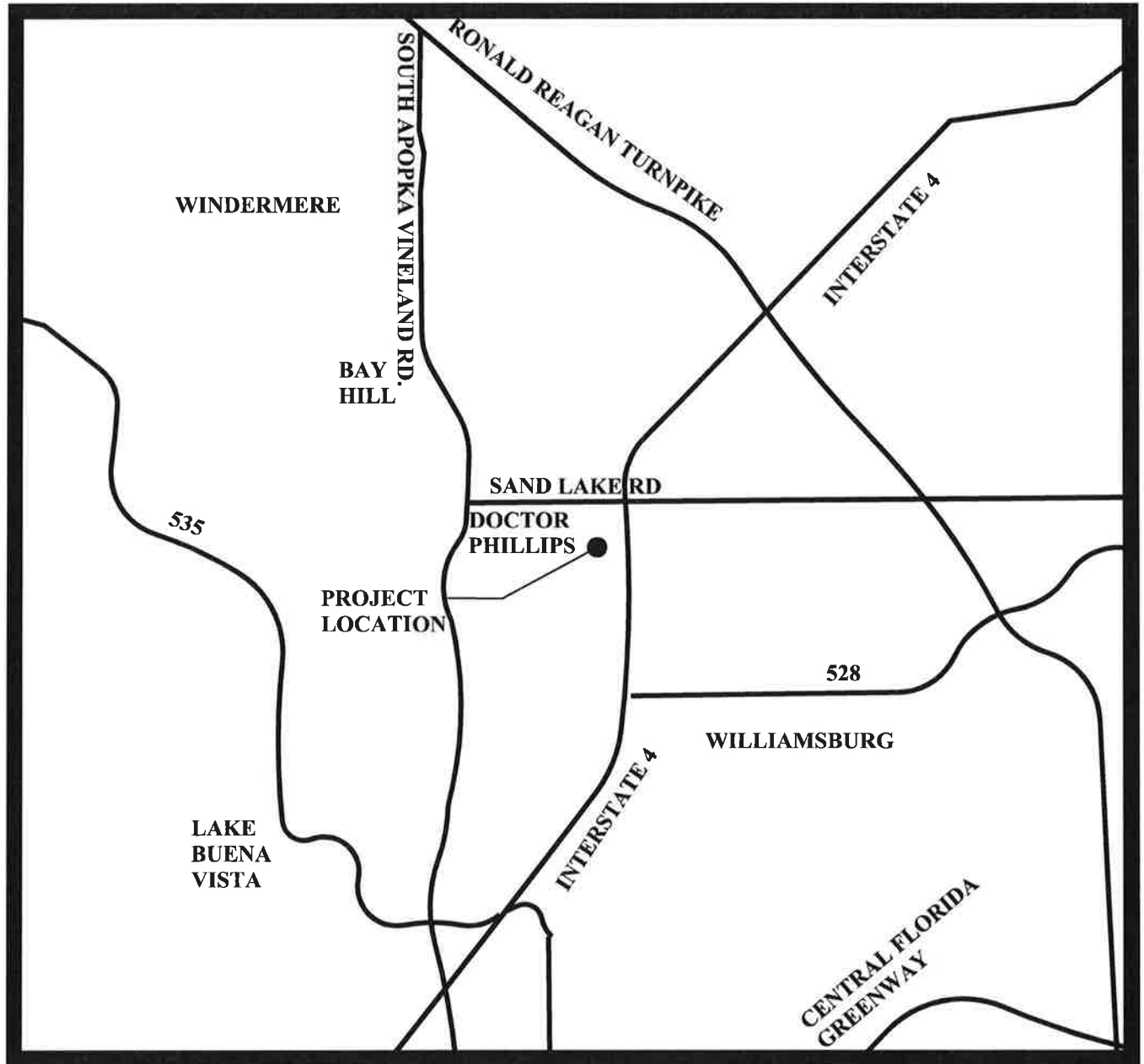
**TRACT SIZE:** 132.32 acres

**DISTRICT:** #1

**S/T/R:** 35/23/28

1 inch = 1,250 feet





**CARNAHAN PROCTOR CROSS, INC.**

CONSULTING ENGINEERS • SURVEYORS • PLANNERS  
604 COURTLAND STREET SUITE 101, ORLANDO, FLORIDA 32804  
PHONE: (407)850-5980 FAX: (407)850-5983

Figure 2 06-08-17  
Granada PD/Parcel E,F & a portion  
of G PSP/ Lot A PSP

Location Map



## SITE DATA

### GENERAL

CURRENT LAND USE: TIMBERLAND 5400 / 5420				
CURRENT ZONING: PLANNED DEVELOPMENT (GRANADA PROPERTIES)				
PROPOSED LAND USE: RESIDENTIAL				
FUTURE LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL				
PROPOSED PROGRAM:				
PARCEL	LAND USE	BUILDING/UNITS	DENSITY (UNITS/AC)	
LOT A	SINGLE FAMILY ATTACHED/DETACHED	77	0.58	
	TOWNHOME	106	0.80	
		183	1.38	
PROPOSED PROGRAM BREAKDOWN:				
LAND USE	MINIMUM LOT WIDTH (FT)	LOT DEPTH (FT)	MINIMUM LIVING AREA (S.F.)	PROP. BUILDING HEIGHT (FT)
SINGLE FAMILY	50'	125'	1000 SF	35'
TOWNHOME	24'	125'	1000 SF	45'
*PER GRANADA PD REQUIREMENTS, THE MAXIMUM PROPOSED BUILDING HEIGHT MAY BE 8 STORIES OR 100 FEET.				
MAXIMUM BUILDING HEIGHT:				
PD MAXIMUM HEIGHT = 8 STORIES OR 100 FEET				
MAXIMUM FLOOR AREA RATIO:			0.35	
PARCEL ID NO.: 35-23-28-0000-00-056 (a portion of)				
35-23-28-0000-00-008 (a portion of)				
BUILDING SETBACKS:				
PD PERIMETER		25 FT		
MULTI-FAMILY TO RESIDENTIAL ZONED PROPERTY		150 FT		
BIG SAND LAKE		120 FT FROM NHWE		
LITTLE SAND LAKE		120 FT FROM NHWE		
ALL OTHER RIGHTS OF WAY		20 FT		
SCHOOL AGE POPULATION:				
PARCEL	LAND USE	BUILDING/UNITS	RATE	POPULATION
LOT A	SINGLE FAMILY	77	0.417	32
	TOWNHOME	106	0.329	35
			TOTAL	67

### SITE SUMMARY

AREA (AC):	OWNERSHIP/ MAINTENANCE:
LOT A 132.32	PROPERTY OWNERS
*LOT A IS TO BE DEVELOPED IN ONE PHASE	

### TRAFFIC

TRIP GENERATION:					
PARCEL	USE	ITE CODE	UNITS	RATE	AVG. DAILY TRIPS
LOT A	SINGLE FAMILY	210	77	9.52	733
	TOWNHOME	230	106	5.81	616
	TOTAL TRIPS				1,349

SOURCE: INSTITUTE OF TRANSPORTATION ENGINEERS, TRIP GENERATION REPORT, 9TH EDITION.

### STORMWATER SUMMARY

TREATMENT VOLUME REQUIRED: 2.5" RUNOFF OVER THE IMPERVIOUS AREA	
LOT A	IMPERVIOUS = 35.39 ACRES (70%)
	2.5/12 * 35.39 = 7.37 AC-FT
TOTAL	REQUIRED TREATMENT VOLUME = 7.37 AC-FT

### SERVICE PROVIDERS

WATER SERVICE PROVIDED BY:

ORLANDO UTILITIES COMMISSION

SANITARY SEWER SERVICE PROVIDED BY:

ORANGE COUNTY UTILITIES

RECLAIMED WATER MAIN SERVICE PROVIDED BY:

ORANGE COUNTY UTILITIES

STORM WATER MAINTENANCE PROVIDED BY:

PROPERTY OWNERS ASSOCIATION & HOMEOWNER ASSOCIATION

LIGHTING:

LIGHTING SHALL COMPLY WITH ARTICLE XVI OF CHAPTER 9 OF ORANGE COUNTY CODE.

GAS:

TAMPA ELECTRIC COMPANY (TECO)

ELECTRIC:

DUKE ENERGY

CABLE/COMMUNICATIONS:

CHARTER SPECTRUM COMMUNICATIONS

### RECREATIONAL AREA CALCULATIONS

Lot A - Granada PD	POPULATION (3.1 pp/du)	REQUIRED (AC.)	PROVIDED (AC.)
TOTAL 183 UNITS	567	1.42	3.48
ACTIVE	---	0.71	2.10
PASSIVE	---	0.71	1.40
ORANGE COUNTY REQ. : 2.5 AC./1000 pp			

RECREATION TYPE

TRACT	TYPE	AREA (AC.)
TRACT C:	B, C, D	1.020
TRACT D:	C, D	1.075
TRACT L:	C	1.403

NOTE: 3.48 AC. OF RECREATION IS BEING PROVIDED FOR THE LOT A DEVELOPMENT



**CARAHAN PROCTOR CROSS, INC.**

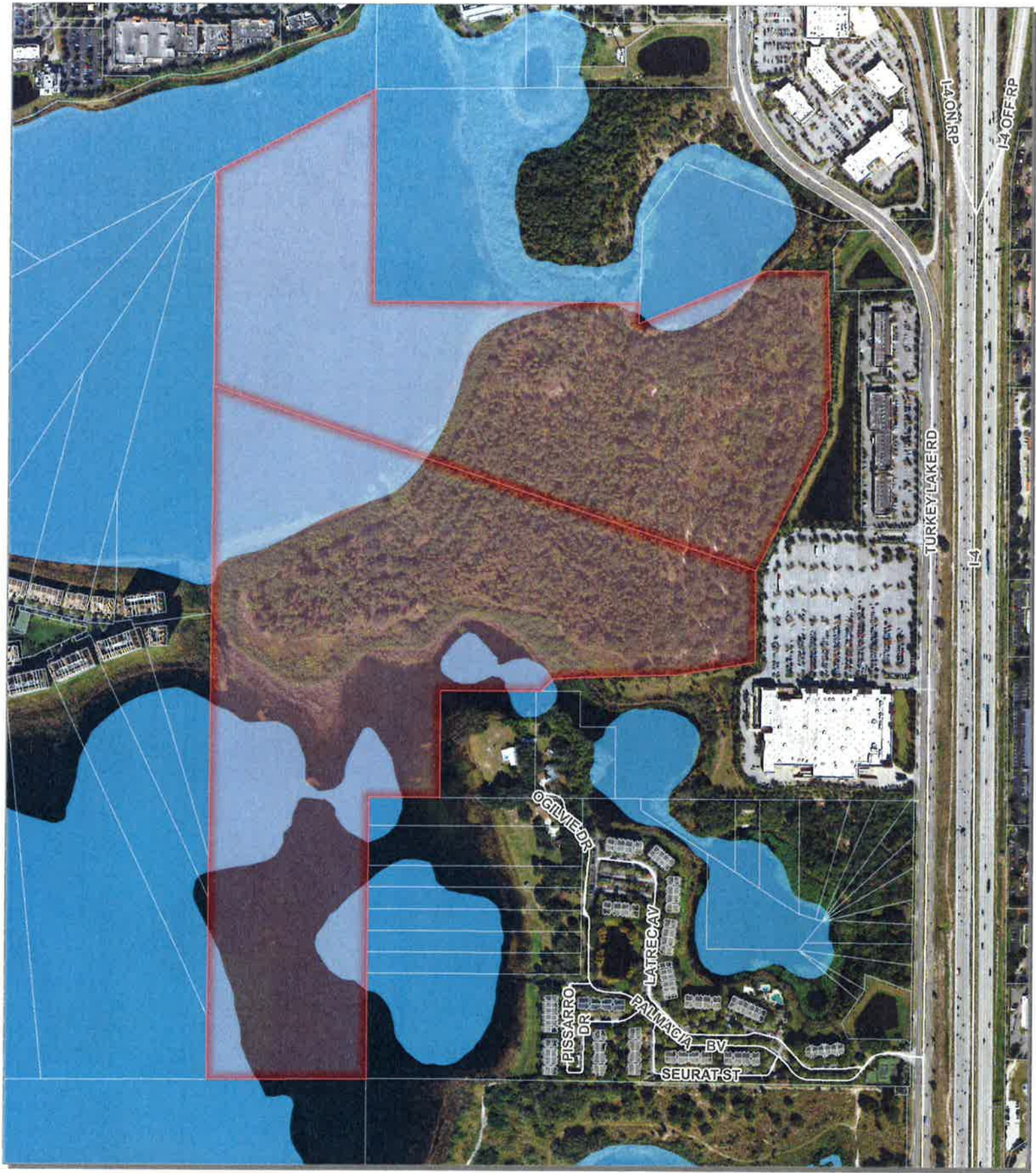
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Figure 3 06-08-17  
Granada PD/Parcel E,F & a portion  
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Site Data







# Granada PD / Lot A PSP

