

**COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION PUBLIC HEARING REPORT
OCTOBER 17, 2017**

This packet contains the following public hearings to be heard by the Board of County Commissioners on Tuesday, October 17, 2017.

<u>Name of Request</u>	<u>Case Number</u>	<u>Type of Hearing</u>
Marc Stehli, Poulos & Bennett, LLC, for Hickory Nut Estates PD / Hickory Nut Estates PSP; District 1	PSP-16-06-222	Preliminary Subdivision Plan
Adam Smith, VHB, Inc., for Eagle Creek PD / Villages J and K PSP; District 4	PSP-17-02-048	Preliminary Subdivision Plan



Interoffice Memorandum

DATE: October 2, 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: October 17, 2017 – Public Hearing
Marc Stehli, Poulos & Bennett, LLC
Hickory Nut Estates Planned Development (PD) / Hickory Nut
Estates Preliminary Subdivision Plan (PSP)
Case # PSP-16-06-222 / District 1

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of January 11, 2017 to recommend approval of the Hickory Nut Estates PD / Hickory Nut Estates Preliminary Subdivision Plan to subdivide 99.9 gross acres in order to construct forty (40) single-family residential dwelling units.

The request also includes the following waiver from Orange County Code:

1. A waiver from Orange County Code Section 38-1384(i)(4) is requested to not require vehicular access to garages or other off street parking surfaces on all lots greater than (50) feet in width that face neighborhood squares and parks be provided from a rear alley easement or from a front driveway where the garages are located at or beyond the rear wall of the primary structure for Lots 17 – 21.

This item was continued by the Board of County Commissioners (BCC) on three (3) occasions, including March 21, 2017; June 20, 2017; August 22, 2017; and most recently this public hearing was cancelled due to Hurricane Irma on September 12, 2017. These hearings were continued to allow the applicant time to enter into an agreement to contribute to the master utility cost for Village H. The draft utility agreement between Horizon West Investment Group, LLC and Zanzibar Properties, LLC, has been completed and is available in the Planning Division.

Additionally, a related proportionate share agreement for County Road 545 has been scheduled on the BCC consent agenda and will need to be pulled to be considered concurrent with this request.

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 (CP) and approve the Hickory Nut Estates Planned Development (PD) / Hickory Nut Estates Preliminary Subdivision Plan (PSP) dated “Received January 9, 2017”, subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

JVW/JS/lme
Attachments

CASE # PSP-16-06-222

Commission District # 1

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of January 11, 2017 to recommend approval of the Hickory Nut Estates PD / Hickory Nut Estates Preliminary Subdivision Plan to subdivide 99.9 gross acres in order to construct forty (40) single-family residential dwelling units.

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2. PROJECT ANALYSIS

- | | |
|-----------------------|---|
| A. Location: | East of the Lake County – Orange County line / South of Old YMCA Road |
| B. Parcel ID: | 06-24-27-0000-00-002; 06-24-27-0000-00-014;
06-24-27-0000-00-016; 06-24-27-0000-00-017 |
| C. Total Acres: | 99.9 |
| D. Water Supply: | Orange County Utilities |
| E. Sewer System: | Orange County Utilities |
| F. Schools: | Keene's Crossing ES Capacity: 859 / Enrolled: 893
Bridgewater MS Capacity: 1,176 / Enrolled: 1,559
West Orange HS Capacity: 3,276 / Enrolled: 4,161 |
| G. School Population: | 17 |
| H. Parks: | Summerport Park – 6.8 Miles |
| I. Proposed Use: | 40 Single-Family Residential Dwelling Units |
| J. Site Data: | <u>Maximum Building Height:</u>
45' (3-stories)

<u>Minimum Living Area:</u>
1,500 Square Feet |

Building Setbacks:

10' Front Porch
20' Front
10' Side
25' Rear
10' Side Street

K. Fire Station: 32 – 14932 East Orange Lake Boulevard

L. Transportation: Based on the Concurrency Management System database dated July 6, 2016, capacity is available to be encumbered for this project. This information is dated and subject to change. An approved Capacity Encumbrance Letter is required prior to obtaining a building permit.

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 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.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Village (V) and is designated as Estate Rural District within the Village H SAP of Horizon West. The project is consistent with the Comprehensive Plan.

4. ZONING

PD (Planned Development) (Hickory Nut Estates PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Hickory Nut Estates PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Hickory Nut Estates Preliminary Subdivision Plan dated "Received January 9, 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 January 9, 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).

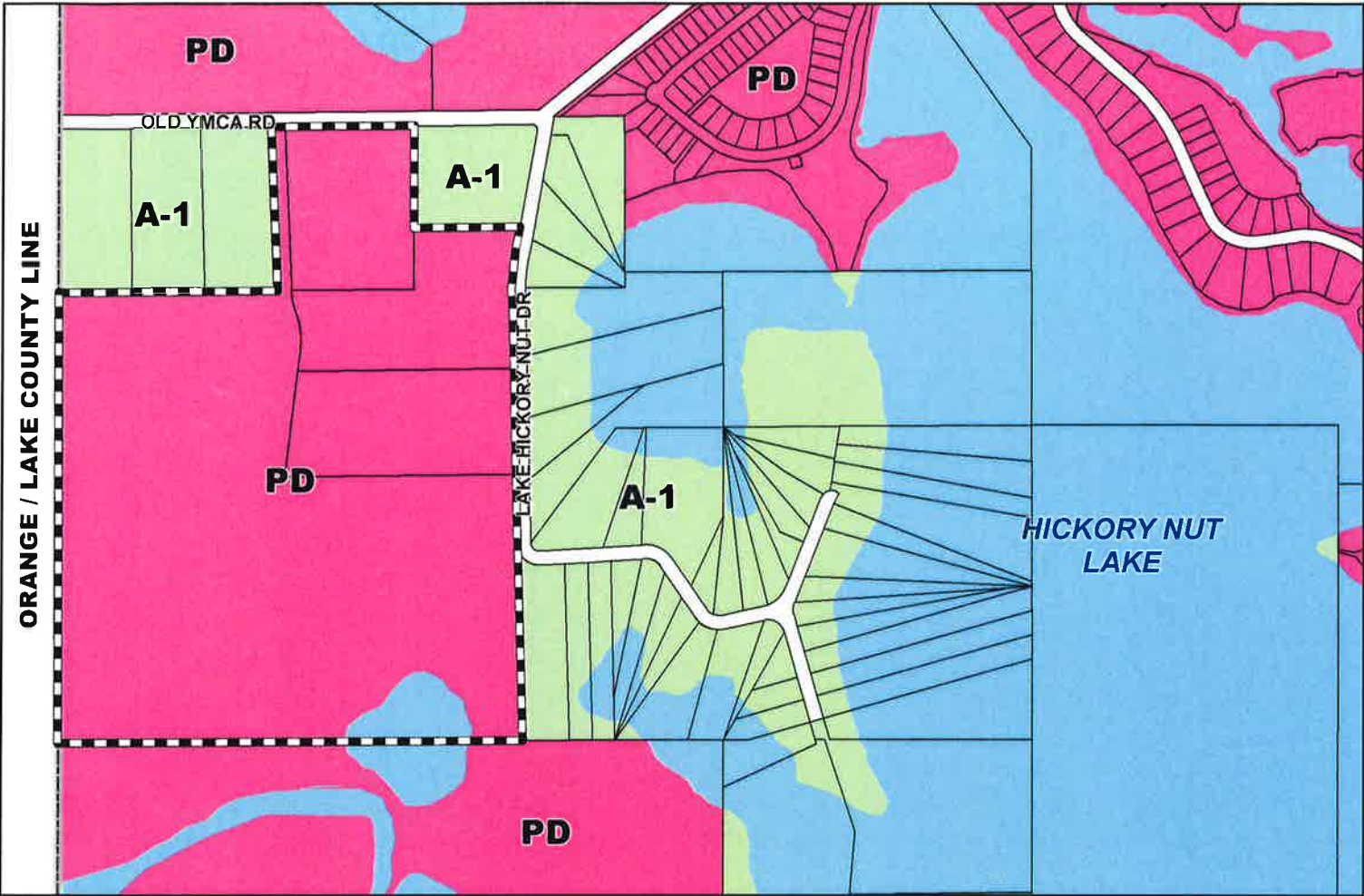
6. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Drains to Waterway." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
7. The applicant / owner has an affirmative obligation to expressly notify potential purchasers and / or tenants, through the appropriate mechanism, including a restrictive covenant and / or a conspicuous note on the plat, of the proximity of the West Orange & 545 solid waste disposal facilities that are located northeast of this site.
8. 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).
9. 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.
10. 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.

11. 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.
12. 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.
13. 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.
14. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
15. Any new street which is an extension of or in alignment with an existing street shall bear the same name as that borne by such existing street.
16. 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.
17. 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.
18. 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.

19. 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.
20. 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.
21. 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.
22. Infrastructure for P-1, R-1, UG-1 (Phase 1), and UG-2 (Phase 2), shall be completed with initial construction prior to Certificate of Completion.
23. A Development Plan for the Recreational and Public Open Space Tracts shall be submitted for DRC review and approval and shall be constructed prior to plat approval.
24. A waiver from Orange County Code Section 38-1384(i)(4) is granted to not require vehicular access to garages or other off street parking surfaces on all lots greater than (50) feet in width that face neighborhood squares and parks be provided from a rear alley easement or from a front driveway where the garages are located at or beyond the rear wall of the primary structure for Lots 17-21.

25. Construction of certain offsite improvements (the Old YMCA Road reconstruction and multi-use trail) shall be completed prior to or concurrently with issuance of a Certificate of Completion for the project infrastructure.
26. 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 the 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.



Subject Property



Subject Property

Zoning

ZONING: PD (Planned Development District)
(Hickory Nut Estates PD)

APPLICANT: Marc Stehli, Poulos & Bennett, LLC

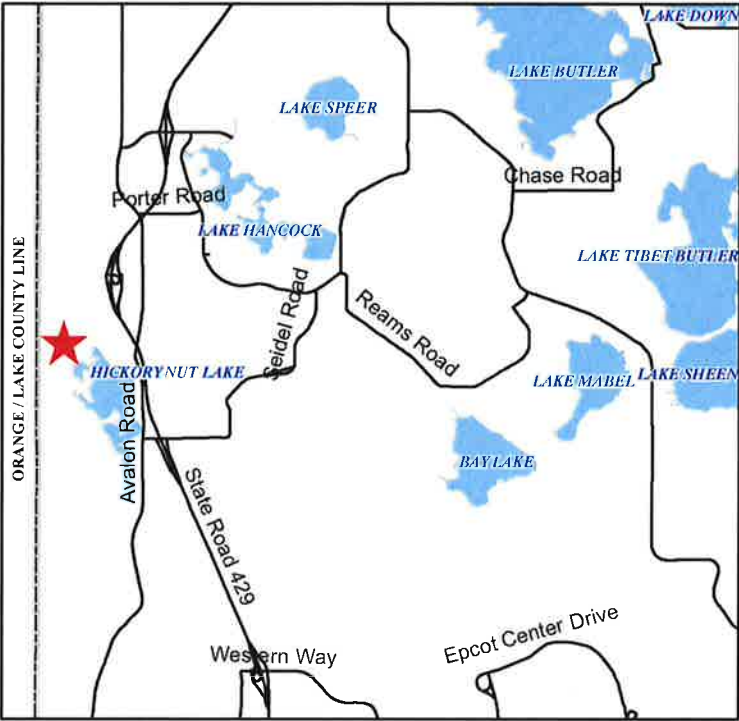
LOCATION: East of the Lake County - Orange County
Line / South of Old YMCA Road

TRACT SIZE: 99.9 gross acres

DISTRICT: #1

S/T/R: 06/24/27

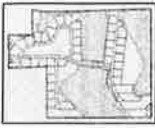
1 inch = 750 feet



POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Chicago, IL 60603
Tel: 407 487 2554 www.poulosandbennett.com
Fax: 407 487 2557

Key Map



Consultant:

1. OWNER: SMITHSONIAN INSTITUTION	NOV 20 2017
2. PROJECT: HICKORY NUT ESTATES	DATE
3. LOCATION: 10000-00-005	SCALE
4. DRAWN BY: [Name]	DATE
5. CHECKED BY: [Name]	DATE
6. APPROVED BY: [Name]	DATE
7. SCALE: 1" = 20'	

HICKORY NUT ESTATES

PSP-16-06-222

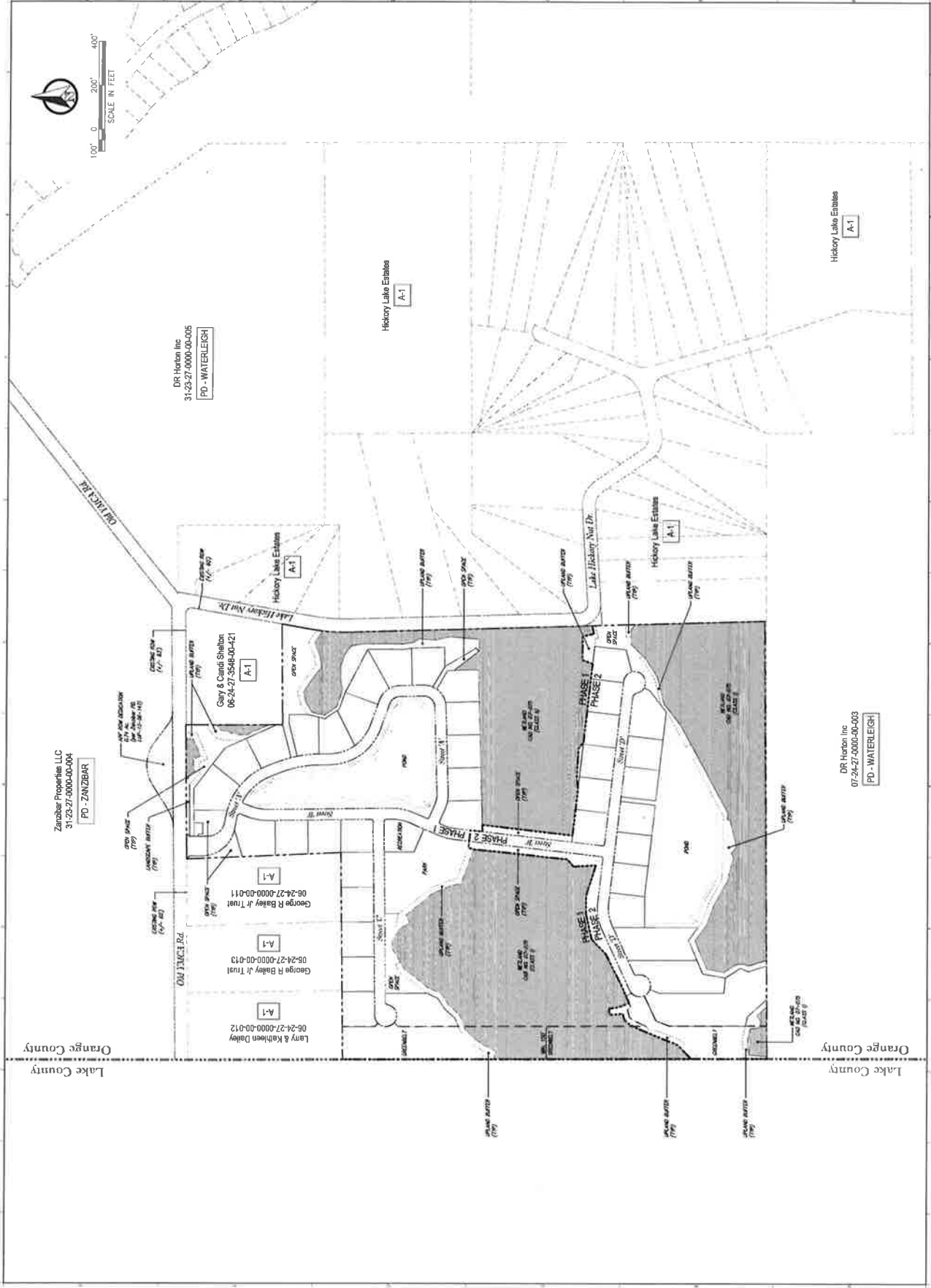
ORANGE COUNTY, FL
MASTER SITE PLAN

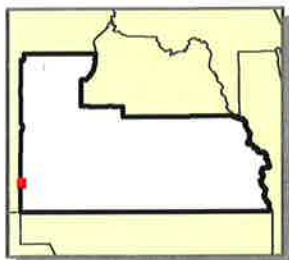
Sheet No. C2.00

DATE: January 15, 2017

POULOS & BINNETT

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Hickory Nut Estates PD Hickory Nut Estates PSP

