

Heartwood PD / Heartwood PSP

Commissioner Bonilla Recommended Conditions

Public Subdivision

- Remove the gates and provide a public subdivision. (Not consistent with Article VIII Section 34-280)
- Provide a 50' wide ROW for road connection to Amityville Dr. to the south (To become consistent with COMP policy T3.2.2)
- Provide a minimum of three (3) speed humps within the subdivision.
- Upsize potable water line from Lake Pickett Road through the subdivision's internal roads to Amityville Dr. to the south to provide the neighboring community the option to connect to water service. (Allow implementation of PW1.5.3 of Comp plan)
- Provide a right turn lane off of Lake Pickett Road into the subdivision.
- Match the 40' width landscape Tract "A" within the Fontana Estates Subdivision with a "Wall and Landscaping Easement behind lots 9 through 17 of the Heartwood Subdivision.
- Provide flashing beacon signals along Lake Pickett Rd. southbound and northbound to warn traffic of a new subdivision entrance ahead.
- ~~• Straightening out the curves along Lake Pickett Road for Heartwood resident and existing Lake Pickett commuters before Certificates of Occupancies are issued. Suggest taking property along Lake Pickett Road on the North side to better straighten out curves, which will require less land acquisition than trying to straighten out the curve with land on the south side. Open entrance/exit on Amityville Dr. first, keep Lake Pickett Road entrance/exit closed off to any vehicle traffic until the straightening out of curves along the Lake Pickett Road entrance/exit is completed to a safe curve degree standard.~~
- ~~✗~~ Heartwood (at minimum – the lake front lots) be required to contribute to a Lake Louise MSTU/BU to help maintain the impacts to the lake from the subdivision.
- A waiver from Orange County Code Section 34-209 to allow a six (6) foot high simulated aluminum/wrought iron fence with columns in lieu of a six (6) foot high masonry wall on Tracts A and B along Lake Pickett Road. A continuous hedge along the fence, except where understory trees are planted 30' on center, along Tracts A and B shall be installed.

- Provide a six (6) foot high simulated aluminum/wrought iron fence with columns within a 40' wide Wall and Landscape Easement along Amityville Dr. frontage. The wall shall be placed along the northern side of the Wall and Landscape Easement with a continuous hedge along the fence.
- Subdivision lighting will be consistent with Orange County lighting code and will contain full cutoff fixtures.
- Covenants and restrictions for this subdivision will include a provision that requires the Home Owners Association to maintain failing septic tanks at the homeowners expense.