

# HEARTWOOD PSP

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Home Dynamics Corporation

Board of County Commissioners  
November 28, 2017

# Heartwood PSP – Consistency with Comprehensive Plan, LDC and PD LUP

- 40.62 acres, 38.58 developable acres.
- 38 du; 1 du/acre; minimum ½ acre lot size.
- Proposal implements Comprehensive Plan and LDC – no waivers of CP or LDC requirements were needed.
- PSP fully complies with PD LUP approved December 13, 2016, as required by LUP Condition of Approval #1.

# Applicant has followed lengthy process

- FLUM designation in place for years.
- Community meetings November 3, 2015, September 7, 2016 and November 6, 2017.
- BCC approved PD LUP in December 2016 without condition to interconnect to Bithlo Rural Settlement Area.
- PSP submitted in January 2017; Applicant has addressed all staff comments, and has negotiated agreement for dedication of Lake Pickett ROW and proportionate share mitigation for Chuluota Road (\$156,558).
- DRC recommends approval.
- All environmental requirements have been met.

# Additional Concessions by Applicant

- Applicant has agreed to the following conditions presented by Commissioner Bonilla at community meeting November 6, 2017:
  - Solar-powered “Electronic Speed Feedback Sign” assemblies on Lake Pickett Road approaching project entrance.
  - Right turn lane off Lake Pickett Road into Heartwood.
  - 20’ HOA tract between lots 16 and 17 on PSP, with 20’ utility easement to allow future water line to Bithlo community.
  - 20’ landscape/wall easement within rear of lots 9-17 along Amityville Drive.

# Interconnection with Bithlo Rural Settlement Area is Not Appropriate

- Inconsistent with approved PD LUP.
- Inconsistent with Comprehensive Plan policies.
- Inconsistent with good transportation planning/engineering practices.

# Consistency with Approved PD LUP

- PD process requires submittal of a Land Use Plan, with which development must comply.
- Sec. 38-1205: PD LUP requires the location of collector and arterial streets, right-of-way widths, location of access points to abutting streets and projected traffic generation.
- The approved Heartwood PD LUP shows one access point to Lake Pickett Road and no connection to Amityville Drive.
- The proposed PSP is consistent with the approved PD LUP, which shows the one access point to Lake Pickett Road.



# Comprehensive Plan Seeks to Protect Rural Character

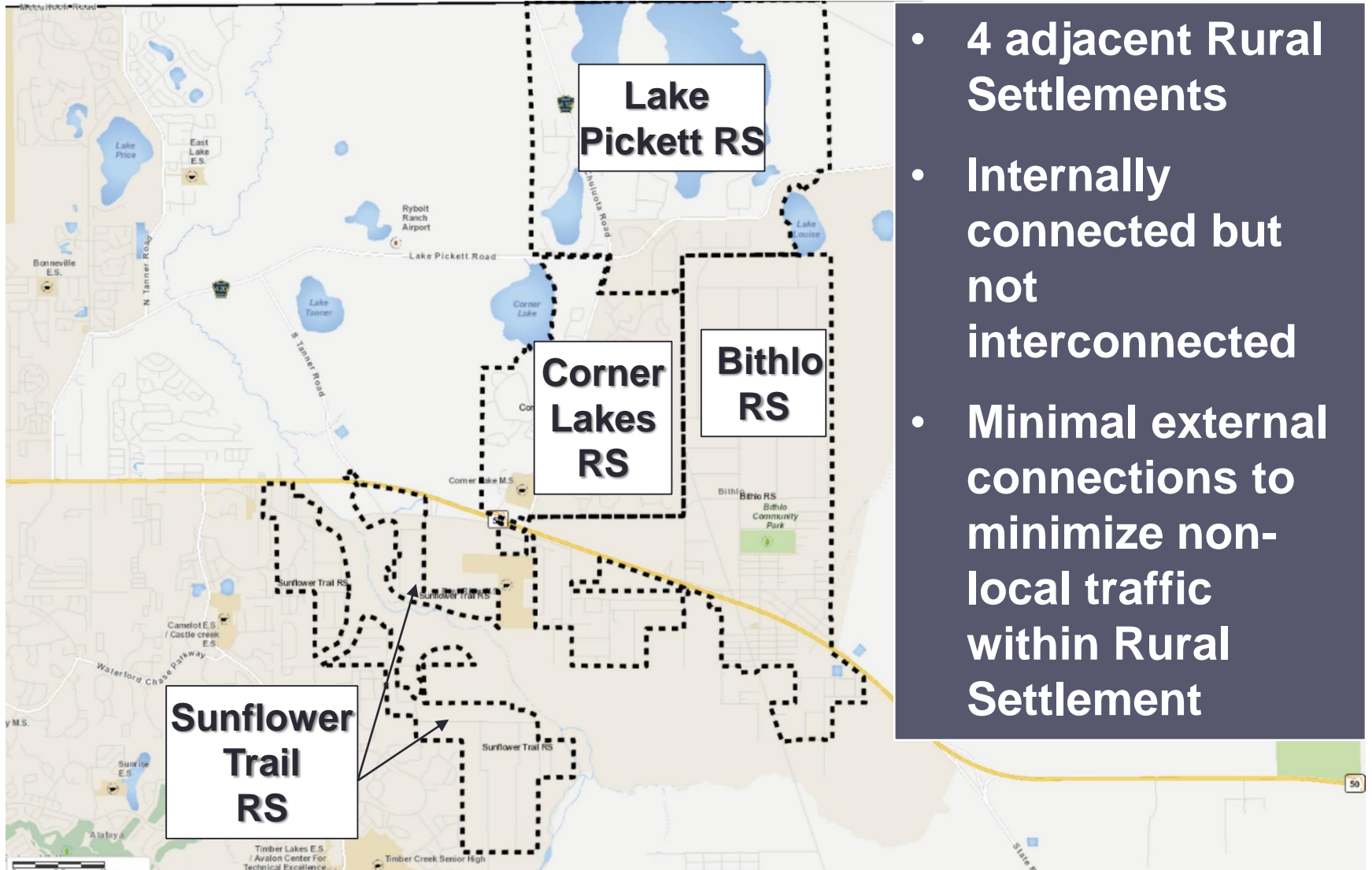
- Compatibility is the fundamental consideration in all land use and zoning decisions. (Obj FLU 8.2)
- The County will manage land uses within Rural Settlements, so as to conserve these assets and their values (GOAL FLU 6).
- Rural Settlements were intended to recognize and preserve existing development patterns. (OBJ FLU6.2)
- New development within the RSA should contribute to the community's sense of place. Criteria include:
  - Designs for new roads, and alterations to existing roads, should ensure the physical impact on the natural and historic environment is kept to a minimum. (FLU 6.2.4)
- Adjacent development shall be designed to produce minimal impact on local roads within the Rural Settlement. (FLU 6.2.14)



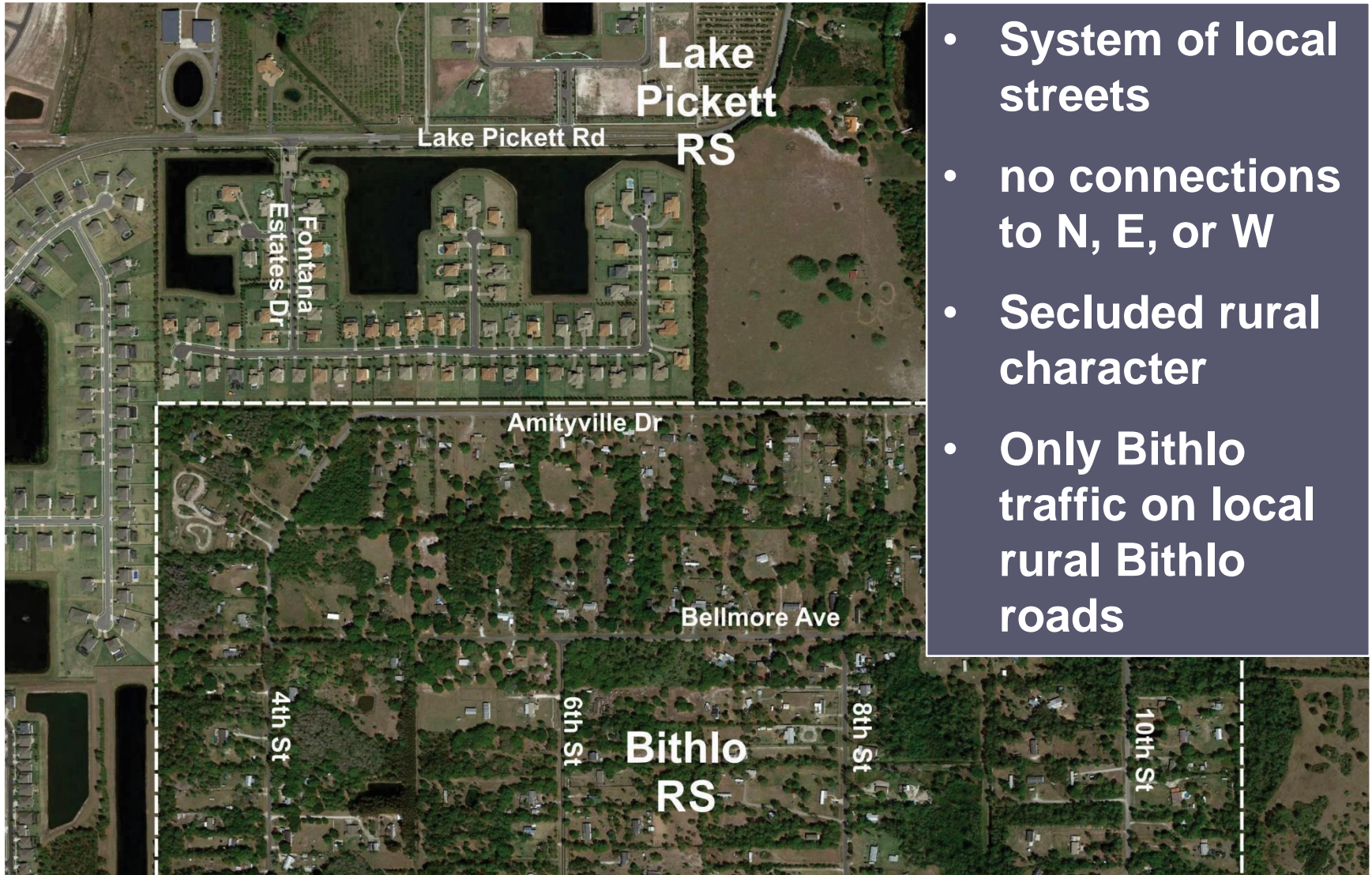
# Interconnection Would Negatively Impact Both Bithlo and Lake Pickett Neighborhoods

- Creates cut-through from Lake Pickett Road to Amityville Drive.
- Could carry more than 4,000 trips from Bithlo RS through Lake Pickett RS.
- Planning principle: Effective interconnectivity requires dispersing traffic through multiple interconnections to local streets and larger roads. Creating limited points of connection funnels traffic, resulting in excessive cut-through traffic on residential streets and unacceptable neighborhood impacts.

# Orange County's Rural East



# North Bithlo Network



- System of local streets
- no connections to N, E, or W
- Secluded rural character
- Only Bithlo traffic on local rural Bithlo roads

# Negative Impacts on Bithlo RS

- Significantly increased traffic volumes on Bithlo residential streets.
- Bithlo streets are local rural roads and not adequately designed for additional traffic loads.
- “Traffic calming” would be difficult and likely ineffective on existing streets.



# Amityville Drive – Local Rural Road



# Legal Considerations

- Access to project was approved with PD LUP; PSP complies with and implements PD LUP.
- Action on PSP is a quasi-judicial decision and quasi-judicial decisions must be based on competent, substantial evidence.
- Staff has provided competent, substantial evidence of compliance and has recommended approval.
- The Heartwood PSP meets the criteria for a quasi-judicial approval and should therefore be approved.



# Negative Impacts on Lake Pickett RS

- Increased traffic on Lake Pickett Road within Rural Settlement.
- Too much traffic intersecting Lake Pickett Road at curve.
- Excessive traffic on residential streets in Heartwood.



# Lake Pickett Road-Amityville Drive Connection

Sight distance  
limited at curve



# Typical Bithlo Street

**Traffic  
significantly  
increased on  
local rural  
Bithlo streets**

