



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Decision Letter

Board of County Commissioners

Tuesday, January 9, 2018

2:00 PM

County Commission Chambers

17-1334

Preliminary Subdivision Plan

James H. McNeil, Jr., Akerman, LLP, Heartwood Planned Development /
Heartwood Preliminary Subdivision Plan, Case # PSP-17-01-012; District 5
(Continued from November 28, 2017)

Consideration: Heartwood Planned Development / Heartwood Preliminary Subdivision Plan, Case # PSP-17-01-012, submitted in accordance with Sections 34-69 and 30-89 Orange County Code; This Preliminary Subdivision Plan (PSP) is a request to subdivide 40.62 acres in order to construct thirty-eight (38) single-family residential dwelling units. This project is proposed to be gated under Orange County Code Sections 34-280, 34-290, and 34-291. The request also includes the following waiver from Orange County Code:

1. A waiver from Orange County Code Section 34-209 is granted 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.

Location: District 5; property generally located South of Lake Pickett Road / West of Lake Louise; Orange County, Florida (legal property description on file in Planning Division)

County staff recommended the following additional new conditions of approval:

22. Applicant shall provide a twenty foot (20') wide HOA tract between Lots 16 and 17 as shown on the PSP which shall be owned and maintained by the HOA. There shall be a twenty foot (20') wide utility easement over the twenty foot (20') wide HOA tract.

23. Applicant shall provide a twenty foot (20') wide easement for landscape/wall within the rear of lots 9-17 as shown on the PSP.

24. Subdivision lighting will be consistent with Orange County lighting requirements and shall contain full cutoff fixtures.

25. The covenants and restrictions for this subdivision shall include an acknowledgement that a Lake Louise MSTU/BU may be proposed at sometime within the future. Participation within such an MSTU/BU shall be subject to the County's rules and procedures for establishing Lake MSTU/BU's.

26. Applicant will construct a westbound left turn lane on Lake Pickett Road at the entrance to the subdivision.

27. Applicant shall install solar powered "Electronic Speed Feedback Sign" assemblies with curve warning signs on Lake Pickett Road approaching the curves, one on the eastbound approach adjacent to the project access and one on the westbound approach to the north curve. This installation requirement shall be subject to the approval of the Orange County Traffic Engineer.

28. Milling and resurfacing of the existing roadway through the project limits will be required as determined through the County permitting process. Friction course (FC 9.5) is required to be applied to the resurfaced roadway, newly constructed westbound left turn lane, and associated transitions through the south curve adjacent to the project access.

29. Applicant will construct 4-foot paved shoulders on both sides of the roadway on approach to the south curve and departing the south curve. The shoulder will commence no less than 100 feet prior to the point of curvature of the south curve and terminate no less than 100 feet past point of tangent after the curve.

30. Applicant will install profiled thermoplastic pavement markings (rumble striping) for both edgelines and centerlines within the limits of resurfacing. Centerline striping will include reflective pavement markings (rpms).

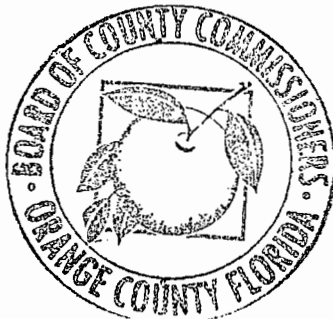
31. Applicant will install four (4) light poles with roadway lighting at the project entrance intersection (within the County's ROW). The entrance roadway lighting shall be included in the HOA's lighting maintenance contract with the utility company.

32. Applicant will install a post-mounted flashing beacon for westbound Lake Pickett drivers as they approach the south curve. The flashing beacon would be activated by vehicles approaching Lake Pickett Road from the Heartwood project access.

A motion was made by Commissioner VanderLey, seconded by Commissioner Nelson to make a finding of consistency with the Comprehensive Plan (CP); further, approve the request subject to the conditions of approval listed under the Development Review Committee recommendation in the Staff Report; further, approve new conditions of approval # 22 through # 32; and further, approve Community, Environmental Development Services Department Consent Item # 3, Right-of-Way and Proportionate Share Agreement for Heartwood Right-of-Way for Lake Pickett Road Improvements and Proportionate Share Contribution for Chuluota Road from Colonial Drive to Lake Pickett Road by and between Home Dynamics Corporation and Orange County for the dedication of 9,945 square feet of right-of-way as a donation, 10,089 square feet of right-of-way for \$17,350 in transportation impact fee credits and a proportionate share payment in the amount of \$156,558. District 5. The motion carried by the following vote:

Aye: 6 - Mayor Jacobs, Commissioner Nelson, Commissioner Thompson, Commissioner Clarke, Commissioner VanderLey, and Commissioner Siplin

Nay: 1 - Commissioner Bonilla



THE FOREGOING DECISION HAS BEEN FILED
WITH ME THIS 19TH DAY OF JANUARY 2018.



DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

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