



Orange County Government

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

Decision Letter

Board of County Commissioners

Tuesday, September 11, 2018

2:00 PM

County Commission Chambers

18-840

Substantial Change

Adam Smith, VHB, Inc., Zanzibar Property Planned Development / Zanzibar Property Phases 1-4 Preliminary Subdivision Plan & Tract P-2 Development Plan, Case # CDR-17-01-010, amend plan; District 1 (Continued from July 10, 2018)

Consideration: Substantial change request to add 248 single-family residential dwelling units in Phases 2, 3, and 4, in addition to the approved 213 units in Phase 1 for a total of 461 units overall, and a 4.17 acre amenity tract P-2; pursuant to Sections 34-69 and 30-89, Orange County Code
Location: District 1; property generally located North of Old YMCA Road / West of C.R. 545; Orange County, Florida (legal property description on file in Planning Division)

New Conditions of Approval #17, #18, #19, #20:

17. "The PSP property is subject to that certain Adequate Public Facilities Agreement recorded on December 3, 2013 in Official Records Book 10732, Page 3563, Public Records of Orange County, Florida, as amended by that certain First Amendment to Adequate Public Facility Agreement recorded on June 23, 2016 as Doc # 20160325606 in the Public Records of Orange County, Florida (collectively, the "APF Agreement"). In connection with the processing of the Hawksmoor Phase 1 PSP (Case No. PSP-15-07-200), Mattamy Orlando LLC, a Delaware limited liability company ("Mattamy") purchased 0.53 acres of APF Credits from Orange County, Florida, leaving the PSP property with an APF deficit balance of 5.75 acres. In order to satisfy its remaining APF deficit balance, Mattamy may, pursuant to Section 5.2 of the Amended and Restated Village H Cooperation Agreement recorded on February 20, 2013 in Official Records Book 10525, Page 1893, Public Records of Orange County, Florida, pay the Village H Escrow Agent a fee-in-lieu (at such value per APF acre as is then established by Orange County in accordance with FLU 4.1.10 of the Orange County Comprehensive Plan) directly to the Village H Escrow Agent. Upon payment of the fee-in-lieu to the Village H Escrow Agent and the Village H Escrow Agent's issuance of a receipt acknowledging that such fee has been paid, Mattamy will deliver a copy of the receipt to the Orange County Planning Division (the "Planning Division"), for review and confirmation of the satisfaction of Mattamy's APF deficit under the APF Agreement.

18. Applicant will install two speed tables on Old YMCA Road approaching the Zanzibar project access points and will coordinate such installation with the County Traffic Engineer on proper spacing and placement.

19. Applicant will install a post-mounted flashing beacon west of the crest of the vertical curve for eastbound Old YMCA Road drivers as the approach the easternmost Zanzibar project access/Marina Bay Drive intersection. The flashing beacon "Cross Traffic When Flashing" would be activated by vehicles approaching Old YMCA Road from the Zanzibar project and Marina Bay Drive. The installation will be coordinated with the County Traffic Engineer for proper placement.

20. Applicant will install two other post-mounted flashing beacons, one for the easternmost Zanzibar project access at Old YMCA Road and one for the Marina Bay Drive approach to Old YMCA Road. The flashing beacons "Vehicle Approaching When Flashing" would be activated by eastbound vehicles west of the crest of the vertical curve on Old YMCA Road. The installation will be coordinated with the County Traffic Engineer for proper placement.

Condition #17 in the Staff Report will become New Condition #21

A motion was made by Commissioner VanderLey, seconded by Commissioner Love, to make a finding of consistency with the Comprehensive Plan; and approve the substantial change request subject to the conditions of approval listed under the Development Review Committee recommendation in the Staff Report; and further, approve new Conditions of Approval #17, #18, #19, and #20 (Condition of Approval #17 in the Staff Report becomes new Condition of Approval #21). The motion carried by the following vote:

Aye: 6 - Mayor Jacobs, Commissioner Love, Commissioner Thompson, Commissioner VanderLey, Commissioner Bonilla, and Commissioner Siplin

Absent: 1 - Commissioner Clarke



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

Katie Boniet

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.

cas