



Interoffice Memorandum

DATE: July 1, 2019

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director 
Planning, Environmental and Development
Services Department

CONTACT PERSON: Eric Raasch, DRC Chairman 
Development Review Committee
Planning Division
(407) 836-5523

SUBJECT: July 16, 2019 – Public Hearing
Applicant: Kevin P. White, Waldrop Engineering
Springhill Planned Development / Storey Grove Phase 3
Preliminary Subdivision Plan
Case # PSP-18-11-374

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of June 12, 2019, to approve the Springhill Planned Development (PD) / Storey Grove Phase 3 Preliminary Subdivision Plan (PSP) to subdivide 34.86 acres in order to construct 65 single-family residential dwelling units.

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 and approve the Springhill PD / Storey Grove Phase 3 PSP dated "Received May 28, 2019", subject to the conditions listed under the DRC Recommendation in the Staff Report. District 1**

JVW/EPR/lme
Attachments

CASE # PSP-18-11-374

Commission District # 1

1. REQUEST

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of June 12, 2019, to approve the Springhill Planned Development (PD) / Storey Grove Phase 3 Preliminary Subdivision Plan (PSP) to subdivide 34.86 acres in order to construct 65 single-family residential dwelling units.

2. PROJECT ANALYSIS

- A. Location: South of Water Springs Boulevard / West of Avalon Road
- B. Parcel ID: 18-24-27-0000-00-007, 18-24-27-0000-00-010, 18-24-27-0000-00-011
- C. Total Acres: 34.86 gross acres
- D. Water Supply: Orange County Utilities
- E. Sewer System: Orange County Utilities
- F. Schools: Keene's Crossing ES Capacity: 859 / Enrolled: 1,464
Bridgewater MS Capacity: 1,176 / Enrolled: 2,609
Windermere HS Capacity: 2,776 / Enrolled: 3,360
- G. School Population: 29
- H. Parks: Horizon West Regional Park – 5.7 Miles
- I. Proposed Use: 65 Single-Family Residential Dwelling Units
- J. Site Data: Maximum Building Height: 45' (3-stories)
Garden Home Mixed Use District:
Minimum Average Lot Size: 3,200 Square Feet
Minimum Lot Width: 32'
Building Setbacks:
15' Front
10' Front Porch
5' Side
10' Side Street
20' Rear
Estate District:
Minimum Average Lot Size: 8,400 Square Feet
Minimum Lot Width: 70'

Building Setbacks:

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

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

L. Transportation: Avalon Road (CR 545): A Village H Horizon West Road Network Agreement for C.R. 545 among Orange County and D.R. Horton, Inc. ("DRHI"); Avalon Properties, Ltd. ("Avalon"); Horizon West Properties ("HWP"); HAP, Inc. ("HAP"); Titan Western Beltway, LLC ("Titan"); Hanover Hickory Nut, LLC, ("Hanover"); Zanzibar Properties, LLC ("Zanzibar"); and Seidel West I, LLC ("Seidel"). DRHI, Avalon, HWP, HAP, Titan, Hanover, Zanzibar, and Seidel are collectively referred to herein as "Signatory Owners" was approved by the Board of County Commissioners on 2/12/2013 and recorded at OR Book/Page 10525/6172. The Village H Horizon West Road Network Agreement provides for the dedication of right-of-way, design, engineering, permitting, mitigation and construction of C.R. 545 to four lanes in four phases according to specific trip allocations and performance thresholds. Concurrency Vesting shall be provided pursuant to Table 1 based on achieved thresholds of the road improvements. Conveyance shall be by general warranty deed at no cost to the County prior to each phase of roadway construction. The Signatory Owners will receive Road Impact Fee Credits in Road Impact Fee Zone 4 for the lesser of (a) 95% of the actual, reasonable unreimbursed sums incurred by Signatory Owners for permitting, design, mitigation, inspection and construction expense exclusive of enhanced landscaping and street lighting or (b) 60% of the countywide average total cost of road construction per lane mile. This agreement was negotiated based on the approved Horizon West Global Road Term Sheet.

3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Village (V). Further, the PSP includes property designated as Garden Home Mixed Use District and Estate District, which is consistent with the Village H Special Planning Area Map.

4. ZONING

PD (Planned Development District) (Springhill PD)

5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Springhill PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Storey Grove Phase 3 Preliminary Subdivision Plan dated "Received May 28, 2019," 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 May 28, 2019," 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 subdivision 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 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).
7. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.
8. 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.
9. 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.

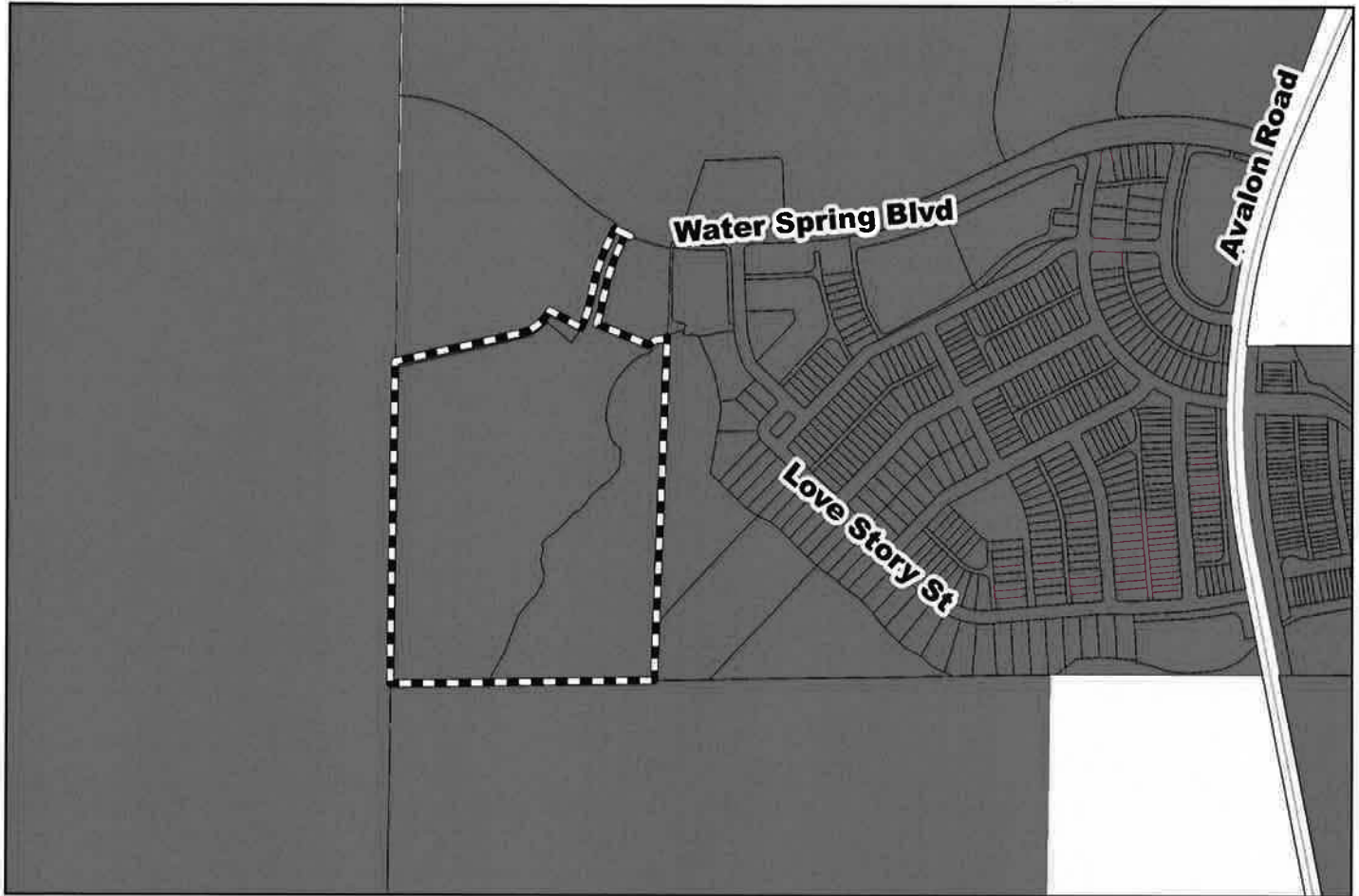
10. Prior to issuance of any certificate of completion, all storm drain inlets shall have metal medallion inlet markers installed. Text on the marker shall read "No Dumping, Only Rain in the Drain." Specification detail will be provided within all plan sets. Contact the National Pollutant Discharge Elimination System (NPDES) Supervisor at the Orange County Environmental Protection Division for details.
11. 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 and up-to-date 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.
12. Construction plans within this PSP shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
13. Construction plans for residential and commercial development within this PD, submitted after January 31, 2020, shall not be approved until the APF Utility tract(s) (water and wastewater) and 50-foot access & utility easement are conveyed to Orange County Utilities.
14. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
15. Unless otherwise specified to the County's satisfaction in the PSP, a Development Plan, in conformance with the requirements of Section 34-131(b) (20), including the appropriate group type, is required for the park / recreation tract(s) within this Preliminary Subdivision Plan (PSP), or phase thereof, as appropriate. Regardless of whether the park / recreation tract is included in the PSP or approved via a separate Development Plan, the park / recreation area tract(s) shall be constructed in conjunction with the subdivision infrastructure and completed prior to issuance of the Certificate

of Completion (C of C) for the infrastructure for the phase in which the park / recreation tract(s) is located.

16. New streets which are an extension of or in alignment with existing streets shall bear the same name as that borne by such existing streets.
17. 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.
18. Any tree mitigation shall be paid prior to plat approval.
19. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Construction Plan submittal and must be approved prior to Construction Plan approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
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. 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.
22. 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.

23. 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, if not provided by the Homeowners' Association, shall be the responsibility of the County.



Subject Parcel



Subject Property

Zoning Map

ZONING: PD (Planned Development District)

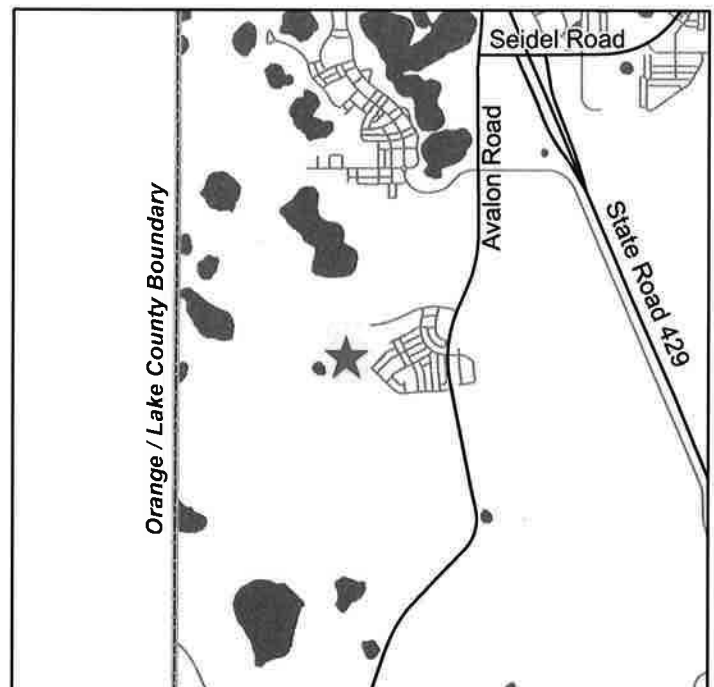
APPLICANT: Kevin P. White, Waldrop Engineering Inc.

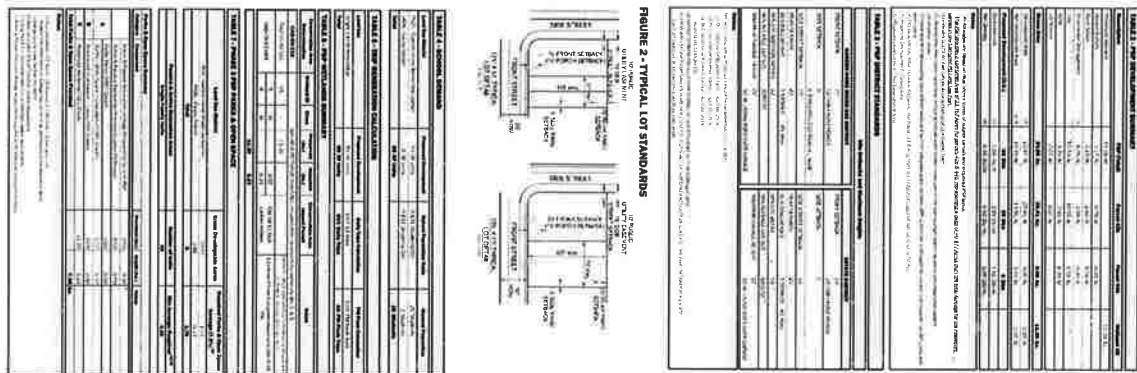
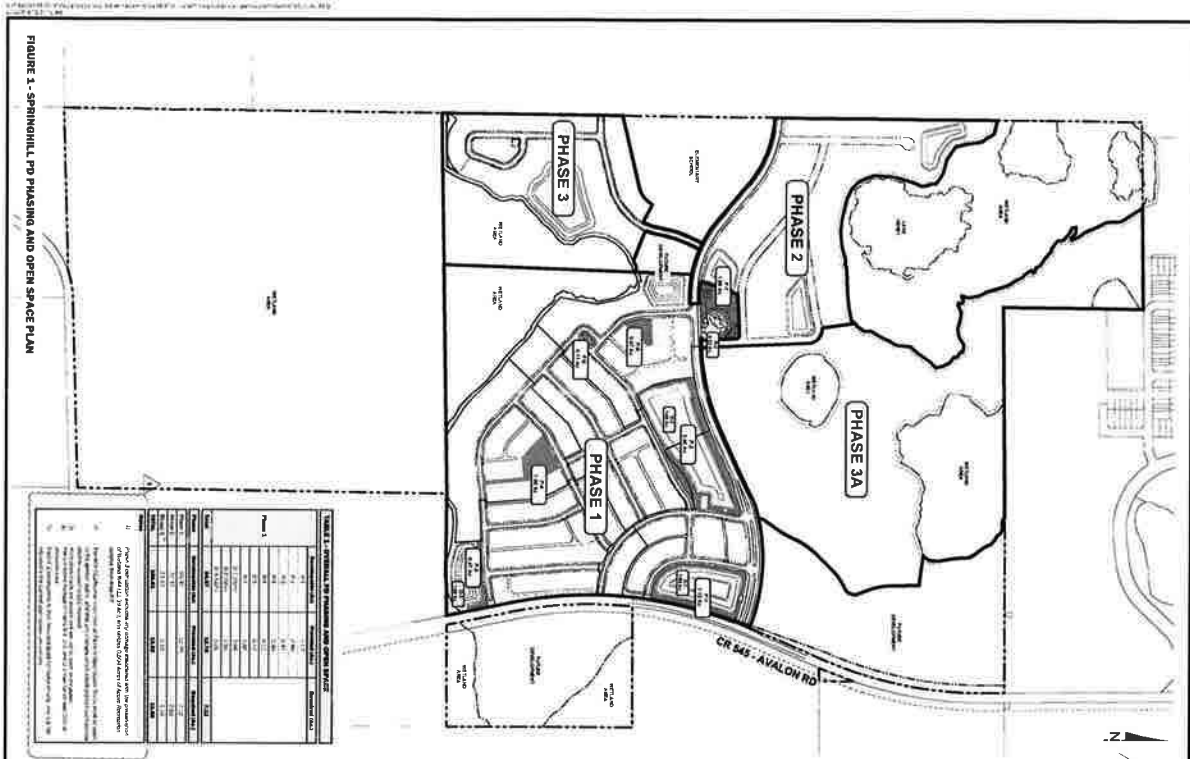
LOCATION: South of Water Spring Boulevard / West of Avalon Road

TRACT SIZE: 34.86 gross acres

DISTRICT: 1

S/T/R: 18/24/27





PROJECT DATA SUMMARY

[illegible]

SPRINGHILL PD - PRISON WAIVERS AND APPROVALS

The following are taken from Oregon County Code Section 3B.13.05 (Public Utility) for PD projects 444, 445 and 30:

1. a water flow meter to 3B.13.05 (b)(2) to allow a minimum width of seventy (70) feet in the of the required minimum lot width of eighty-five (85) feet
2. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 100 feet
3. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 150 feet
4. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 200 feet
5. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 250 feet
6. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 300 feet
7. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 350 feet
8. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 400 feet
9. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 450 feet
10. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 500 feet
11. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 550 feet
12. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 600 feet
13. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 650 feet
14. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 700 feet
15. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 750 feet
16. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 800 feet
17. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 850 feet
18. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 900 feet
19. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 950 feet
20. a water flow meter to 3B.13.05 (b)(2) to allow for a minimum width of 1000 feet

PSP WAIVER REQUESTS

There are no additional security issues referenced by the FIPS 140-2.

PSP NOTES

1. Requested comments on the proposed rule were received from three of the 144 state legislatures.
2. The proposed rule was approved by the Council on May 12, 2017.
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22. The proposed rule was approved by the Council on May 12, 2017.

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMIT
2	02/01/2024	REVISED PER SITE DATA
3	02/15/2024	REVISED PER CLIENT REQUEST
4	03/01/2024	REVISED PER LATEST DATA
5	03/15/2024	REVISED PER LATEST DATA
6	04/01/2024	REVISED PER LATEST DATA
7	04/15/2024	REVISED PER LATEST DATA
8	05/01/2024	REVISED PER LATEST DATA
9	05/15/2024	REVISED PER LATEST DATA
10	06/01/2024	REVISED PER LATEST DATA
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SPRINGHILL PD / STORE GROVE PHASE 3

CLIENT: LENNAR HOMES, LLC

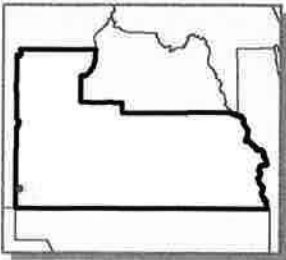
SITE DATA PERFORMANCE STANDARDS & PROJECT DATA



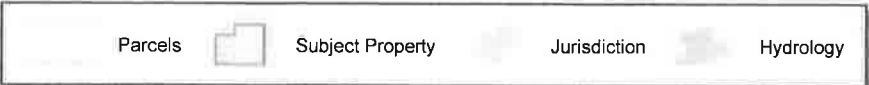
**WALDROP
ENGINEERING**

3200 Waldrop Center Parkway • SUITE 300 • Marietta, GA 30066
P. 770.575.45





**Springhill PD/Storey
Grove Phase 3 PSP**



1 : 3,000
1 in : 250 ft