



Application Summary

The following public hearings will be opened together:

- **Lake Reams Neighborhood PD - CDR-15-10-293
&
Consent Item G.3 (APF Agreement)**
- **Lake Reams Neighborhood PD / DevelopCo – Reams Road
PSP - PSP-16-12-421**
- **Conservation Area Impact Permit - CAI-17-04-014**

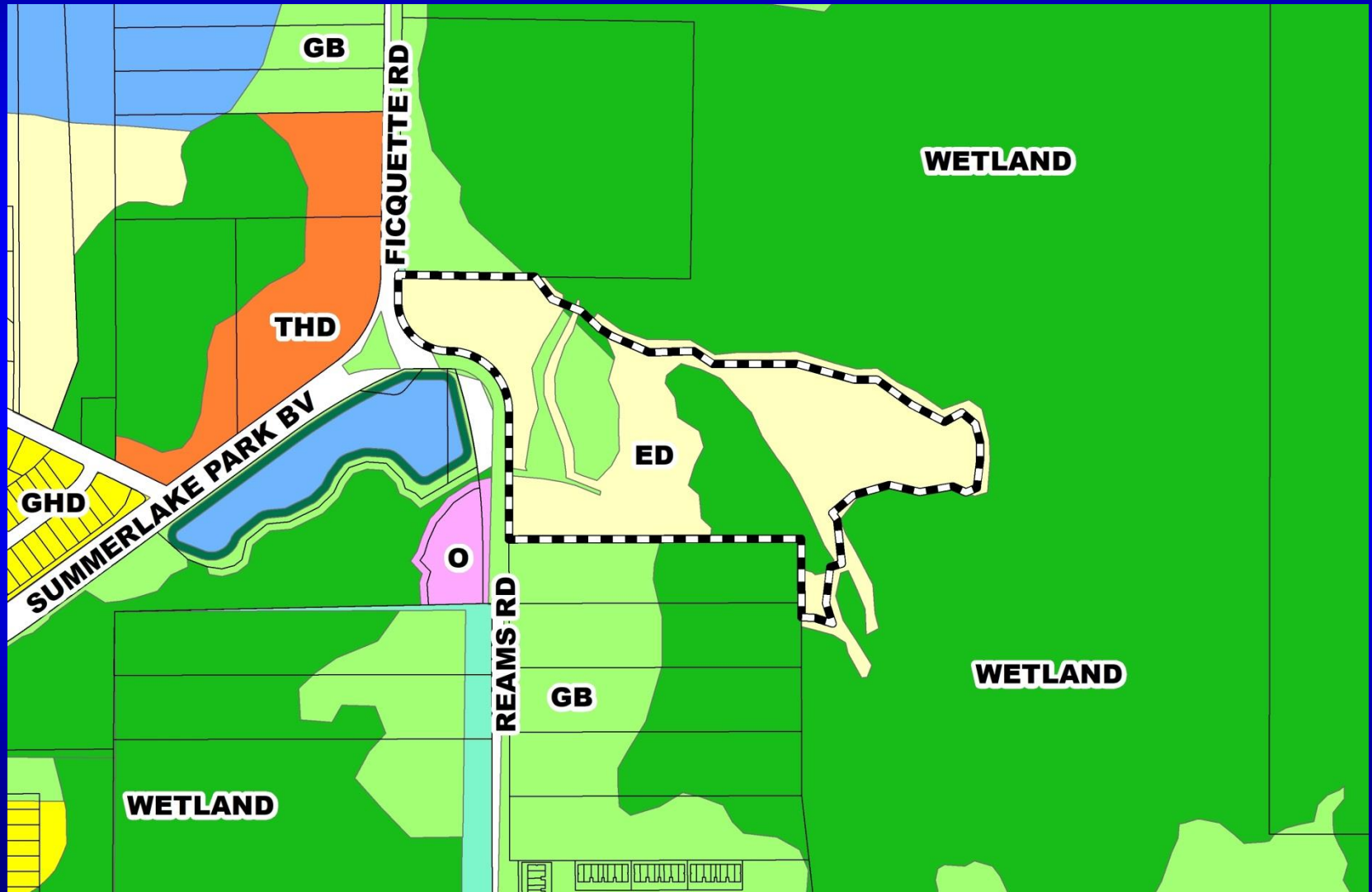


Lake Reams Neighborhood PD Planned Development / Land Use Plan

Case:	CDR-15-10-293
Project Name:	Lake Reams Neighborhood PD/LUP
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	1,174.90 gross acres (<i>overall PD</i>) 306.89 gross acres (<i>affected parcel only</i>)
Location:	East of Reams Road & Fiquette Road intersection
Request:	<p>To modify the wetland boundary and acreage, to increase Parcel 25 acreage and change the land use district from Upland Greenbelt / Wetlands to Estate District to allow for 74 residential units through the use of 32 Transfer of Development Right (TDR) units.</p> <p>Additionally, one waiver from Orange County Code is requested to reduce the minimum lot width to 60 feet, in lieu of the required 85 feet.</p>

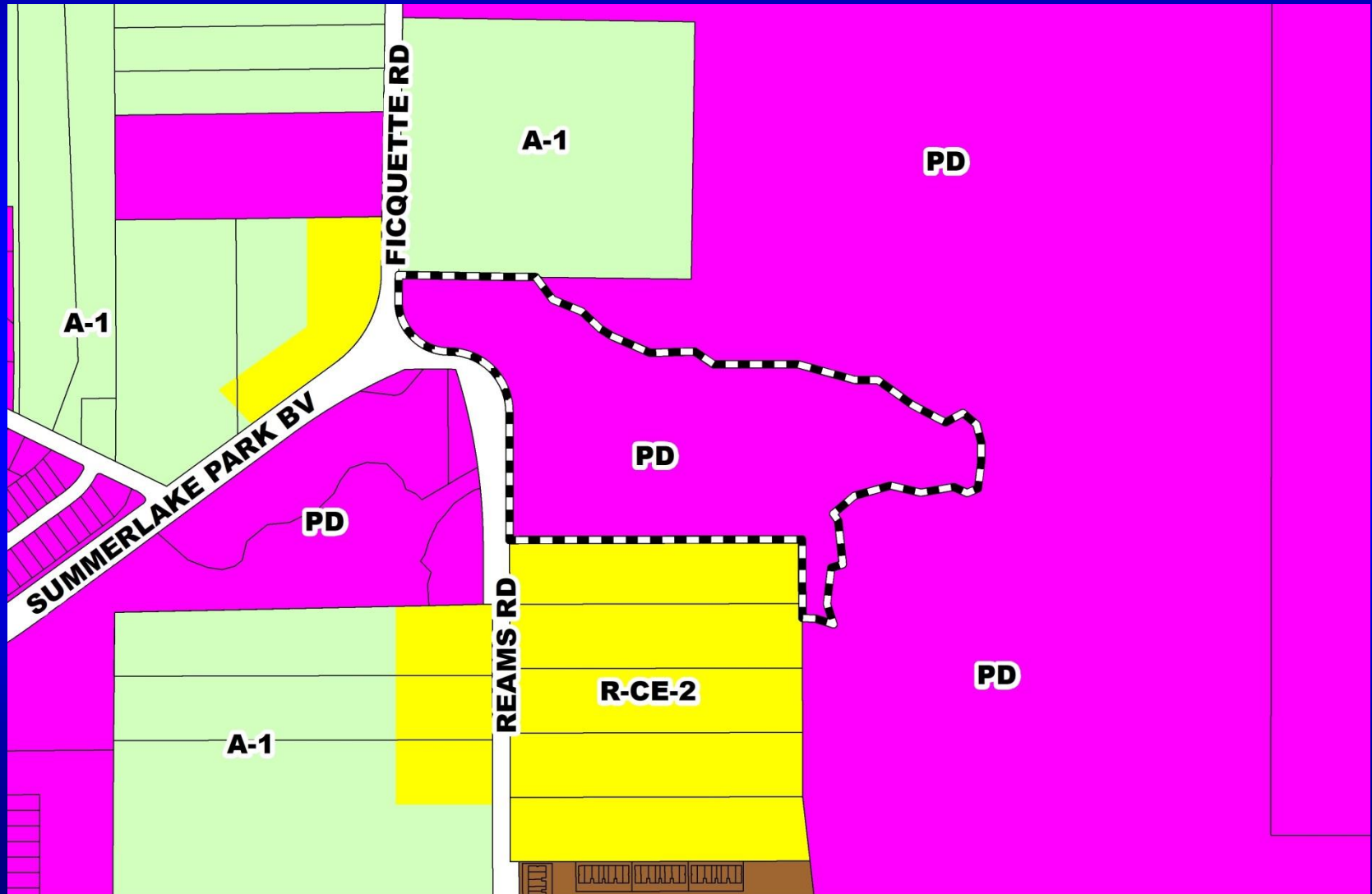


Lake Reams Neighborhood PD Planned Development / Land Use Plan Future Land Use Map



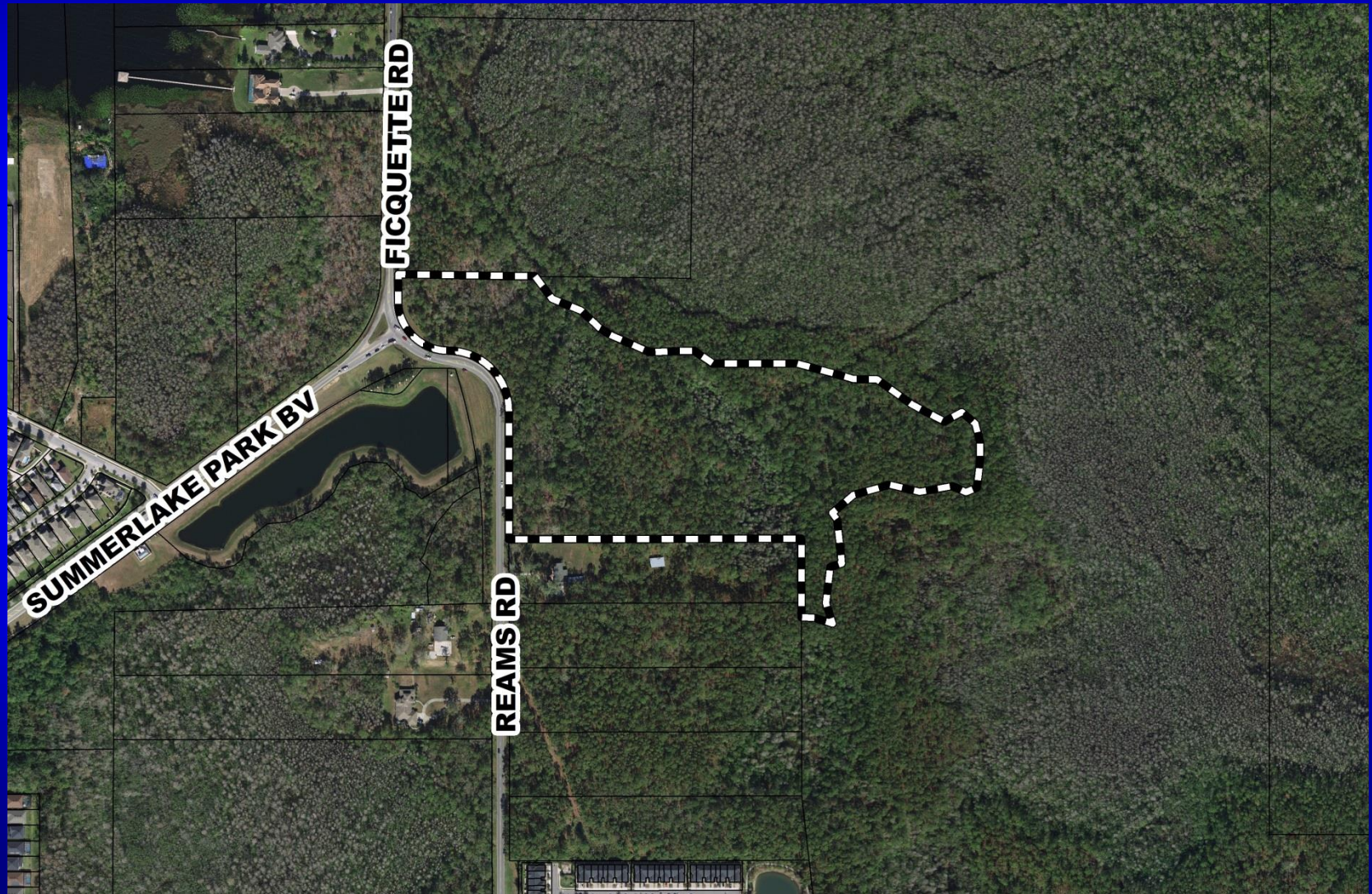


Lake Reams Neighborhood PD Planned Development / Land Use Plan Zoning Map



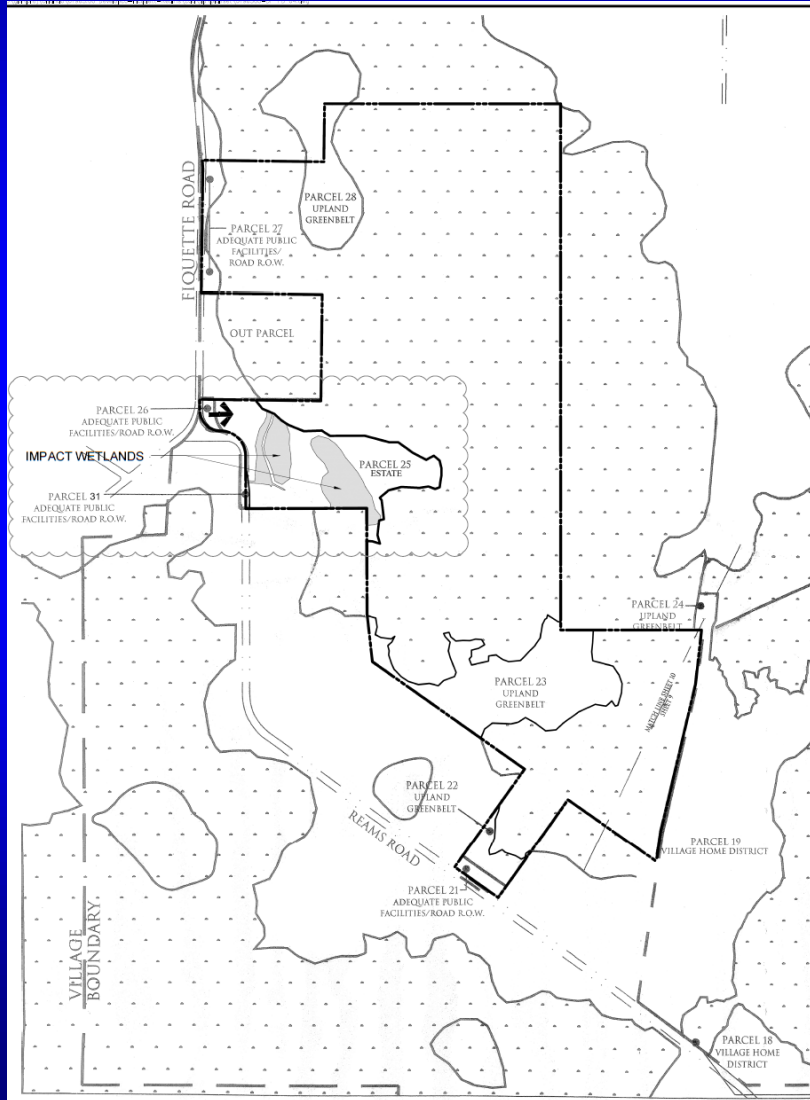


Lake Reams Neighborhood PD Planned Development / Land Use Plan Aerial Map





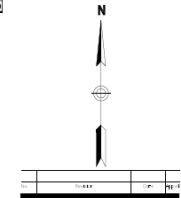
Lake Reams Neighborhood PD Planned Development / Land Use Plan Overall Land Use Plan



LAND USE PLAN COMPARISON CHART									
Parcel No.	Land Use District	Approved		Proposed		Approved		Proposed	
		Gross Land Area	Dev. Acres	Gross Land Area	Dev. Acres	D.U.	D.U. / AC	D.U.	D.U. / AC
1	Townhome/Apartment	24.8	19.4	380	383	19.7	19.7	19.7	19.7
2	Townhome/Apartment	21.6	17.7	120	120	6.8	6.8	6.8	6.8
3	Village Home	150.7	130.4	751	731	5.4	5.3	5.4	5.3
4	APP Park	8.7							
5	APP ROW	16.2							
6	Neighborhood Commercial	1.7	1.7						
7	APP Park	5.1							20,000
8	APP Elementary School	15.3							
9	APP Elementary School	24.5	17.9	105	105	5.9	5.9	5.9	5.9
10	APP ROW	1.5							
11	APP ROW	2.9							
12	Village Home	68.0	54.7	387	387	7.1	7.1	7.1	7.1
13	APP Preserve	8.2	4.7	28	28	6.0	6.0	6.0	6.0
14	APP Preserve	7.2	4.4	183	183	3.8	3.8	3.8	3.8
15	APP ROW	0.2							
16	APP ROW	0.3							
17	Upland Greenbelt	3.9							
18	Upland Greenbelt	16.4							
19	Upland Greenbelt	1.2							
20	Upland Greenbelt	23.7	21.03	74				3.5	
21	APP ROW	1.5							
22	APP ROW	1.5							
23	Upland Greenbelt	0.3							
24	APP ROW	0.7							
25	APP ROW	0.3							
26	APP ROW	0.2							
27	APP ROW	0.2							
28	APP ROW	0.2							
29	APP ROW	0.2							
30	APP ROW	0.2							
31	APP ROW	0.2							
32	Gross Land Area	518.2							
33	Wetlands	507.4							
34	Lakes	147.8							
Total		1,173.4	324.0	1,957	2,011	6.0	6.2	20,000	

PD UNIT TRANSFERS									
Agreement Units	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6	Parcel 7	Parcel 8	Parcel 9
Transfer 1: 31 Units (Including 4 Units from Parcel 18 to Parcel 19)	200	200	652	137	585	18	131		
Subtotal	200	200	652	137	585	18	131		
Transfer 2: 7 Units from Parcel 18 to Parcel 5			7						
Subtotal			7						
Transfer 3: 385 Units from Parcel 18 to Parcel 5			385						
Subtotal			385						
Transfer 4: 32 Units from Parcel 12 to Parcel 5			32						
Subtotal			32						
Transfer 5: 57 Units from Parcel 5 to Parcel 2		57							
Subtotal		57							
Transfer 6: 100 Units from Parcel 3 to Parcel 5			100						
Subtotal			100						
Transfer 7: 2 Transfer 38 Units from Parcel 5 to Parcel 18				38					
Subtotal				38					
Agree 100 has been credited to 18 Units to Parcel 5					100				
Agreement Units (Through 1-13-13)	200	120	751	185	187	18	131		
Agree 100 has been credited to 20 Units to Parcel 5									
Proposed Units	200	120	751	185	187	18	131		

1. A total of twenty three (23) units which would be within Parcel 2.
2. Units have been adjusted for Parcel 5 and 18 based upon approved Preliminary Subdivision Plans for these parcels as of September 2012.
3. 100 Agreement includes Lake Seeger Neighborhood RE, modified for consistency under CDR 12-12-286.
4. 100 Agreement under CDR 12-12-286.
* Parcel 5 includes 403 units within the Shop Property PD and 78 units within the Trickle North PD.



Planning
Transportation
Land Development
Environmental Services
225 E. Robinson Street, Suite 300
Orlando, Florida 32801
407.879-4000 • FAX 407.879-4008
Certificate of Authorization Number 3102

Lake Reams
Neighborhood PD

Orange County, Florida

LAND
USE PLAN



Action Requested

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Lake Reams Neighborhood Planned Development / Land Use Plan (PD/LUP) dated “Received March 27, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

-AND-

Consent Item G.3

-AND-

Additional Waiver Condition of Approval:

10. A waiver from Section 38-1385(b)(4) to allow a minimum lot width of sixty (60) feet, in lieu of eighty-five (85) feet.

District 1



Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan

Case:	PSP-16-12-421
Project Name:	Lake Reams Neighborhood PD / DevelopCo – Reams Road PSP
Applicant:	Adam Smith, VHB, Inc.
District:	1
Acreage:	306.89 gross acres
Location:	East of the Reams Road & Ficquette Road intersection
Request:	To subdivide 306.89 acres in order to construct 74 single- family detached residential dwelling units

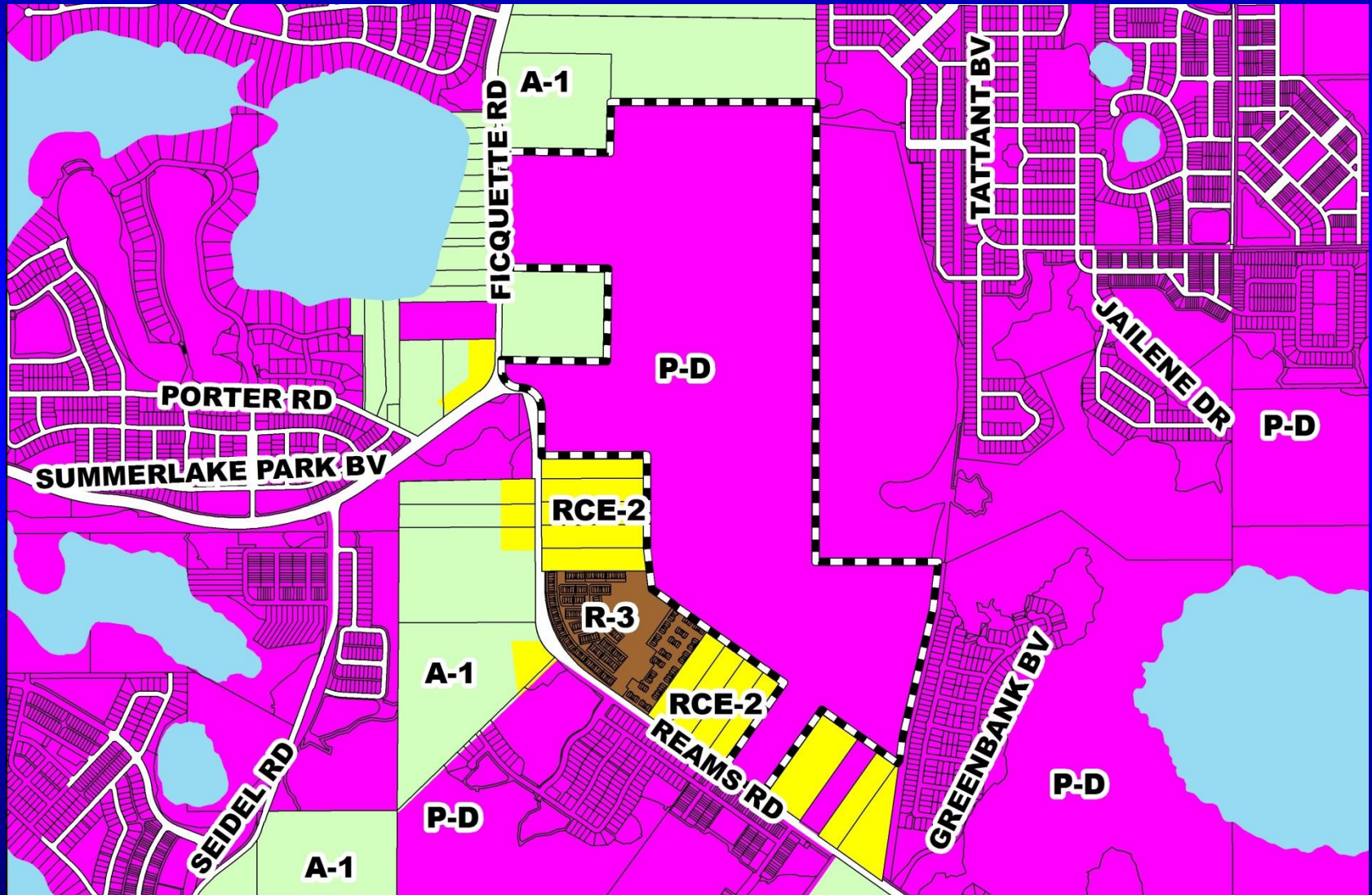


Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan Future Land Use Map



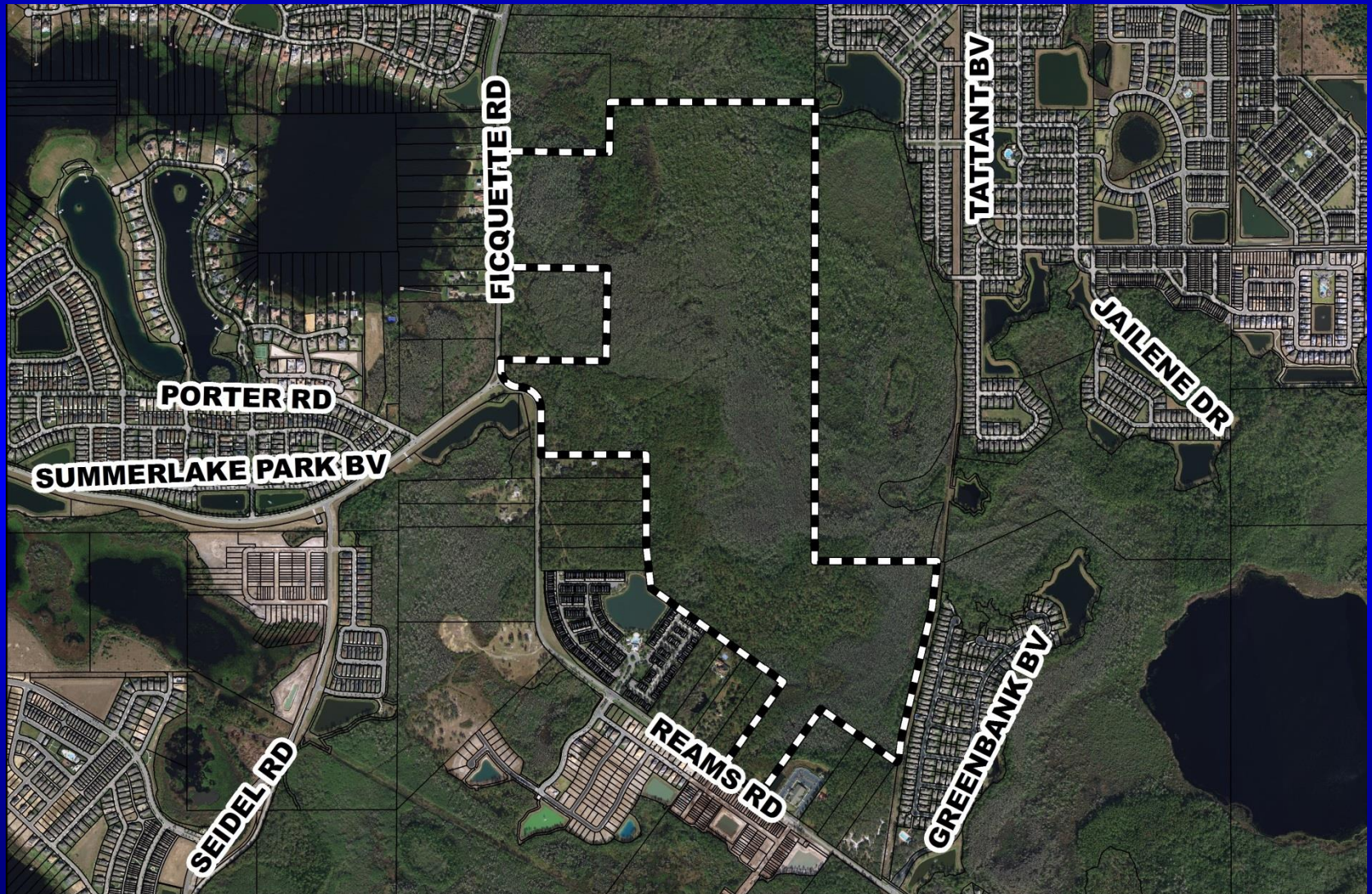


Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan Zoning Map



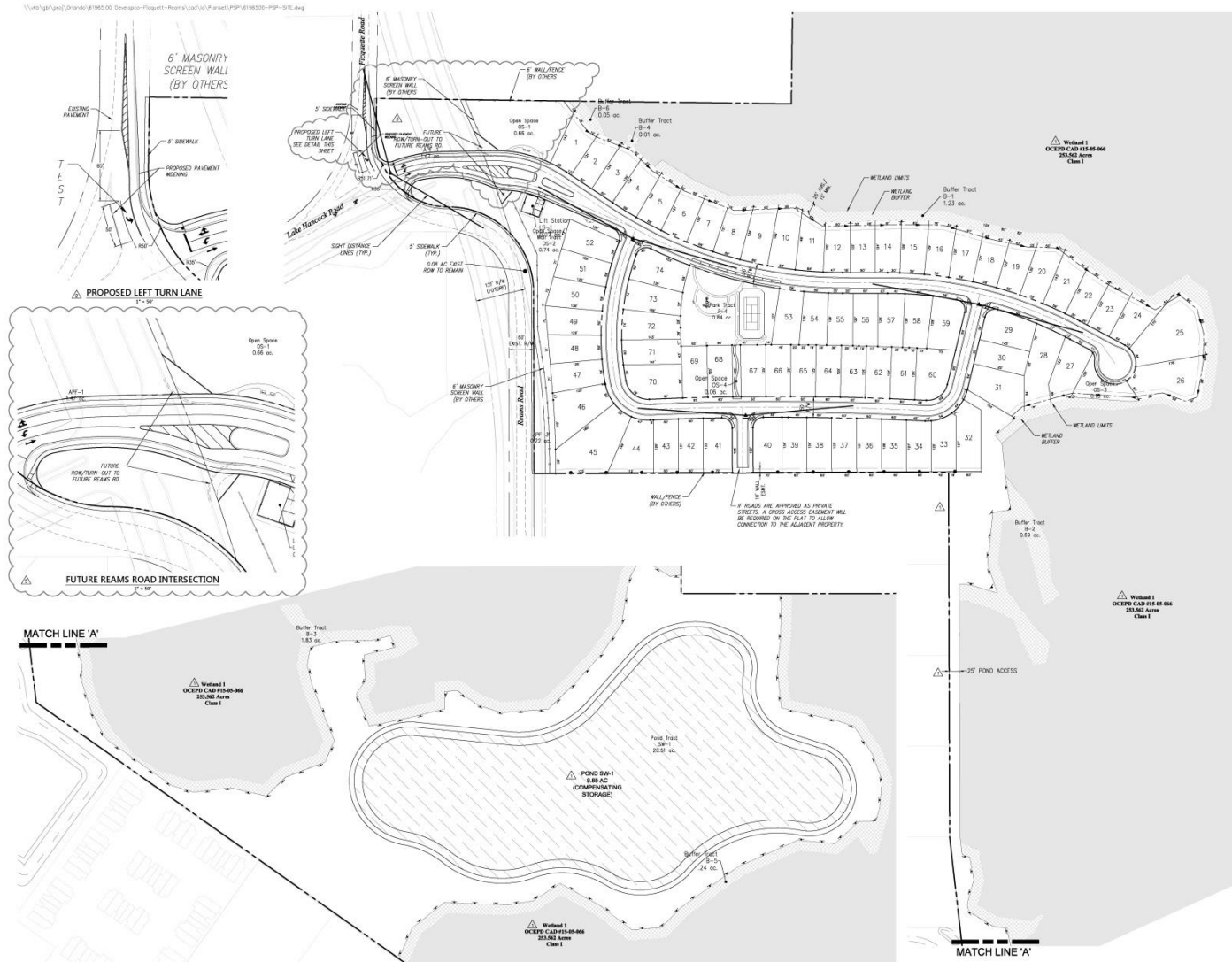


Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan Aerial Map





Lake Reams Neighborhood PD / DevelopCo – Reams Road Preliminary Subdivision Plan Preliminary Subdivision Plan



vhb
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Legend
PROJECT BOUNDARY
PRESERVED WETLAND
UPLAND BUFFER /
CONSERVATION EASEMENT/
UNDISTURBED VEGETATED
NATURAL BUFFER
MASONRY WALL

NOTE: DISTANCE SHOWN IN ACCORDANCE WITH
F.S.D.T. GREENBOOK, CHAPTER 16

0 50 100 200 Feet

Lake Reams
Neighborhood PD -
Parcel 25
PSP

Orange County, Florida

No.	Description	Date	Appr.
3	Revised per County comment	03/13/2019	
4	Revised per County comment	11/05/2018	
1	Revised per County comment	10/25/2018	
2	Revised per County comment	08/01/2018	
1	Revised per County comment	06/05/2017	

Drawn by: BMS
Checked by: HGS
Date: Dec. 16, 2016

Vertical Datum NAVD88
Site Plan

C-4
DATE: Feb. 22, 2019
PROJECT NO.: 6196500



Action Requested

Make a finding of inconsistency with the Comprehensive Plan (CP) and deny the Lake Reams Neighborhood Planned Development / Developco – Reams Road Preliminary Subdivision Plan.

District 1

Board of County Commissioners

**Request for Conservation
Area Impact Permit**

CAI-17-04-014

Applicant: Developco, Inc.

August 20, 2019



Location Map





Location Map

 Wetlands



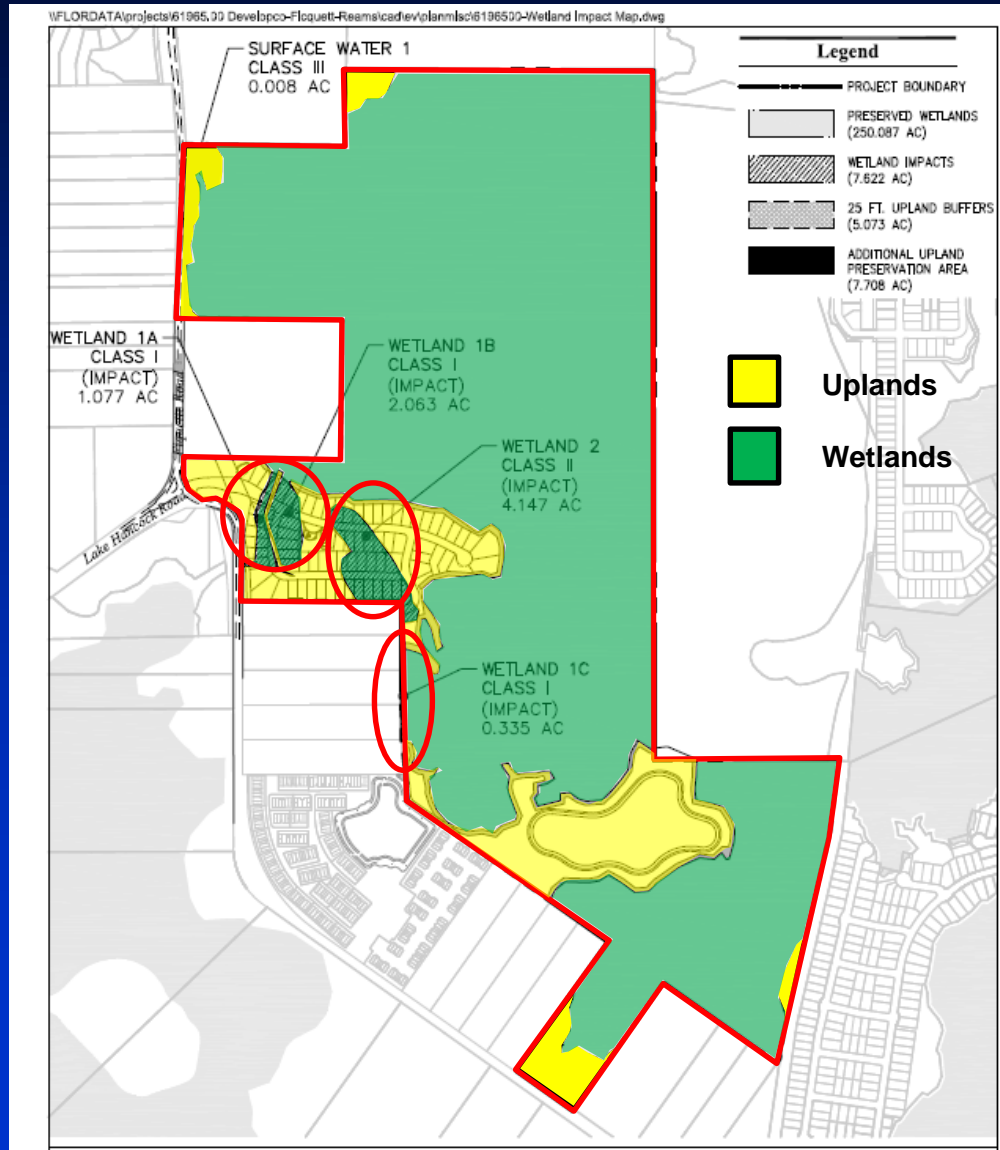


Site Conditions

Parcel Size:
306.89 acres

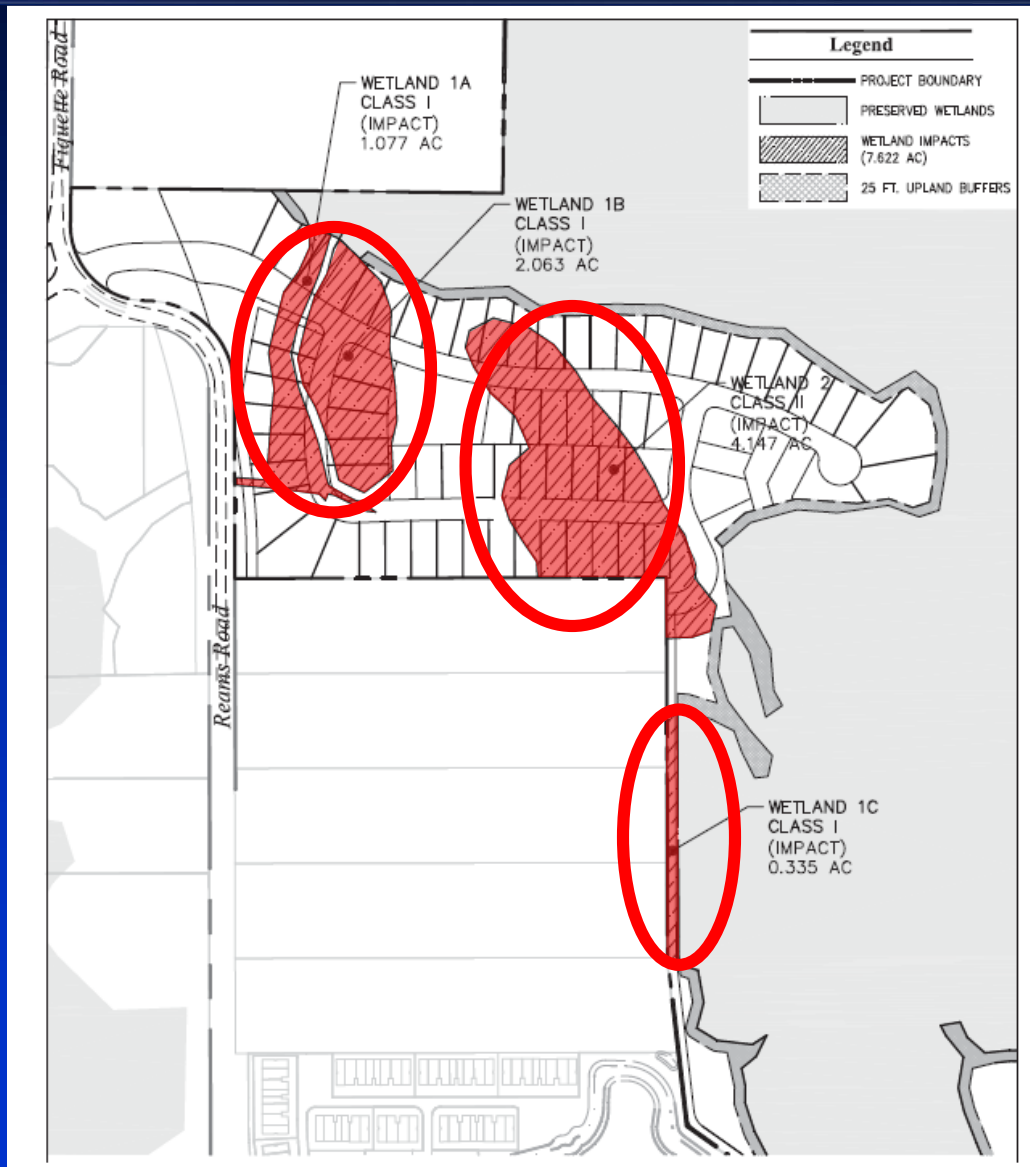
Uplands:
49.18 acres

**Wetland/
Surface Waters:**
257.71 acres





Site Plan – Wetland Impacts





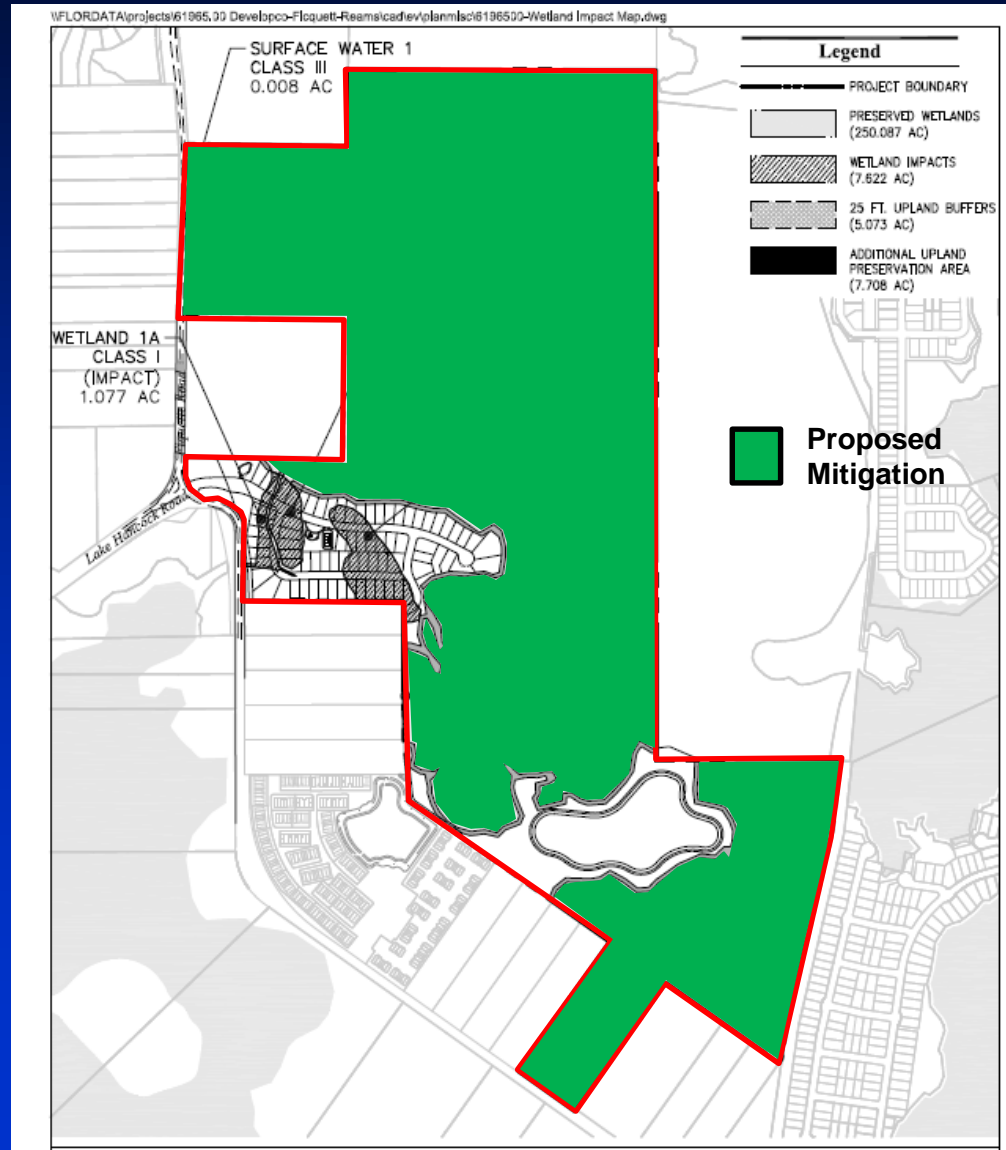
Proposed Mitigation

Preservation of:

250.1 acres of
wetlands

5.1 acres of
upland buffers

7.7 acres of
additional
upland areas





Existing Conditions





Existing Conditions





Review Criteria

- **Sec. 15-362(5) – Where wetlands serve a significant and productive environmental function, the public health, safety and welfare require that any alteration or development affecting such lands should be so designed and regulated so as to minimize or eliminate any impact upon the beneficial environmental productivity of such lands, consistent with the development rights of property owners.**
- **Section 396(3)(a) – The removal, alteration or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit.**
- **Section 396(3)(b) – Mitigation for impacts to Class II conservation areas should be presumed to be allowed unless mitigation is contrary to the public interest.**

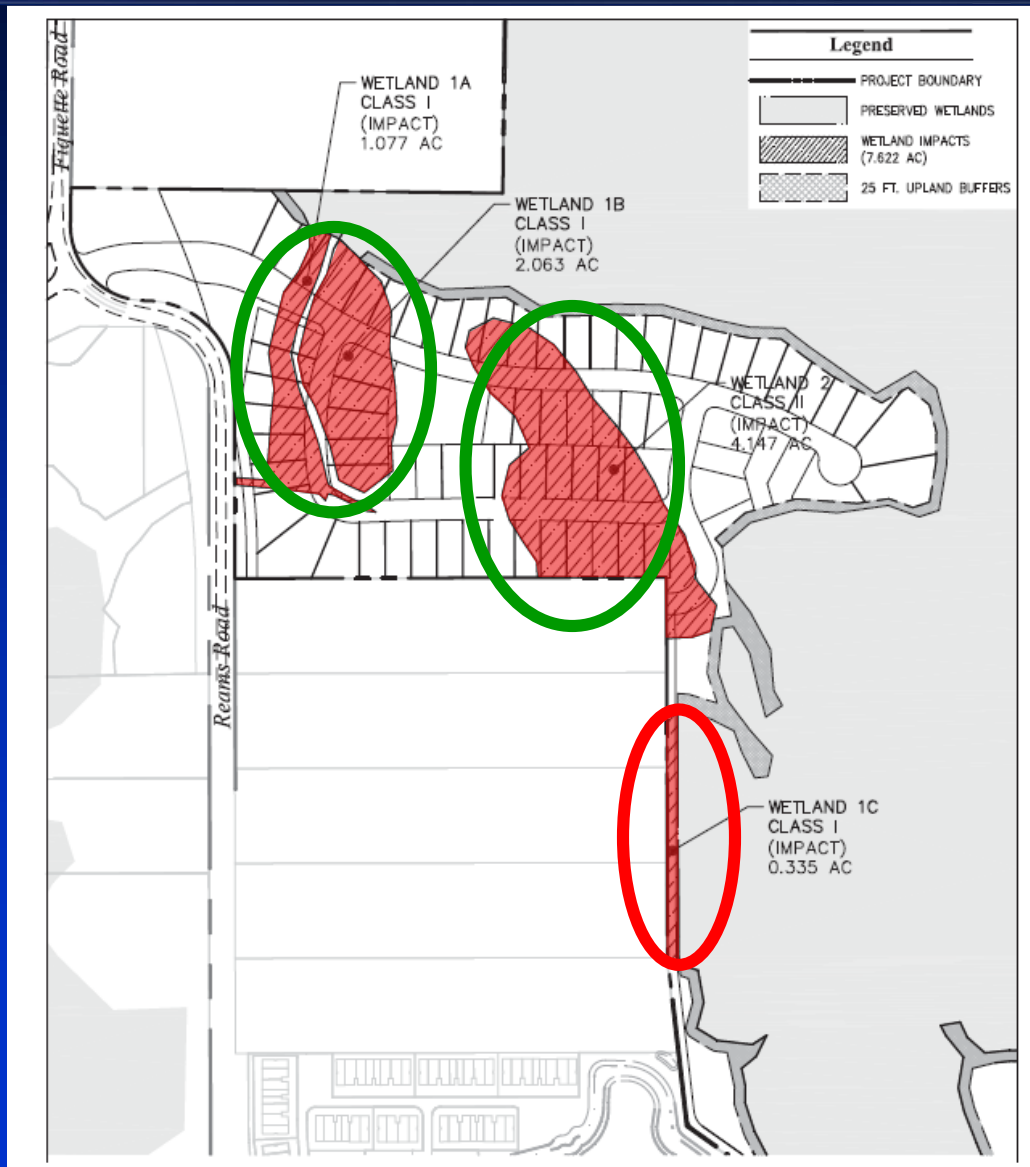


Considerations

- Pursuant to Orange County Code, Chapter 15, Article X, the Environmental Protection Division (EPD) staff has evaluated the permit application and required documentation therein.
- Pursuant to Chapter 15, Article X, Sections 15-362(5) and 15-396(3)(a) and (b), the applicant has demonstrated that the proposed Class I and II impacts in the northern upland pocket allow for a reasonable use of the property and that there are no feasible or practical alternatives to avoid or minimize the proposed impacts.
- Because of the applicant's request to maximize the lot count in the northern upland pocket, the applicant has not demonstrated that the proposed Class I impacts associated with the pipe and access road to the south meet Section 15-362(5) (minimize or eliminate wetland impacts).



Considerations





Action Requested

- Denial of Conservation Area Impact Permit CAI-17-04-014 for Developco, LLC. District 1



Lake Reams Neighborhood PD Recommended Action Summary

- **PD Substantial Change - CDR-15-10-293**
 - **Approval, subject to added Condition #10, and Approval of Consent Item G.3**
- **Preliminary Subdivision Plan - PSP-16-12-421**
 - **Denial**
- **Conservation Area Impact Permit - CAI-17-04-014**
 - **Denial**