



Interoffice Memorandum

DATE: February 19, 2021

TO: Mayor Jerry L. Demings
-AND-
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: March 9, 2021– Public Hearing
Kathy Hattaway, Poulos & Bennett, LLC
Horizon Vue Planned Development
Case # LUP-20-06-152 / District 1

Eric P. Raasch, Jr., AICP
Digitally signed by Eric P. Raasch, Jr., AICP
Date: 2021.02.19
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The Horizon Vue Planned Development (PD) is generally located north of Schofield Road and west of Avalon Road, within the Horizon West Town Center. The applicant is seeking to rezone two parcels containing 24.37 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District), in order to construct 270 multi-family dwelling units, a 15,000 square foot daycare, 15,000 square feet of retail, 15,000 square feet of medical office, a 4,400 square foot restaurant, and a 125 room hotel.

Please note that the applicant has also submitted the Horizon West – Town Center (Horizon Vue PD) Adequate Public Facilities and Road Network Agreement (RAG-20-08-022), which will be pulled from the March 9, 2021 consent agenda to be considered with this rezoning request.

On November 19, 2020, the Planning and Zoning Commission (PZC) recommended approval of the request, subject to 19 conditions. A community meeting was not required for this application.

Finally, 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 PD/LUP may be found in the Planning Division for further reference.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan (CP) and approve the Horizon Vue Planned Development / Land Use Plan (PD/LUP) dated “Received October 14, 2020”, subject to the conditions listed under the PZC Recommendation in the Staff Report. District 1

Attachments
JVW/EPR/nsw

GENERAL INFORMATION

APPLICANT	Kathy Hattaway, Poulos & Bennett, LLC
OWNER	Jaffers Investments, LLC
PROJECT NAME	Horizon Vue Planned Development (PD)
HEARING TYPE	Planned Development / Land Use Plan (PD / LUP)
REQUEST	A-1 (Citrus Rural District) to PD (Planned Development District) A request to rezone two (2) parcels containing 24.37 gross acres from A-1 to PD, in order to construct 270 multi-family dwelling units, a 15,000 square foot daycare, 15,000 square feet of retail, 15,000 square feet of medical office, a 4,400 square foot restaurant, and a 125 room hotel.
LOCATION	Generally located north of Schofield Road and west of Avalon Road, within the Horizon West Town Center
PARCEL ID NUMBERS	29-23-27-0000-00-028, 29-23-27-0000-00-006
TRACT SIZE	24.37 gross acres
PUBLIC NOTIFICATION	The notification area for this public hearing extended beyond 1,500 feet [<i>Chapter 30-40(c)(3)(a) of Orange County Code requires 300 feet</i>]. Eight hundred fifty (850) notices were mailed to those property owners in the mailing area. A community meeting was not required for this application.
PROPOSED USE	270 Multi-Family Dwelling Units, 49,400 Square Feet of Commercial Uses, and a 125 Room Hotel.

STAFF RECOMMENDATION

Development Review Committee – (September 23, 2020)

Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the Horizon Vue Planned Development / Land Use Plan (PD/LUP), dated "Received October 14, 2020", subject to the following conditions:

1. Development shall conform to the Horizon Vue Land Use Plan (LUP) dated "Received October 14, 2020," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws,

ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received October 14, 2020," 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, or any other development order, 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 land use 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. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
7. 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).
8. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that neither potable wells nor irrigation wells using local groundwater will be allowed on site.
9. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable of the proximity of the following solid waste management facilities: OCE West Orange, LLC C&D Disposal & Recycling Facility (an inactive facility under FDEP Closure Order OGC Case No. 19-0331) immediately adjacent to the project's southern boundary, and the 545 Landfill C&D Debris Disposal located 0.3 miles south of the project's southern boundary.
10. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, shall include notification of the prior agricultural use of this property.
11. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange

County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

12. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water, wastewater, and reclaimed water systems have been designed to support all development within the DP, and that construction plans are consistent with an approved and up-to-date Master Utility Plan for the Horizon West Town Center.
13. The proposed development is adjacent to an existing and permitted City of Orlando/Orange County/Conserv II Rapid Infiltration Basin (RIB) site. The design and permitting (stormwater, etc.) for the proposed development shall take into account the groundwater mounding produced by the adjacent RIBs when loaded at full permitted capacity and during wet weather conditions. At the time of construction plan submittal, coordinate with OCU to obtain information on the mounding produced by the RIBs, and submit geotechnical information and stormwater pond design calculations for use in coordinating with Conserv II.
14. Prior to construction plan approval, all property owners within Horizon West Town Center Village (SAP), excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.
15. The Developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the project to accommodate the ultimate flows for the entire Horizon West Town Center Village (SAP). Utilities infrastructure shall be built connecting to the build-out points of connection approved in the Master Utilities Plan (MUP).
16. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
17. Pursuant to OC Comp Plan Policy C1.5.7, development in, or near, contaminated soils shall properly address the contamination prior to approvals allowing disturbance of the contaminated soils with land clearing (including grubbing, or demolition), mass grading and or construction. Therefore, because of the site's prior land use, a Phase I Environmental Site Assessment is required prior to approvals that include alterations of the land's surface. Depending on the results of the Phase I, limited sampling or a full Phase II Environmental Site Assessment will be required. In order to allow for other parts of the project to move forward, a protective activity setback buffer can be established around any found sources of contamination in order to allow simultaneous remediation and other adjacent site development activity in a phased manner to proceed on a case by case basis. The goal of remediation will be compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels. The remediation process will be deemed complete with either a state determination of No Further Action or Site Rehabilitation Completion Order with, or without, conditions, or

compliance with a remedial action plan in order to determine when vertical construction can proceed.

18. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
19. The northernmost access final location and configuration will be determined at DP plan submittal for the commercial (CCMU-8) parcel.

IMPACT ANALYSIS

Land Use Compatibility

The applicant is seeking to rezone the subject parcels from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 270 multi-family dwelling units, a 15,000 square foot daycare, 15,000 square feet of retail, 15,000 square feet of medical office, a 4,400 square foot restaurant, and a 125 room hotel.

The proposed development program is compatible with existing development in the area, and would not adversely impact any adjacent properties.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Village (V) and is designated Corporate Campus Mixed Use (CCM-8) on the Special Planning Area (SPA) map for the Horizon West Town Center. The proposed PD zoning district and development program are consistent with the Village FLUM and Corporate Campus Mixed Use SPA designations. Additionally, the request is consistent with the following CP provisions:

FLU1.4.2 states that Orange County shall ensure that land uses changes are compatible with and serve existing neighborhoods.

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GOAL FLU2 states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

GOAL FLU4 (Horizon West) states that it is Orange County's goal to ensure sustainable, quality development in Southwest Orange County to allow a transition from rural to urban uses while protecting environmental quality.

OBJ FLU4.1 states that Orange County shall use a Village Land Use Classification to realize the long range planning vision for West Orange County created through the Horizon West planning process. The Village land use classification has been designed to address the need to overcome the problems associated with and provide a meaningful alternative to the leap-frog pattern of sprawl now occurring in western Orange and eastern Lake County; create a better jobs/housing balance between the

large concentration of employment in the tourism industry and the surrounding land uses; create a land use pattern that will reduce reliance on the automobile by allowing a greater variety of land uses closer to work and home; and, replace piecemeal planning that reacts to development on a project by project basis with a long range vision that uses the Village as the building block to allow the transition of this portion of Orange County from rural to urban use through a specific planning process that uses a creative design approach to address regional, environmental, transportation, and housing issues.

FLU4.7.7.B states that the Corporate Campus Mixed-Use districts should have a mix of attached and detached housing, office, hotel, limited warehouse and associated light industrial uses, and civic, open space, and recreation uses. Limited support retail uses may be allowed as: ancillary uses within buildings where the primary use is office or residential; or as freestanding uses on one or more sites specifically identified as appropriate for such uses as part of the applicable Unified Neighborhood Plan/Planned Development. The Town Center Development Code shall include provisions to address the following aspects of support retail uses permitted by location: compatibility with adjoining uses; location of sites relative to Framework or Urban Collector streets; scale and types of uses; and, standards that would control the number of freestanding support retail uses that may be permitted by location. Within Corporate Campus Mixed-Use districts, office uses will dominate, and the residential development will be of a higher density than Urban Residential districts.

OBJ FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

FLU8.2.1 states that land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 states that continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

Community Meeting Summary

A community meeting was not required for this request.

SITE DATA

Existing Use	Mobile Home / Farm Land
Adjacent Zoning	N: A-1 (Citrus Rural District) (1957)
	E: A-1 (Citrus Rural District) (1957)
	W: PD (Planned Development District) (Silverleaf PD) (2020)

S: PD (Planned Development District) (West Orange Environmental Resources C&D Disposal & Recycling Facility PD) (2020)

Adjacent Land Uses

N: Dry Retention

E: Golf Course / Water Filtration

W: State Road 429 / Undeveloped Land

S: Undeveloped Land / Land Fill

APPLICABLE PD DEVELOPMENT STANDARDS

Commercial Standards:

Maximum Building Height: 150 feet

Minimum Building Setbacks:

Front Setback: 10 feet

Rear Setback: 10 feet

Side Setback: 5 feet

Side Street Setback: 10 feet

Multi-Family Standards:

Maximum Building Height: 66 feet / 5 stories

Minimum Building Setbacks:

Front Setback: 10 feet

Rear Setback: 20 feet

Side Setback: 5 feet

Side Street Setback: 10 feet

SPECIAL INFORMATION

Subject Property Analysis

The applicant is seeking to rezone the subject parcels from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct 270 multi-family dwelling units, a 15,000 square foot daycare, 15,000 square feet of retail, 15,000 square feet of medical office, a 4,400 square foot restaurant, and a 125 room hotel.

Comprehensive Plan (CP) Amendment

The property has an underlying Future Land Use Map (FLUM) designation Village (V) and is designated Corporate Campus Mixed Use (CCM-8) on the Special Planning Area (SPA) map. The proposed use is consistent with this designation and all applicable CP provisions; therefore, a CP amendment is not necessary.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located within an Airport Noise Zone.

Environmental

This site has agricultural use that may have included maintenance, equipment and storage facilities (fuel and chemical storage potential) that could result in soil and/or groundwater contamination. Additionally, out of an abundance of caution, due to the landfill activity on the south, EPD recommends that this property do a subsurface gas monitoring event along the boundary they share with the disposal facility.

In addition to the landfill immediately adjacent to southern boundary noted in other plan comments, there is another landfill, the 545 Landfill C&D Debris Disposal 0.3 miles to the south. This is addressed in a notification of proximity condition of approval.

Due to the potential, or perceived, contamination on this property, the applicant should consider this site for designation as a brownfield redevelopment area.

Transportation / Concurrency

This property is located within the area of the approved Town Center West Term Sheet approved by the BCC on August 25, 2015. The applicant has submitted the Horizon West – Town Center (Horizon Vue PD) Adequate Public Facilities and Road Network Agreement (RAG-20-08-022), which will be pulled from the March 9, 2021 consent agenda to be considered with this rezoning request.

Water / Wastewater / Reclaim

	<u>Existing service or provider</u>
Water:	Orange County Utilities
Wastewater:	Orange County Utilities
Reclaimed:	Orange County Utilities

Schools

A formal capacity determination was issued for this project (OC-20-035) stating capacity is available. This determination expires on July 31, 2022.

Parks and Recreation

Orange County Parks and Recreation staff reviewed the Change Determination Request but did not identify any issues or concerns.

Code Enforcement

No code enforcement, special magistrate or lot clearing issues on the subject property have been identified.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

PLANNING AND ZONING COMMISSION (PZC) FINDINGS

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend approval of the Horizon Vue Planned Development / Land Use Plan, subject to nineteen (19) conditions.

Staff indicated that eight hundred fifty (850) notices were mailed to surrounding property owners within a buffer of 1,500 feet from the subject property, with zero (0) commentaries received in favor of the request and two (2) commentaries received in opposition to the request. The reasons for opposition were related to traffic, school overcrowding, and the hotel use attracting tourists to the area. The applicant was present for the hearing and concurred with staff's recommendation. No members of the public were present to speak on this request.

After a brief discussion, a motion was made by Commissioner Dunn to find the request to be consistent with the Comprehensive Plan and recommend APPROVAL of the Horizon Vue PD Land Use Plan, subject to the nineteen (19) conditions. Commissioner Cardenas seconded the motion, which then carried on with all those present voting in the affirmative.

Motion / Second	<i>Jimmy Dunn / Evelyn Cardenas</i>
Voting in Favor	<i>Jimmy Dunn, Evelyn Cardenas, JaJa Wade, Eddie Fernandez, Carlos Nazario, Nelson Pena, Gordon Spears, and Sean McQuade</i>
Voting in Opposition	<i>None</i>
Absent	<i>Mohammed Abdallah</i>

PZC RECOMMENDED ACTION

Planning and Zoning Commission (PZC) Recommendation – (November 19, 2020)

Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of the Horizon Vue Planned Development / Land Use Plan (PD/LUP), dated "Received October 14, 2020", subject to the following conditions:

1. Development shall conform to the Horizon Vue Land Use Plan (LUP) dated "Received October 14, 2020," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws,

ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received October 14, 2020," 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, or any other development order, 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.
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10. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, shall include notification of the prior agricultural use of this property.
11. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and

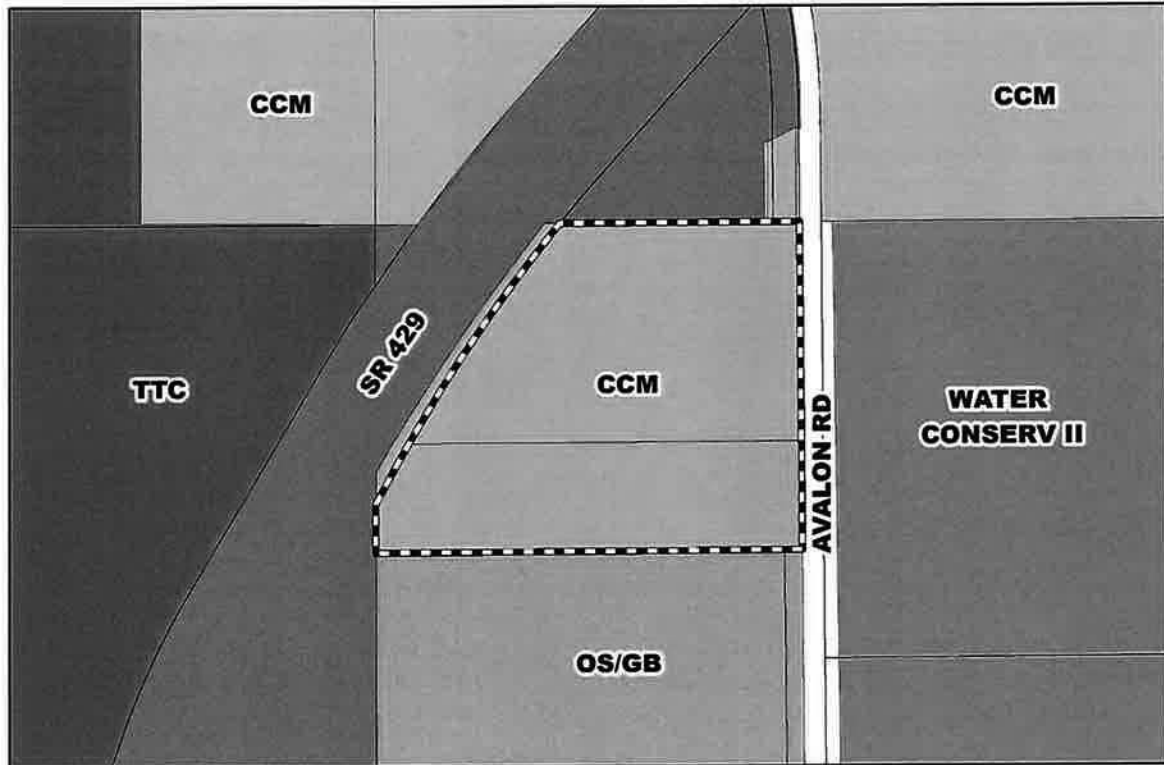
such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

12. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water, wastewater, and reclaimed water systems have been designed to support all development within the DP, and that construction plans are consistent with an approved and up-to-date Master Utility Plan for the Horizon West Town Center.
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16. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
17. Pursuant to OC Comp Plan Policy C1.5.7, development in, or near, contaminated soils shall properly address the contamination prior to approvals allowing disturbance of the contaminated soils with land clearing (including grubbing, or demolition), mass grading and or construction. Therefore, because of the site's prior land use, a Phase I Environmental Site Assessment is required prior to approvals that include alterations of the land's surface. Depending on the results of the Phase I, limited sampling or a full Phase II Environmental Site Assessment will be required. In order to allow for other parts of the project to move forward, a protective activity setback buffer can be established around any found sources of contamination in order to allow simultaneous remediation and other adjacent site development activity in a phased manner to proceed on a case by case basis. The goal of remediation will be compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels. The remediation process will be deemed complete with either a state determination of No Further Action or Site Rehabilitation Completion Order with, or

without, conditions, or compliance with a remedial action plan in order to determine when vertical construction can proceed.

18. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code.
19. The northernmost access final location and configuration will be determined at DP plan submittal for the commercial (CCMU-8) parcel.

LUP-20-06-152



 Subject Property



★ Subject Property

Future Land Use Map

FLUM: Village (V)

APPLICANT: Kathy Hattaway, Poulos & Bennett, LLC.

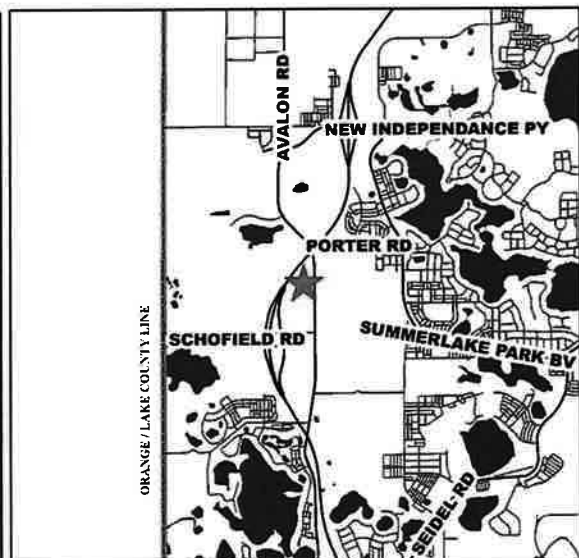
LOCATION: Generally located north of Schofield Road
and west of Avalon Road

TRACT SIZE: 24.37 gross acres

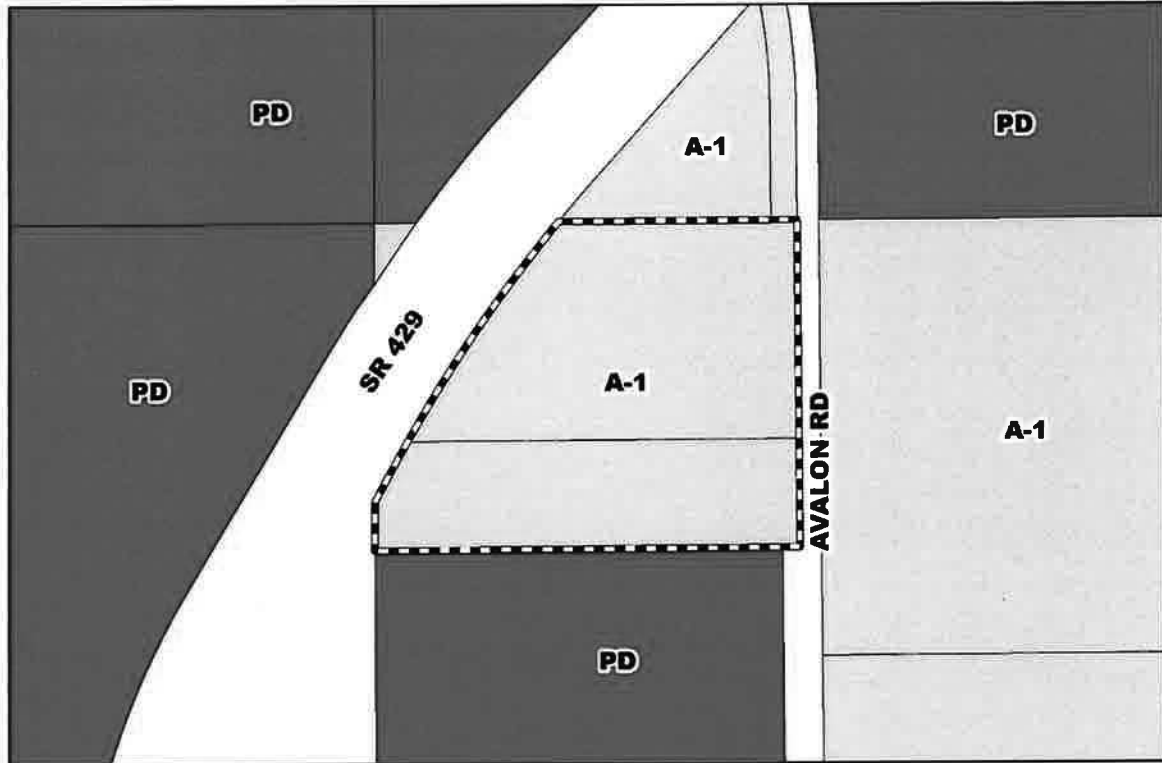
DISTRICT: # 1

S/T/R: 29/23/27

1 inch = 450 feet



LUP-20-06-152



 Subject Property



★ Subject Property

Zoning Map

ZONING: A-1 (Citrus Rural District) to
PD (Planned Development District)

APPLICANT: Kathy Hattaway, Poulos & Bennett, LLC.

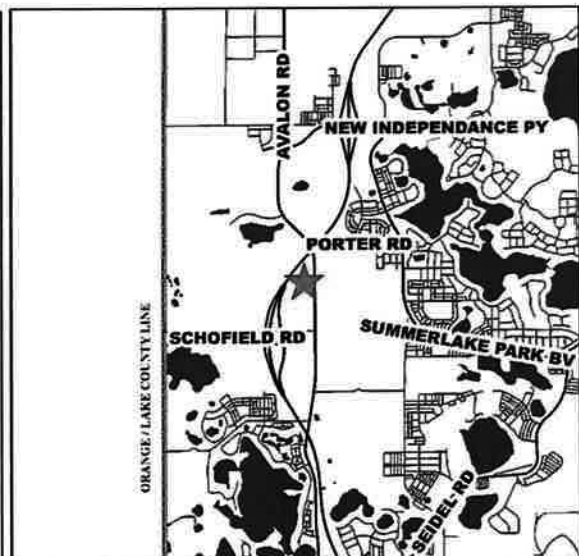
LOCATION: Generally located north of Schofield Road
and west of Avalon Road

TRACT SIZE: 24.37 gross acres

DISTRICT: # 1

S/T/R: 29/23/27

1 inch = 450 feet



LUP-20-06-152

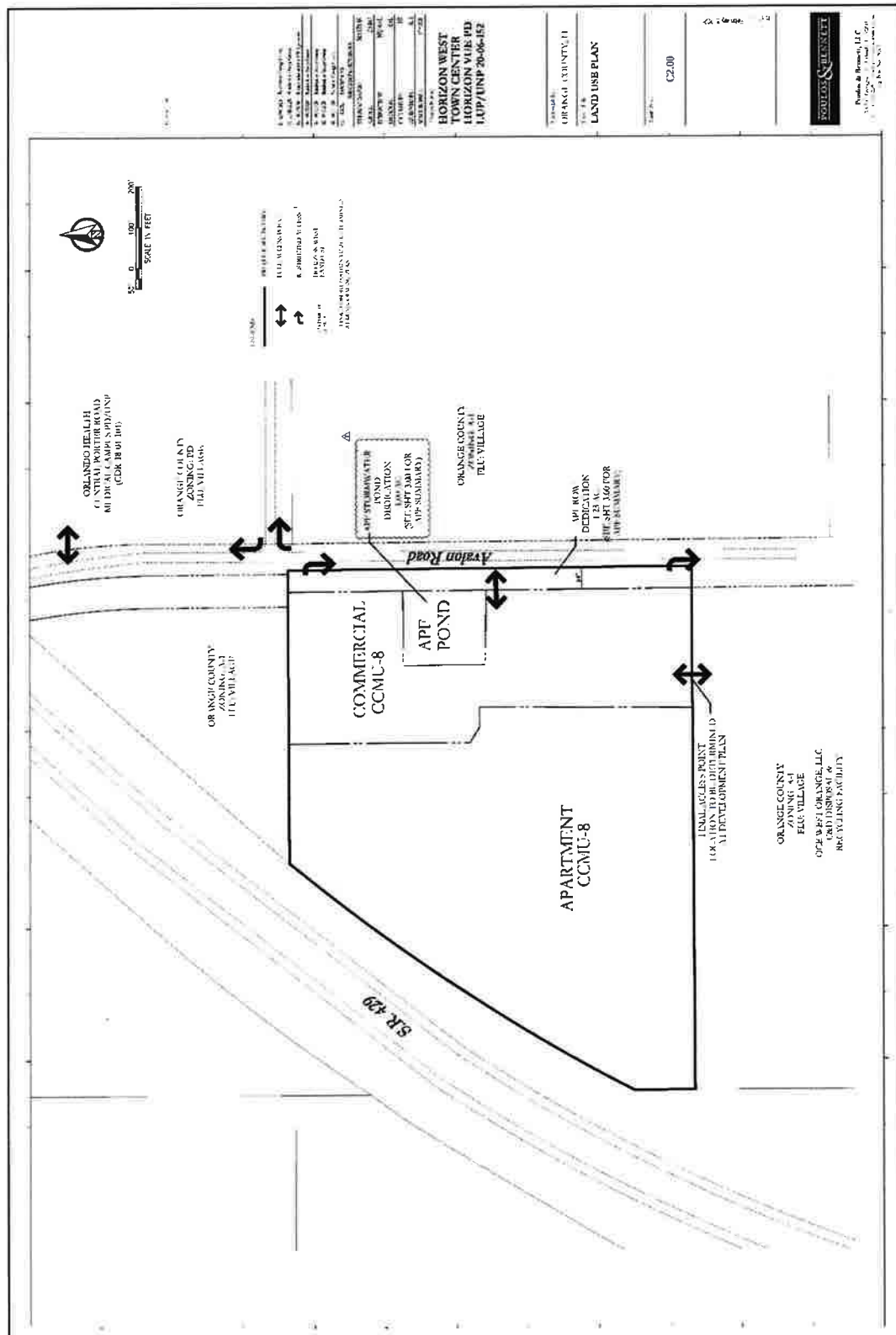


Subject Property



1 inch = 500 feet

Horizon Vue PD / LUP



Notification Map

