

Meeting Date: 1/11/2011



Agenda Item # 7-B

CITY COUNCIL AGENDA ITEM

Contact Name: Jim Kerr, City Planner Department Director: *Alan Stitt*
Department/Contact #: 386 775-5414 City Manager: *[Signature]*

- Type of Item:
- | | | | |
|--------------------------|--------------------------|-------------------------------------|---------------------|
| <input type="checkbox"/> | Public Hearing | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | Ordinance First Reading | <input type="checkbox"/> | Discussion & Action |
| <input type="checkbox"/> | Ordinance Second Reading | <input type="checkbox"/> | Council Approval |

**Subject: Extension of Development Order - Lansdowne Oaks subdivision site plan
Resolution No. 629-10**

BACKGROUND:

David Hill has requested a third extension to the approved development order for the Lansdowne Oaks subdivision site plan containing the specifications necessary to construct the infrastructure to support a 35-lot subdivision on approximately 15-acres. This request is being made per the City's development order extension process as outlined in Section 5.5 of the City's land development code, following the minor modification criteria of a development order in Section 5.6.1.

The applicant intends to construct several roads, potable water and septic facilities, drainage retention area, park, etc., and to subdivide and develop the 35 proposed lots. The park will contain picnic tables and playground equipment, and a mail kiosk will be erected for centralized mail delivery. The development will include sidewalks, streetlights, and a treed streetscape.

RECOMMENDATIONS:

City staff recommends that City Council approve and adopt Resolution No. 629-10, thereby approving a third extension to the development order for the Lansdowne Oaks subdivision site plan.

ATTACHMENTS:

- Memo report to City Council
- Resolution No. 629-10
- Exhibit A subdivision plat
- Exhibit B subdivision plat
- Exhibit C conditions

FINANCIAL IMPACT:

None anticipated

Reviewed by City Attorney _____
 Reviewed by Finance Dept. _____
 Reviewed by: _____

1st Discussion Date: 1/11/2011	2nd Discussion Date: Click here to enter a date.	Third Discussion Date: Click here to enter a date.	Other Dates: Click here to enter a date.
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RESOLUTION NO. 629-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, ACKNOWLEDGING AND APPROVING A THIRD 12-MONTH EXTENSION TO THE SITE PLAN FOR THE LANSDOWNE OAKS SUBDIVISION, SAID SITE PLAN CONTAINING THE SPECIFICATIONS TO DIVIDE A 5.0 ACRE PARCEL AND A 10.0 ACRE PARCEL INTO 35 PROPOSED RESIDENTIAL LOTS, SAID PARCELS LOCATED ON EAST LANSDOWNE AVENUE, ORANGE CITY, FLORIDA; REPEALING ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Lansdowne Oaks site plan was originally approved at a public meeting held on January 8, 2008 by the City Council of the City of Orange City, via Resolution No. 445-07, said site plan containing the specifications for constructing the improvements necessary to sustain a subdivision intended to divide a 5.0 acre parcel and a 10.0 acre parcel into 35 proposed single family residential lots, said parcels located on East Lansdowne Avenue, said approval to expire on January 8, 2009, and

WHEREAS, in January of 2009, the applicant, David Hill, requested the first extension to the approved Lansdowne Oaks site plan, which said extension was approved by City Council on February 24, 2009, via Resolution No. 530-09, which granted the first 12-month extension to the site plan, said approval to expire on January 8, 2010, and

WHEREAS, in November of 2009, the applicant, David Hill, requested a second extension to the approved Lansdowne Oaks site plan, said extension was approved by City Council on December 8, 2009, via Resolution No. 579-09, and granted a second 12-month extension to the site plan, said approval to expire on January 8, 2011, and

WHEREAS, in November of 2010, the applicant, David Hill, requested a third extension to the approved Lansdowne Oaks site plan, said extension to be considered by City Council on January 11, 2011, via Resolution No. 629-10, and if approved, will grant a third 12-month extension to the site plan, said approval to expire on January 8, 2012, and

WHEREAS, it is necessary for the City Council of the City of Orange City, Florida, to consider this third extension to the approved site plan for Lansdowne Oaks, as per Section 5.5 of the Land Development Code of the City of Orange City, Florida.

NOW, THEREFORE, BE IT RESOLVED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA:

SECTION 1. That the site plan for Lansdowne Oaks is herein approved for a third 12-month extension to expire on January 8, 2012, said site plan being attached hereto as Exhibit A and Exhibit B, all said exhibits by reference incorporated herein with full force and effect, and subject to the conditions listed in the attached Exhibit C.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

SECTION 3. That this resolution shall take effect immediately upon its adoption by the City Council of the City of Orange City, Florida.

ROLL CALL VOTE AS FOLLOWS (Resolution No. 629-10):

Gary Blair	_____	Anthony Pupello	_____
Jeff H. Allebach	_____	Tom Abraham	_____
O. William Crippen, Vice Mayor	_____	Tom Laputka, Vice Mayor	_____
Harley Strickland, Mayor	_____		

ADOPTED THIS _____ DAY OF _____, 2011.

ATTEST TO:

Deborah J. Renner, City Clerk

Authenticated this _____ day of _____, 2011.

Harley Strickland, Mayor

This Resolution approved
as to form and legal sufficiency:

William Reischmann, City Attorney

Exhibit A

Resolution 629-10

Lansdowne Oaks, Block A

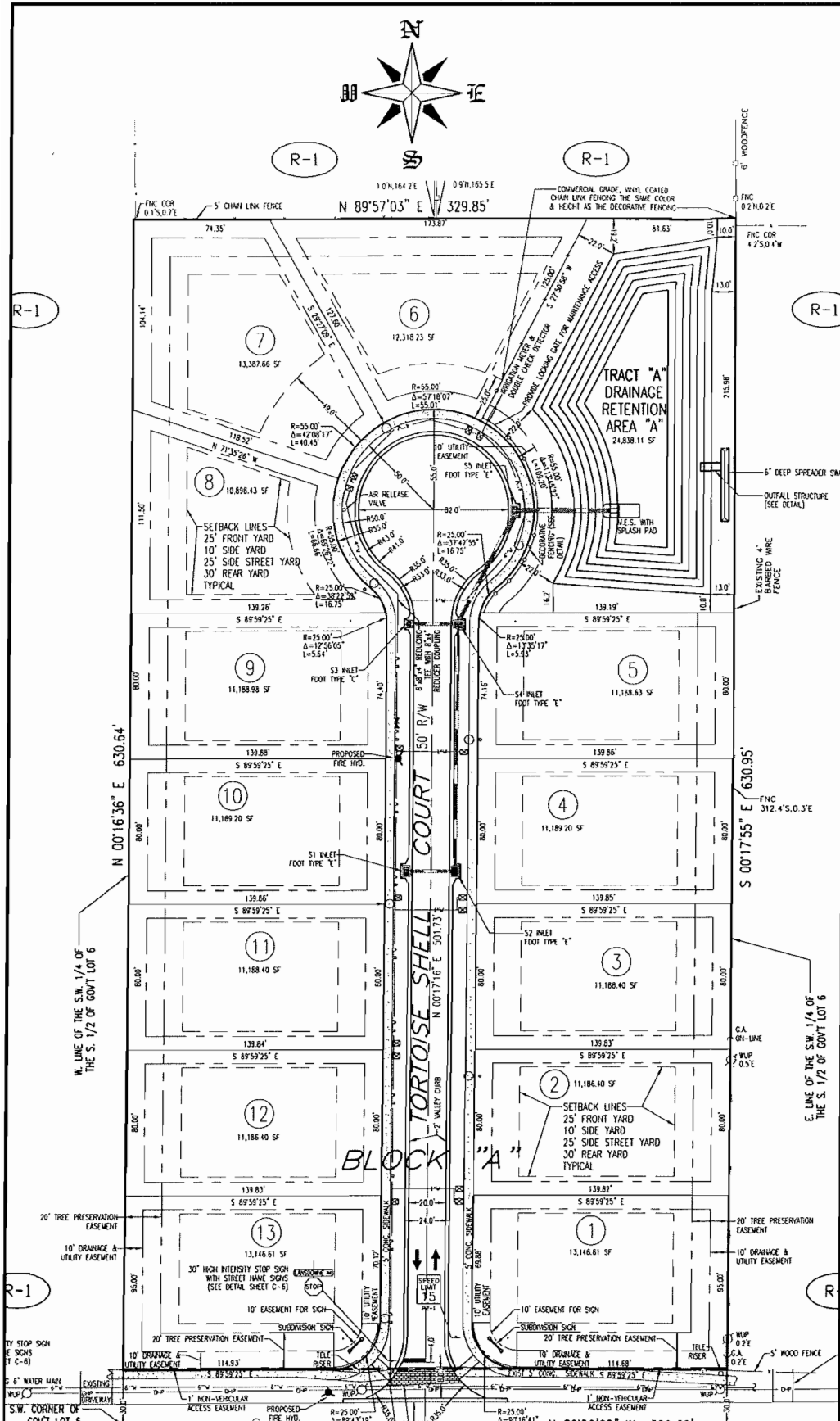


Exhibit C
Resolution No. 629-10

Lansdowne Oaks
Site Plan Conditions

Condition No. 1 – Street Lighting

The street lights located on (1) the south end of Tortoise Shell and on (2) the north end of Bonnet Creek and on (3) the north end of Shrike Hill shall be relocated to provide lighting at the intersections.

Condition No. 2 – Park Equipment

During the construction phase of the subdivision, recreation and equipment specifications shall be provided by the developer, and City staff will review and approve said equipment which shall be installed by the developer following the completion and occupancy of seven homes, equaling 20 percent of the 35-lots.

Condition No. 3 – Tree Requirement

As each lot is constructed, the builder shall meet the tree ordinance requirement at that time for that specific lot, including an underground landscape irrigation system.

Condition No. 4 – Tree Preservation

Following the clearing of trees from the property, the Tract areas shall be cleared of underbrush and dead trees. An inventory of remaining trees shall be conducted by staff to assure compliance with the tree requirement within the Tract areas and within the tree preservation areas.

Condition No. 5 – Tree Buffer Requirement

During or following the clearing of trees from the property, the 10-foot buffer facing the south and north sides of East Lansdowne Avenue shall possess 4-inch Live Oaks spaced 40-feet apart amongst the existing trees proposed to be preserved. Staff shall inventory the trees proposed to be preserved to evaluate their quality. Overall, 4-inch live oaks shall be installed (filled in) midway within this 10-foot landscape buffer to meet the 40-foot minimum spacing requirement.

Condition No. 6 – New Ordinances

Compliance with Ordinance No. 355 adopted on June 10, 2008, and Ordinance No. 406 adopted on October 13, 2009, said two ordinances require compliance with the National Pollutant Discharge Elimination System.

In accordance with Section 5.6.1 of the City's land development code regarding minor modifications, Staff recommends the following two conditions be added to the extension of the development order for the Lansdowne Oaks site plan.

Condition No. 7 – Housing Criteria

Each single family dwelling unit shall be a minimum of 1,650 square feet with a 2 car garage and façades facing any street shall be constructed with at least 80 percent of materials consisting of brick, natural stone, architectural cast stone, hardcoat, stucco or other durable materials approved by the Development Services Director consistent with the attached elevations. Elevations shall also be provided at the time of building permit that allows for visual variety along the streetscape within the subdivision and features traditional elements such as dormers, front porches, arched windows and columns. In order to create a varied and interesting street scene the Development Services Director may consider elevations that incorporate architectural enhancements such as shutters, articulation in roof forms, varied wall planes, changes in materials, decorative details and siding on elevations, as well as window and door trim, the use of arched entries and extended porches. Elevations shall be reviewed and approved by the Development Services Director to ensure consistency with those attached to provide a cohesive character. The garage and front doors shall be distinct and compatible with the architectural style of the home.

Condition No. 6 – Landscaping

Landscaping shall be incorporated into the lots of each dwelling unit and be submitted with elevations at time of building permit. Landscaping shall be designed to enhance the streetscape and architectural styling of the proposed elevation and will be approved by the Development Services Director. Landscaping shall be installed prior to the issuance of the certificate of occupancy and guaranteed for one year after installation by permittee. Examples of landscaping may include foundation plantings, trees, landscape islands, and hardscaping.

Attached Elevations: Condition No. 7 Landsowne Oaks





Orange City Planning & Zoning Department

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E-mail: jkerr@ci.orange-city.fl.us

MEMORANDUM

DATE: January 11, 2011

TO: Honorable Mayor and City Council members

FROM: J.H.Kerr III, City Planner

SUBJECT: **RESOLUTION NO. 629-10
CONSIDER EXTENSION OF A DEVELOPMENT ORDER
LANSDOWNE OAKS SUBDIVISION SITE PLAN
PARCEL NO. 8002-00-00-0660 AND 8002-00-00-0710**

Recommendation

City staff has reviewed the request for an extension to the development order for the Lansdowne Oaks subdivision site plan, and recommends that City Council create a motion as follows:

Resolution No. 629-10

Based upon competent substantial evidence provided by the applicant and staff, the City Council of Orange City approves a third 12-month extension to the site plan for the proposed Lansdowne Oaks subdivision to be developed on a 15-acre property located on East Lansdowne Avenue, parcel numbers 8002-00-00-0660 and 8002-00-00-0710, and subject to the following six conditions.

Condition No. 1 – Street Lighting

The street lights located on (1) the south end of Tortoise Shell and (2) on the north end of Bonnet Creek and (3) on the north end of Shrike Hill shall be relocated to provide lighting at the intersections following City staff approval as to their revised locations.

Condition No. 2 – Park Equipment

During the construction phase of the subdivision, recreation and equipment specifications shall be provided by the developer, and City staff will review and approve said equipment which shall be installed by the developer following the completion and occupancy of seven homes, equaling 20 percent of the 35-lots.

Condition No. 3 – Tree Requirement

As each lot is constructed, the builder shall meet the tree ordinance requirement at that time for that specific lot, including an underground landscape irrigation system.

Condition No. 4 – Tree Preservation

Following the clearing of trees from the property, the Tract areas shall be cleared of underbrush and dead trees. An inventory of remaining trees shall be conducted by staff to assure compliance with the tree requirement within the Tract areas and within the tree preservation areas.

Condition No. 5 – Tree Buffer Requirement

During or following the clearing of trees from the property, the 10-foot buffer facing the south and north sides of East Lansdowne Avenue shall possess 4-inch Live Oaks spaced 40-feet apart amongst the existing trees proposed to be preserved. Staff shall inventory the trees proposed to be preserved to evaluate their quality. Overall, 4-inch live oaks shall be installed (filled in) midway within this 10-foot landscape buffer to meet the 40-foot minimum spacing requirement.

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In accordance with Section 5.6.1 of the City's land development code regarding minor modifications, Staff recommends the following two conditions be added to the extension of the development order for the Lansdowne Oaks site plan.

Condition No. 7 – Housing Criteria

Each single family dwelling unit shall be a minimum of 1,650 square feet with a 2 car garage and façades facing any street shall be constructed with at least 80 percent of materials consisting of brick, natural stone, architectural cast stone, hardcoat, stucco or other durable materials approved by the Development Services Director consistent with the attached elevations. Elevations shall also be provided at the time of building permit that allows for visual variety along the streetscape within the subdivision and features traditional elements such as dormers, front porches, arched windows and columns. In order to create a varied and interesting street scene the Development Services Director may consider elevations that incorporate architectural enhancements such as shutters, articulation in roof forms, varied wall planes, changes in materials, decorative details and siding on elevations, as well as window and door trim, the use of arched entries and extended porches. Elevations shall be reviewed and approved by the Development Services Director to ensure consistency with those attached to provide a cohesive character. The garage and front doors shall be distinct and compatible with the architectural style of the home.

Condition No. 6 – Landscaping

Landscaping shall be incorporated into the lots of each dwelling unit and be submitted with elevations at time of building permit. Landscaping shall be designed to enhance the streetscape and architectural styling of the proposed elevation and will be approved by the Development Services Director. Landscaping shall be installed prior to the issuance of the certificate of occupancy and guaranteed for one year after installation by permittee. Examples of landscaping may include foundation plantings, trees, landscape islands, and hardscaping.

Background

On December 14, 2010, the City Council voted to continue this item to January 11, 2011. The subject property is located on East Lansdowne Avenue, approximately 600 feet east of South Leavitt Avenue, and consists of a 10-acre parcel on the south side of East Lansdowne Avenue and a 5-acre parcel on the north side. The 10-acre portion is part of Orange City's original 1.5 square mile jurisdiction, and the 5-acre portion was annexed into the City in 2003. The subject property

maintains an (RL) Residential Low land use designation and an (R-1) Low Density Residential zoning classification. The subject property is currently vacant and undeveloped.

Overview of Land Use and Zoning Status

	Designated Land Use	Zoning Classification	Existing Land Use	Percent Developed	Jurisdiction
SUBJECT PROPERTY	RL Residential Low	R-1 Low Density Residential	Vacant	None	City
ADJOINING TO NORTH	RL Residential Low	R-1 Low Density Residential	Residential	100	City
ADJOINING TO SOUTH	RL Residential Low	R-1 Low Density Residential	Residential	100	City
ADJOINING TO EAST	RL Residential Low	R-1 Low Density Residential	Residential	100	City
	ULI Urban Low Intensity	R-4 Urban Single Family Residential	Residential	100	County
ADJOINING TO WEST	RL Residential Low	R-1 Low Density Residential	Residential	100	City

Detailed Adjoining Property Land Use and Zoning Description

North: The property adjoining to the north of the subject property is in the City's jurisdiction, and maintains an (RL) Residential Low land use designation and an (R-1) Low Density Residential zoning classification. The property to the north is developed as single family residential.

South: The property adjoining to the south of the subject property is in the City's jurisdiction, and maintains an (RL) Residential Low land use designation and an (R-1) Low Density Residential zoning classification. The property to the south is developed as single family residential.

East: Approximately three-fourths of the property adjoining to the east of the subject property is in the City's jurisdiction, and maintains an (RL) Residential Low land use designation and an (R-1) Low Density Residential zoning classification. The remaining one-fourth of the property adjoining to the east is in the County's jurisdiction, and maintains a (ULI) Urban Low Intensity land use designation and an (R-4) Urban Single Family Residential zoning classification. All of the property to the east is currently developed as single family residential regardless of jurisdiction.

West: The property adjoining to the west of the subject property is in the City's jurisdiction, and maintains an (RL) Residential Low land use designation and an (R-1) Low Density Residential zoning classification. The property to the west is currently developed as single family residential.

Application

David Hill has submitted a request for an extension to the approved development order for the Lansdowne Oaks subdivision site plan, to construct the infrastructure to support a 35-lot subdivision on approximately 15 acres. The request is made per the City's development order extension process, as outlined in Section 5.5 of the City's land development code.

Project Analysis

The applicant intends to install several roads, potable water and septic facilities, drainage retention area, park, etc., and to subdivide and develop the 35 proposed lots. A park will be provided containing picnic tables and playground equipment, and a mail kiosk will be erected for centralized mail delivery. The development will include sidewalks, drainage retention area, streetlights, and a treed streetscape.

Type of Project

The specific proposed use for the 35-lots will be for single family residential purposes, and said proposed residential use is consistent with the R-1 Low Density Residential zoning district requirements. The 35-lots exceed the minimum size requirements (10,890 square feet), with the smallest lot being 10,920 square feet and the largest being 13,711 square feet. The average lot size is 80 by 140. The density (2.3 DU/AC) is far less than the maximum single family residential density (4.0 DU/AC).

Extension of Development Order

According to Section 5.4.A of the City's land development code, development orders for a subdivision site plan shall expire one year from the date of issuance, and may be extended beyond the one year expiration by City Council. Section 5.5 requires that special consideration be given to the following criteria.

- A. If any amendment to this code is made after approval of the original development order and would necessitate modification of the original approved development plans or associated documents.

Staff maintains there have been no changes to the land development code that would require modifying the development order except for Ordinance No. 355, Guidelines for compliance with the National Pollutant Discharge Elimination System.

- B. Re-evaluation of the ability of the proposed development to meet the concurrency management requirements of this code.

Staff maintains that the demands of the development have not changed, and there is still sufficient infrastructure capacity to service this development.

- C. Changes in surrounding land use, development or other conditions that may require modification of the application to meet the requirements of this code.

Staff maintains that there have been no changes to the surrounding land uses, development or other conditions that would require modifying the subdivision site plan.

SUMMARY

Lansdowne Oaks has sought to propose a subdivision that not only complies with the City's Code of Ordinances, but also has the intent to create an environment that will fit well within the surrounding residential community. The development will possess single family dwellings, treed streetscapes, sidewalks, street lighting, and a recreational area.