

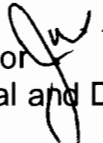


Interoffice Memorandum

AGENDA ITEM

April 18, 2016

TO: Mayor Teresa Jacobs
—AND—
Board of County Commissioners

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

CONTACT PERSON: John Smogor, Chairman
Development Review Committee
407 836-5616

SUBJECT: May 10, 2016 — Consent Item
Zanzibar Phase 1 Preliminary Subdivision Plan (PSP)
First Amendment to Adequate Public Facilities (APF)
Agreement - (Related to Case # PSP-15-07-200)

The proposed Zanzibar Phase 1 Preliminary Subdivision Plan (PSP) contains 141.57 gross acres and is generally located on the north of Old YMCA Road, west of State Road 429. More specifically, the subject property is located within the Village H Specific Area Plan (SAP) of Horizon West, and is primarily designated Estate Rural, Garden Home, and Townhome on the Village H SAP Recommended Land Use Plan (LUP), with limited areas designated Upland Greenbelt and Wetlands. Through the PSP application #PSP-15-07-200, the proposed Zanzibar Phase I PSP subdivides 141.57 acres in order to construct 213 single-family residential dwelling units.

Pursuant to Orange County Code Section 30-714, each property owner in a Horizon West PD is required to convey their proportionate share of APF lands, which are based on the ratio of required APF acres to net developable acres within the SAP. In the event that APF land requirements cannot be met within a particular PD, an owner may pay a fee to the County equal to the value of the ratio of required APF lands, and based upon the average fair market value of land as established by an independent appraiser. For the Village H SAP, the adopted ratio of APF acres to net developable acres is 1.0 to 7.6.

In order to satisfy the requirements of Chapter 30, Article XIV of the Orange County Code ("APF/TDR Ordinance"), the Zanzibar PD was subject to an APF agreement, which was entered into on December 3, 2013. That APF agreement recognizes that the project is accountable for a minimum of 14.77 acres of APF lands. The owner has provided 5.78 acres of APF land to the County creating an APF deficit of 8.99 acres.

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First Amendment to Adequate Public Facilities (APF) Agreement
(Related to Case # PSP-15-07-200)

The first amendment revises the APF agreement entered into on December 3, 2013, to change certain provisions related to conveyance of the APF land. The First Amendment to Zanzibar APF Agreement received a recommendation of approval from the Development Review Committee on March 9, 2016, and should be considered with the associated PSP public hearing. Upon approval by the Board of County Commissioners, the Agreement will be recorded in the Public Records of Orange County, Florida.

ACTION REQUESTED: Approval and execution of First Amendment to Adequate Public Facilities Agreement for Zanzibar PD by and between Zanzibar Properties, LLC and Orange County. District 1

JVW/JS:rep

Attachments