

RESOLUTION NO. 665-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, ACKNOWLEDGING AND APPROVING A FOURTH 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, and which said approval expired on January 8, 2009, and

WHEREAS, in January of 2009, the applicant 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, and which said approval expired on January 8, 2010, and

WHEREAS, in November of 2009, the applicant 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, and which said approval expired on January 8, 2011, and

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

WHEREAS, in December of 2011, the applicant requested a fourth extension to the approved Lansdowne Oaks site plan, said extension to be considered by City Council on January 10, 2012, via Resolution No. 665-12, and if approved, will grant a fourth 12-month extension to the site plan, said approval to expire on January 8, 2013, and

WHEREAS, it is necessary for the City Council of the City of Orange City, Florida, to consider this fourth 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 fourth 12-month extension to expire on January 8, 2013, 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. 665-12):

Gary A. Blair	<u>yes</u>	Ronald L. Saylor	<u>yes</u>
Michael G. Wright	<u>yes</u>	Tom Abraham	<u>Absent</u>
Anthony Pupello	<u>yes</u>	O. William Crippen, Vice Mayor	<u>yes</u>
Tom Laputka, Mayor	<u>yes</u>		

ADOPTED THIS 24th DAY OF January, 2012.

ATTEST TO:

Deborah J. Renner
Deborah J. Renner, City Clerk

Authenticated this 25 day of January, 2012.

[Signature]
Tom Laputka, Mayor

This Resolution approved
as to form and legal sufficiency:

[Signature]
William Reischmann, City Attorney

Exhibit A Resolution 665-12 Lansdowne Oaks, Block A

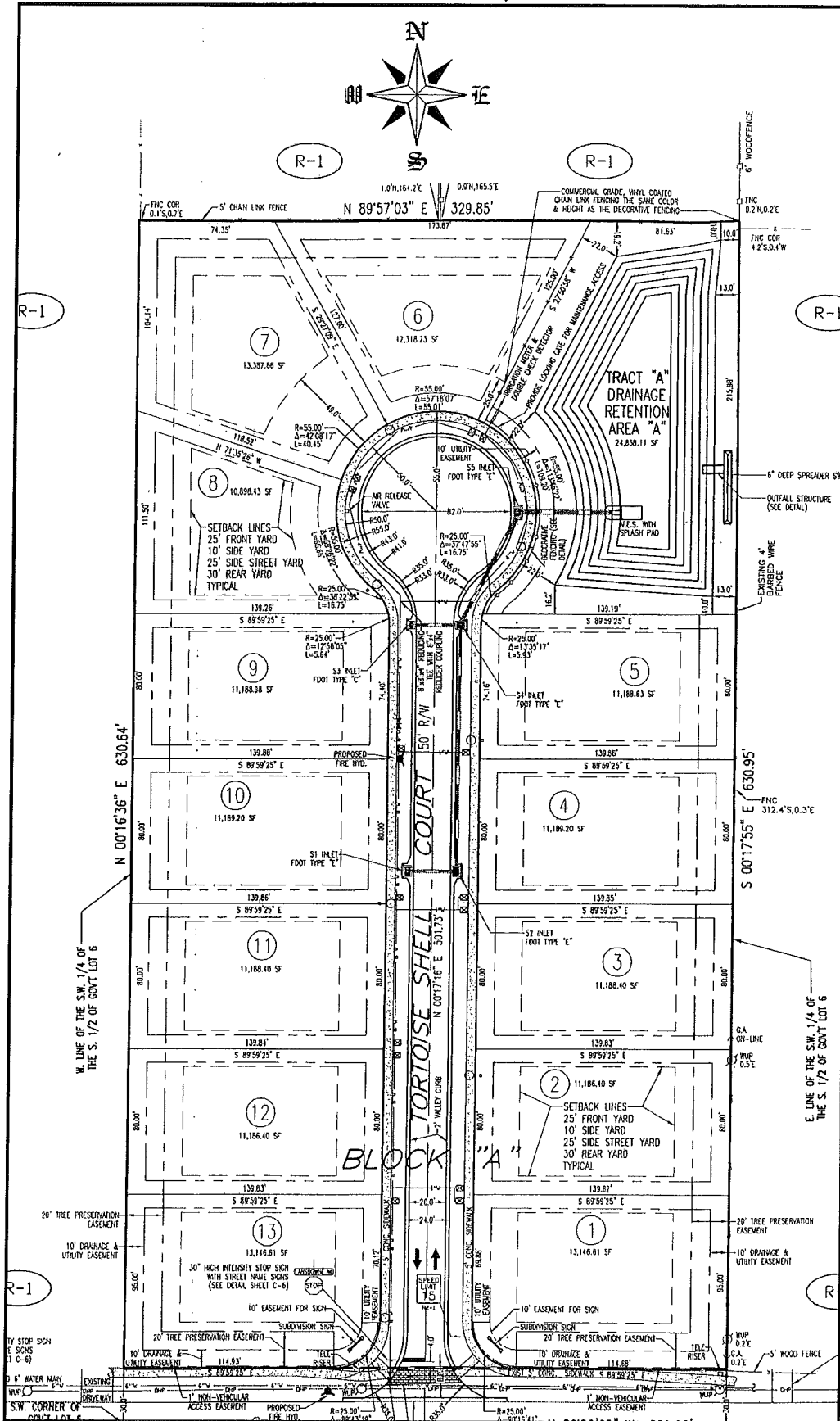


Exhibit B Resolution 665-12 Lansdowne Oaks, Block B

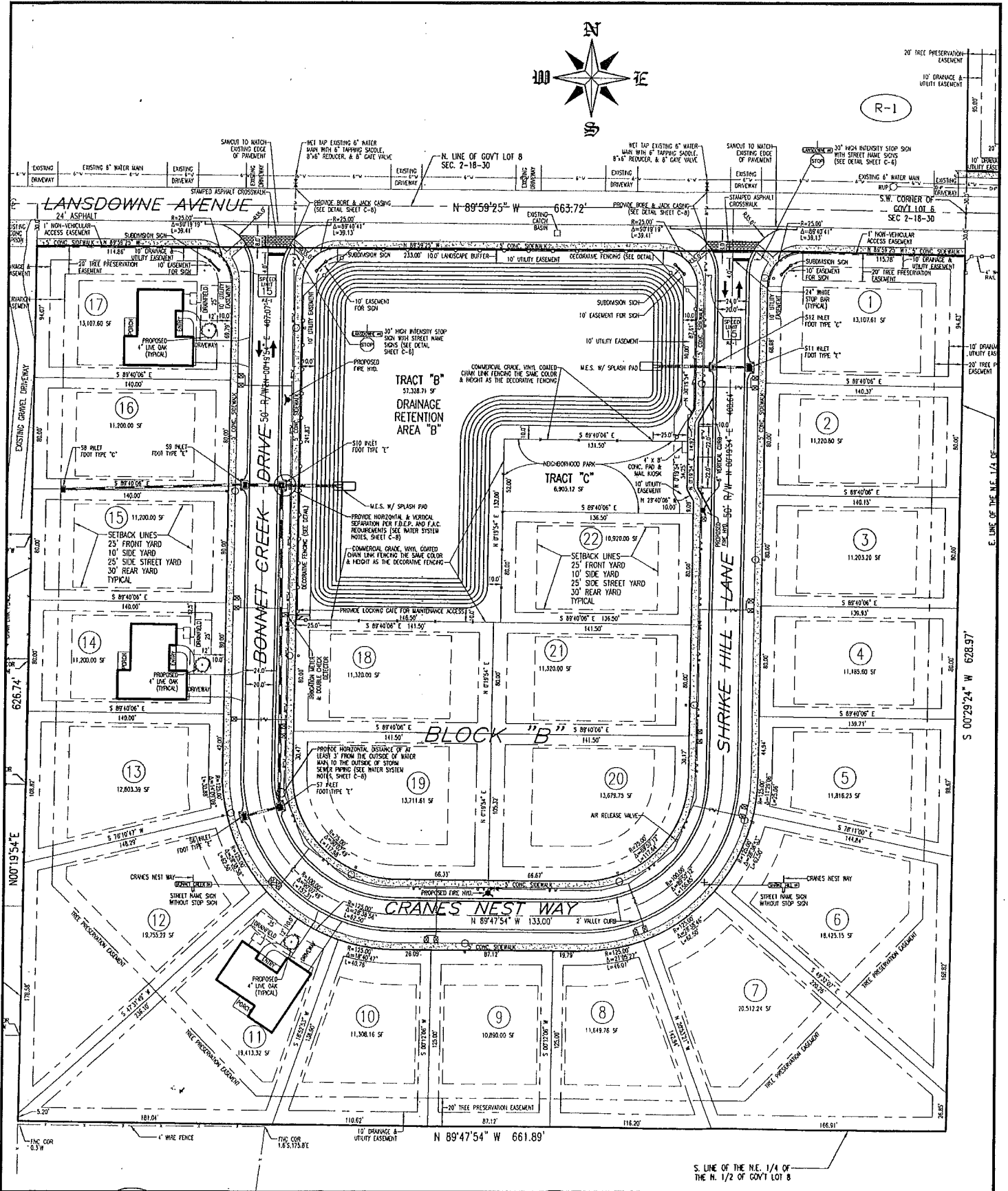


Exhibit C
Resolution No. 665-12

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. 8 – 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.