RESOLUTION NO. 95-M-20

A RESOLUTION PERTAINING TO ORANGE COUNTY PROCEDURES FOR PERFORMING MINISTERIAL DUTIES AND A DELEGATION OF AUTHORITY WITH REGARD TO THE PLANNING AND DEVELOPMENT DIVISION CONSENT AGENDA; DELEGATING TO THE ORANGE COUNTY PLANNING AND DEVELOPMENT DIRECTOR THE ABILITY TO APPROVE MODEL HOME APPLICATIONS PURSUANT TO ORANGE COUNTY CODE SECTION 34-7(c)(1), AND STREET NAME PETITIONS PURSUANT TO ORANGE COUNTY CODE SECTION 21-2; PROVIDING FOR RECORD KEEPING OF SUCH APPROVALS; PROVIDING FOR A METHOD OF APPEAL FROM DENIAL BY THE PLANNING AND DEVELOPMENT DIRECTOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Orange County deems that the delegation of authority to the Planning and Development Director to ministerially approve Model Home Applications and Street Name Petitions is an exercise in efficient government, expeditious to the applicant and in the best interest of the people of Orange County. NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. The Board of County Commissioners hereby delegates to the Orange County Planning and Development Director, who in turn may designate the Orange County Zoning Manager as his/her designee to implement the provisions and duties under this resolution, the ability to approve requests for construction of model homes prior to the completion of the subdivision plat as provided for in Orange County Code
Section 34-7(c)(1) provided each of the following submittal requirements and permitting restrictions are complied with by the applicant:

A. Submittal Requirements: The applicant shall submit the following to the Orange County Zoning Manager:

1. A cover letter requesting the model homes;
2. Three (3) copies of the plot plan on the proposed lot depicting structure(s), footprint, setbacks and proposed easements for each model being requested;
3. Three (3) copies of the overall subdivision plan (or plat) which indicates where the models are to be located;
4. An executed notarized statement by the applicant that he understands, agrees to and shall comply with the permitting restrictions set forth in subsection B below.

B. Permitting Restrictions: The applicant/developer shall understand and agree that:

1. The applicant/developer shall utilize a preliminary final plat with proposed street names approved by the Zoning Department for issuance of a permanent street address (fee required);
2. Any permitting is at the risk and expense of the applicant/developer if changes are made with respect to the final recorded plat; and, no Certificate of Occupancy will be issued until an amended building permit (additional fee required) for a final permanent address is issued;

3. No Certificate of Occupancy shall be issued until a Certificate of Completion is issued for the subdivision; and

4. All construction and permitting is at the applicant/developer's own risk and expense.

Section 2. The Board of County Commissioners hereby delegates to the Orange County Planning and Development Director, who in turn may designate the Orange County Zoning Manager as his/her designee to implement the provisions and duties under this resolution, the ability to approve street name petitions pursuant to Orange County Code Section 21-2 provided that each of the following submittal requirements is complied with by the applicant:

Submittal Requirements: The applicant shall:

1. File an Orange County Street Name Petition with the Zoning Street Addressing Section of the Zoning Department (fee required);
2. In conjunction with the petition, provide the tax identification number of each parcel with frontage on the affected street(s) of the proposed change and supply name of each parcel owner;

3. Provide evidence that each affected parcel owner has been notified of the Street Name Petition; a roster with signatures of the parcel owners shall be deemed sufficient;

4. A scaled site plan which identifies the streets and the surrounding properties or parties affected by the change;

5. If more than one property owner is affected then the applicant shall supply notarized statements from at least fifty-one percent (51%) of the affected property owners stating that the affected property owners agree with (have no objection to) the proposed street name or street name change.

Section 3. It shall be the responsibility of the Planning and Development Director or his/her designee to keep a permanent record, open to public inspection, of each approval for either model homes or street name petitions granted pursuant to this resolution.
Section 4. A denial of either a model home application or a street name petition by the Planning and Development Director may be reviewed and considered by the Board of County Commissioners upon submittal of a request for such a review by the applicant with the Planning and Development Director who shall be responsible for scheduling the matter before the Board.

Section 5. Effective Date. This Resolution shall become effective this 4th day of April, 1995.

ORANGE COUNTY, FLORIDA

BY: Bob Freeman

DATE: APR 04 1995

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

BY: Asst. Deputy Clerk

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