



Interoffice Memorandum

MAR 10 20 3:23 PM

DATE: March 5, 2020

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Lisette M. Egipciaco, Development Coordinator Planning Division

CONTACT PERSON(S): **Lisette M. Egipciaco, Development Coordinator Planning Division 407-836-5684 Lisette.Egipciaco@ocfl.net**

SUBJECT: Request for Board of County Commissioners Public Hearing

RCUD  
MAR 10 20 PM 3:24

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Project Name: Lake Steer Subdivision Preliminary Subdivision Plan  
Case # PSP-18-09-295

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Major Stacy  
B&S Engineering Consultants, LLC  
2221 Lee Road  
Winter Park, Florida 32789

Commission District: 1

General Location: South of Lexington View Lane / East of South Apopka Vineland Road

April 21, 2020  
@ 2 PM

Parcel ID #(s) 34-22-28-0000-00-030

# of Posters: 4

Use: 13 Single-Family Residential Dwelling Units

Size / Acreage: 16.96

BCC Public Hearing  
Required by: Orange County Code, Chapter 34, Article III,  
Section 34-69 and Chapter 30, Article III, Section  
30-89

Clerk's Advertising  
Requirements: (1) At least 15 days before the BCC public hearing  
date, publish an advertisement in the Legal  
Notices section of *The Orlando Sentinel*  
describing the particular request, the general  
location of the subject property, and the date,  
time, and place when the BCC public hearing will  
be held;

and

(2) At least 10 days before the BCC public  
hearing date, send notices of BCC public hearing  
by U.S. mail to owners of property within 300 feet  
of the subject property and beyond.

Spanish Contact Person: Para más información referente a esta vista  
pública, favor de comunicarse con la División de  
Planificación (Planning Division) al número 407-  
836-8181.

**Advertising Language:**

This Preliminary Subdivision Plan (PSP) is a request to subdivide 16.96 acres in order to construct 13 single-family residential dwelling units; District 1; South of Lexington View Lane / East of South Apopka Vineland Road.

This request also includes the following waivers from Orange County Code:

- 1) A waiver from Orange County Code Section 34-209, Roadway Screen Walls, to allow for a combination of solid six foot (6') masonry wall with wrought iron look fence and pillars adjacent to retention areas with increased landscaping along the right-of-way of South Apopka Vineland Road in lieu of a continuous six foot (6') masonry wall.
- 2) A waiver from Orange County Code Section 34-250(b), Open Drainage Facilities, to allow for a 5' pond maintenance berm in lieu of a 20' maintenance berm adjacent to the proposed masonry wall and wrought iron fence along the right of way of South Apopka Vineland Road.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

**Special Instructions to Clerk (if any):**

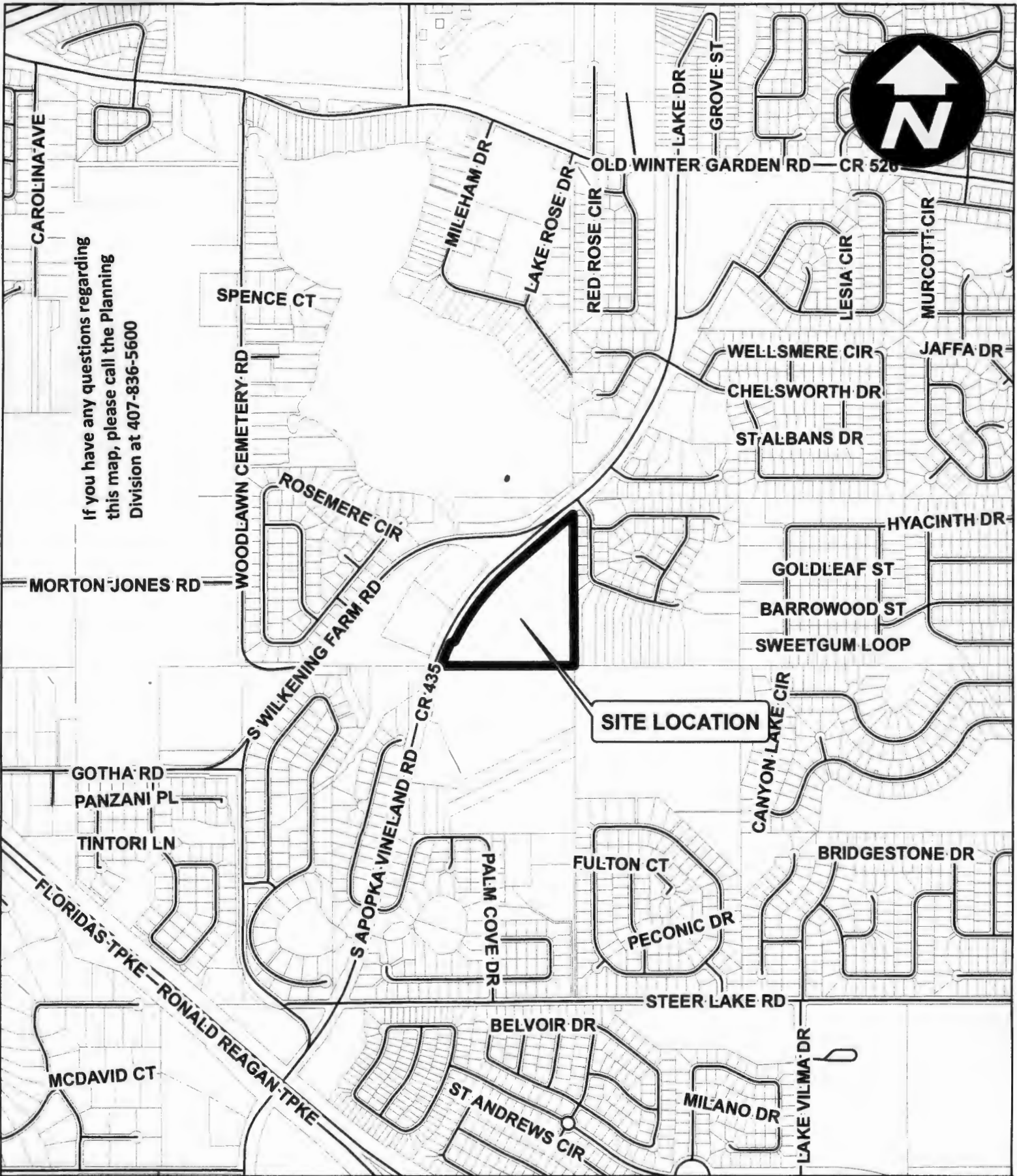
Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Lisette Egipciaco and Sapho Vatel of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)



If you have any questions regarding this map, please call the Planning Division at 407-836-5600



SITE LOCATION



CIVIL ENGINEERING | LAND PLANNING

APPLANFL.COM 407.960.5868

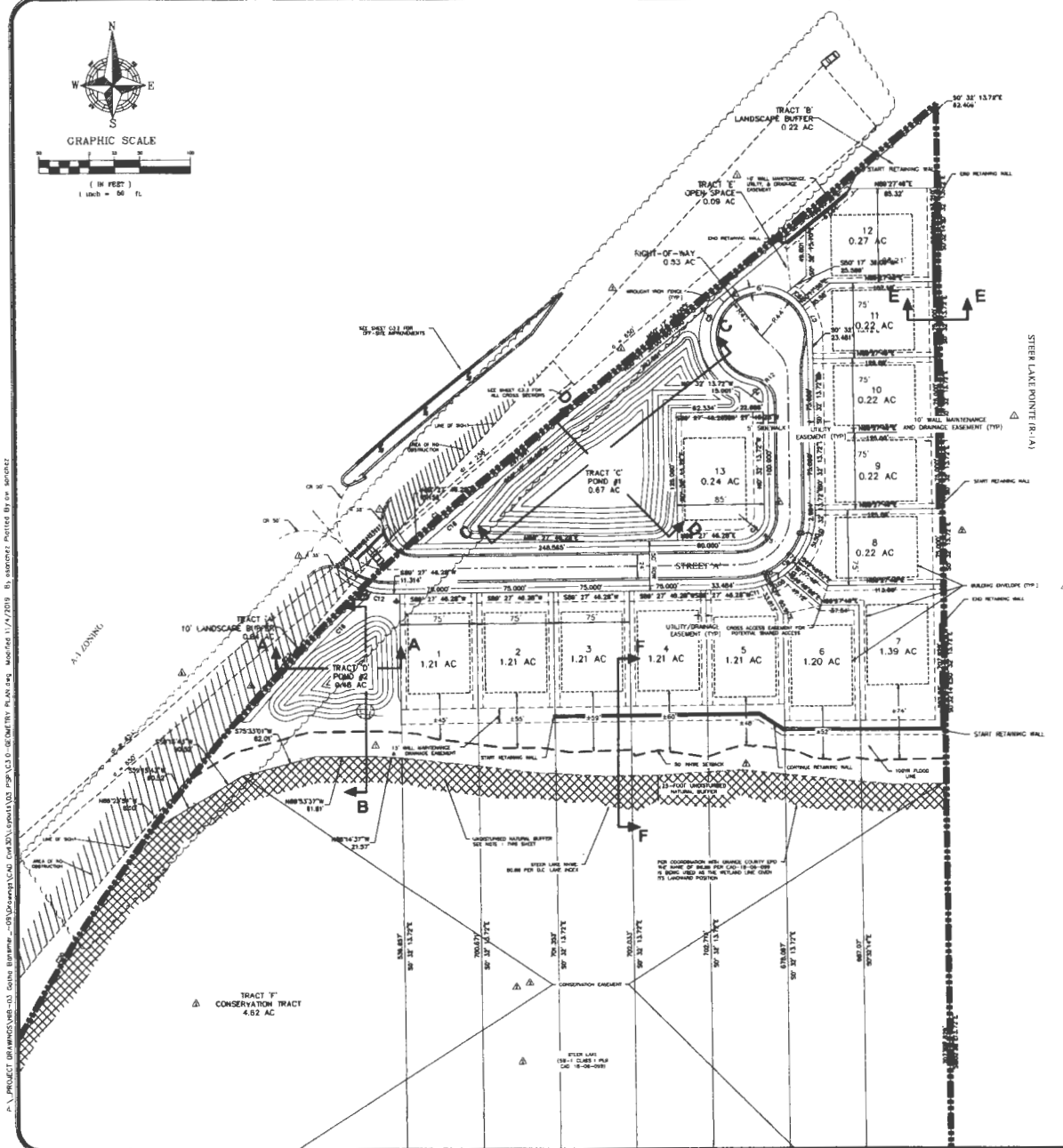
2221 LEE ROAD, SUITE 17, WINTER PARK, FLORIDA 32789

Location Map

Orange County, Florida

Job Number HIB-03

Date: 2/21/2020



**SITE DATA:**

OCFA - PARCEL ID #: 34-22-20-000-00-000  
 PROPERTY ADDRESS: 3 APOPKA WINDLAND RD  
 TOTAL PROPERTY AREA: 146.96 AC  
 STEER LAKE (DW #): 46.31 AC  
 20' BUFFER AREA: 66.48 AC  
 NET DEVELOPABLE AREA: 66.48 AC  
 (20' BUFFER TOTAL - 447,783 SQFT 10' - 250,814 SQFT NET DEVELOPABLE)

EXISTING FUTURE LAND USE: LDR (4.0 D.U./AC)  
 MAXIMUM ALLOWABLE GROSS DENSITY: 4.0 D.U./AC  
 PROPOSED GROSS DENSITY (150 D.U./AC): 3.54 D.U./AC

PROPOSED SCHOOL AGE POPULATION: 4 SCHOOL AGE CHILDREN  
 LDU \* 404 CHILDREN

DWELLING UNITS PROPOSED: 13 DWELLING UNITS

ADJACENT FUTURE LAND USE:  
 NORTH: LDR (ORANGE CO.)  
 SOUTH: LDR (ORANGE CO.)  
 EAST: LDR (ORANGE CO.)  
 WEST: LDR (ORANGE CO.)

EXISTING ZONING: R-1A  
 ADJACENT ZONING:  
 NORTH: R-4 (ORANGE CO.)  
 SOUTH: R-1A (ORANGE CO.)  
 EAST: R-1A (ORANGE CO.)  
 WEST: R-4 (ORANGE CO.)

SETBACK REQUIREMENTS:  
 FRONT: 20'  
 REAR: 15'  
 SIDE: 15'  
 SIDE-OF-STREET: 15'

MINIMUM LOT WIDTH: 75'  
 MINIMUM LOT AREA: 1,200 SF (UNDER BEAT & AIR)  
 MAXIMUM BUILDING HEIGHT: 35 FT (2 STORIES)

WATER REQUIREMENT: YES  
 VARIANCE REQUEST: NO  
 SERVICE DEMANDS:  
 TRAFFIC (10 D.U. \* 11.71 TRIPS/DU): 153 TRIPS  
 CLEAR: 06-17-021  
 C-ADM: 18-06-099

THE PROPOSED PROJECT IS TO BE CONSTRUCTED IN ONE PHASE  
 WATER SERVICE TO BE PROVIDED BY ORANGE COUNTY UTILITIES  
 RECLAIMED WATER SERVICE TO BE PROVIDED BY ORANGE COUNTY UTILITIES  
 SEWER SERVICE TO BE PROVIDED BY ORANGE COUNTY UTILITIES

TABLE 1.1

TRACT NAME	OWNER/MAINTAINANCE	SF	AREA
(A) 10' LANDSCAPE BUFFER	HOA	1,775.04	0.04
(B) LANDSCAPE BUFFER	HOA	5,433.27	0.22
(C) POND #1	ORANGE COUNTY	28,997.06	0.47
(D) POND #2	ORANGE COUNTY	20,726.24	0.48
RIGHT-OF-WAY	ORANGE COUNTY	36,132.09	0.83
(E) OPEN SPACE	HOA	4,051.72	0.09
(F) CONSERVATION TRACT	HOA	208,167.54	4.62
CONSERVATION FENESTRATION*	HOA	478,663.77	10.99
TOTAL TRACT AREA**		302,472.66	6.94
TOTAL LOT AREA**		436,119.65	10.01
TOTAL AREA		738,592.31	16.96

\* CONSISTENT WITH LANSBURY DESIGN AND RETAINED BEYOND 10' FROM TRACT F BOUNDARY 1:1  
 \*\* INDIVIDUAL LOTS HAVE A PRIVATE OPEN SPACE REQUIREMENT OF 40%

- NOTES:**
- CONSERVATION EASEMENT TO BE DEDICATED TO HOA AND DEVELOPMENT RIGHTS TO BE DEDICATED TO ORANGE COUNTY.
  - ANY CLEARING OF VEGETATION, WETLAND ENHANCEMENT, OR ALTERING OF THE SHOULDER IN THE UPLAND BUFFER, WETLAND, OR BELOW THE NORMAL HIGH WATER ELEVATION (NHW) SHALL REQUIRE APPROVAL BY THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (CALL 407-836-1400).
  - NO ON-STREET PARKING SHALL BE ALLOWED AND NO PARKING SIGNS SHALL BE POSTED ON ALL STREET LIGHT POLES PER P.P.A. 11.6.1.1 (S.1).
  - AN ORANGE COUNTY CONSERVATION AREA DETERMINATION CAD-18-06-099 WAS COMPLETED THAT INCLUDED THIS PROJECT SITE. WETLAND CLASSIFICATIONS WERE DETERMINED ON 7/28/18 AND AGREED UPON UNDER THE CERTIFIED SURVEY OF THE CONSERVATION AREA BOUNDARIES WAS APPROVED ON 8/20/18.
  - IF BUILDING ENTRANCE IS FURTHER THAN 50' FROM ROW, BUILDINGS MUST BE SPHERICAL OR A 20' SHARDED ACCESS SHALL BE PROVIDED.
  - APPROVAL OF THIS PERMIT DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR THE CONSTRUCTION OF A BOAT DOCK, BOARDWALK, OBSERVATION PIER, FISHING PIER, COMMUNITY TIER OR OTHER SIMILAR PERMANENTLY FIXED OR FLOATING STRUCTURE CAPABLE OF USE FOR VISUAL MOORING AND OTHER WATER-DEPENDENT RECREATIONAL ACTIVITIES. ANY PERSON DESIRING TO CONSTRUCT THESE TYPES OF STRUCTURES WITHIN THE COUNTY IN WATER, WETLAND, WETLAND BUFFER AREAS OR ON A SHOULDER SHALL APPLY FOR AN ORANGE COUNTY DOCK CONSTRUCTION PERMIT PRIOR TO CLEARING AND INSTALLATION. APPLICATION SHALL BE MADE TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION AS SPECIFIED IN ORANGE COUNTY CODE CHAPTER 15 ENVIRONMENTAL CONTROL, ARTICLE IX DOCK CONSTRUCTION.
  - SHORT LINE TRIANGLES WILL BE PROVIDED FOR ALL PUBLIC AND PRIVATE STREETS AT THE TIME OF CONSTRUCTION PLAN PERMITTING.

CIVIL ENGINEERING & LAND PLANNING

**APPLAN ENGINEERING LLC.**

APPLAN ENGINEERING LLC - 407-836-1400

1222 Lake Nona, Suite 117, Winter Park, Florida 32789

DATE: 4/9/2018

SCALE: 1" = 50'

PROJECT: HIB-03

SHEET: C-3.1

GEOMETRY PLAN  
 PRELIMINARY SUBDIVISION PLAN  
 LAKE STEER SUBDIVISION  
 ORANGE COUNTY, FLORIDA

2010

**NOT FOR CONSTRUCTION**