




Interoffice Memorandum

Continue public hearing to APR 10 2018

DATE: February 14, 2018

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

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Sapho F. Vatel, Development Coordinator Planning Division 

CONTACT PERSON(S): **Sapho F. Vatel, MPA
Development Coordinator
Planning Division 407-836-5686
sapho.vatel@ocfl.net**

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Wekiva Springs Preliminary Subdivision Plan (PSP) Case # PSP-17-08-236

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Frank Russo
457 N Wekiva, LLC
1481 Langham Terrace
Lake Mary, Florida 32746

Commission District: 2

General Location: North of Votaw Road / East of North Wekiwa Springs Road

Parcel ID #(s) 01-21-28-6900-00-810

of Posters: 2

Use: 13 Single Family Residential Units Detached

March 29, 2018
@
2 pm

Size / Acreage: 4.27 gross acres

BCC Public Hearing
Required by: Sections 34-69 and 30-89 Orange County Code

Clerk's Advertising
Requirements: (1) At least 7 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 7 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 public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting on February 14, 2018, to recommend approval of the Wekiva Springs Preliminary Subdivision Plan (PSP) to subdivide 4.26 acres in order to construct 13 single-family residential dwelling units.

The request also includes the following waiver from Orange County Code:

1. A waiver from Orange County Code Section 34-152(c) is requested to allow for access to Tract D-1 from existing Wekiva Springs Road right of way in lieu of access from an internal subdivision street.

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*).

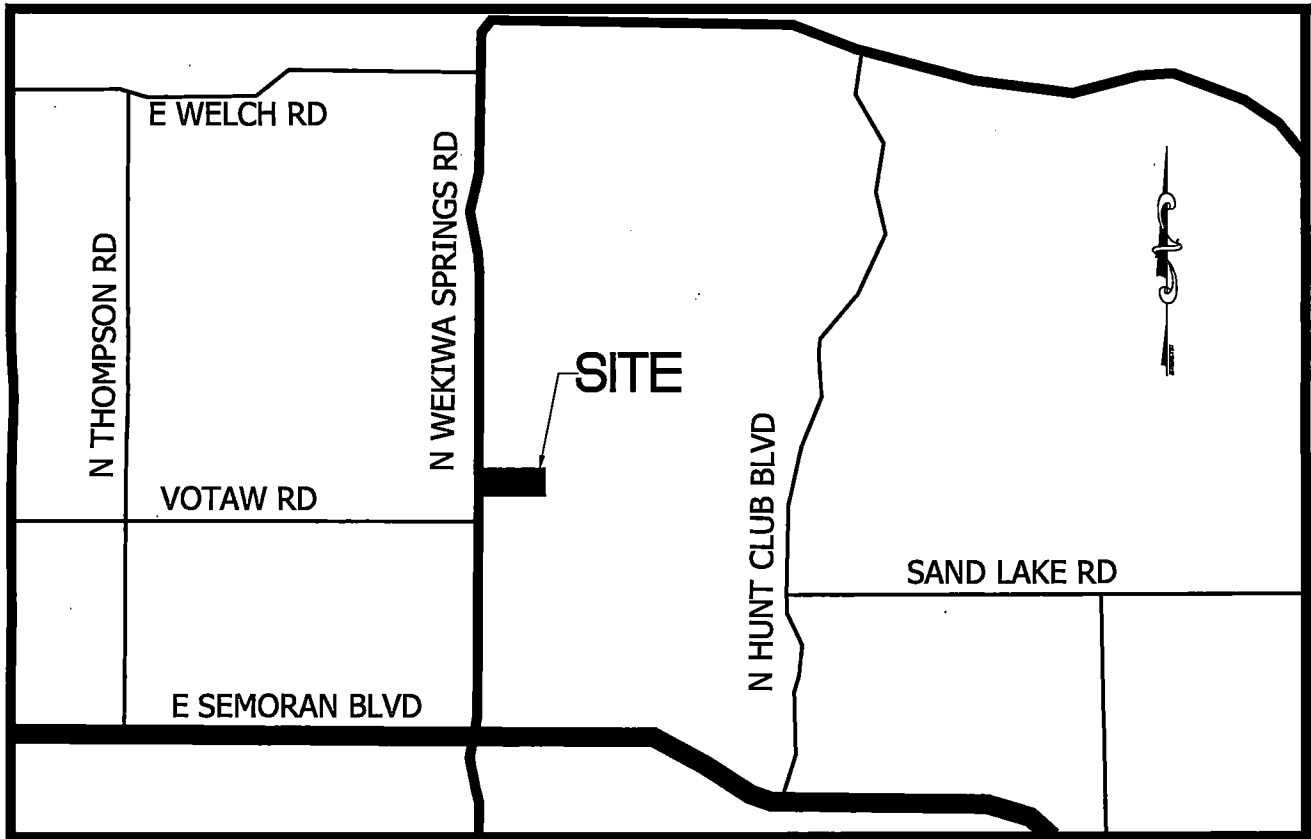
Special Instructions to Clerk (if any):

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)

PID 01-21-28-6900-00-810
CASE # PSP-17-08-236



LOCATION MAP

NTS

For questions regarding this
map, please call Sapho Vatel at
407.836.5686

SITE DATA NULL SHEET

SITE DATA

CURRENT LAND USE CLASSIFICATION: SFR/OPEN SPACE
 CURRENT ZONING CLASSIFICATION: R-1
 FUTURE LAND USE: LDR
 CURRENT LOCAL JURISDICTION: ORANGE COUNTY
 FLOOD ZONE CLASSIFICATION: ZONE X
 DENSITY: 13 LOTS/4.29 ACRES = 3 UNITS PER ACRE

DIRECTION	PROPERTY USE	CURRENT LAND USE AND ZONING		FUTURE LAND USE
EAST	SFR	RESIDENTIAL	R-1A	LDR
SOUTH	SFR	RESIDENTIAL	R-1	LDR
WEST*	SFR	RESIDENTIAL	R-1	LDR
NORTH	SFR	RESIDENTIAL	R-1	LDR

*ON OPPOSITE SIDE OF WEKIVA SPRINGS ROAD R/W

SITE DATA

SITE AREA: CALCULATIONS:
 TOTAL SITE ACREAGE: 4.27 ACRES
 TOTAL DEVELOPABLE ACREAGE: 4.27 ACRES
 OPEN SPACE REQUIRED = 0.35 X 4.27 = 1.49 ACRES(WEKIVA WATER RULE)
 OPEN SPACE PROVIDED = 1.62 ACRES(TRACTS 0-1&D-2)

SITE INFORMATION:
 FUTURE LAND USE DESIGNATION: LDR
 ZONING DESIGNATION: R-1

ON-SITE SOILS CONSIST OF:
 CANDLER FINE SANDS 0-5% SLOPE: 100% OF SITE AREA

ON-SITE FLOOD ZONE:
 SITE DOES NOT LIE WITHIN THE 100YR FLOOD PLAIN

PROJECTED SCHOOL AGE POPULATION:
 = 0.259 STUDENTS PER UNIT X 13 UNITS
 = 3.4 STUDENTS

ITE TRIP GENERATION CALCULATIONS
 ITE CODE 210-SINGLE FAMILY HOMES
 # OF UNITS: 13
 CALCULATED DAILY TRIPS: 124 TRIPS/DAY
 PM PEAK TRIPS TOTAL: 13

RESIDENTIAL DENSITY CALCULATIONS
 TOTAL NUMBER OF UNITS PROPOSED : 13 SINGLE FAMILY DETACHED UNITS
 DENSITY = 13 UNITS / 4.27 ACRES = 3.0 UNITS/ACRE
 MAXIMUM DENSITY: 4.0 UNITS PER ACRE

OPEN SPACE CALCULATIONS PER WEKIVA STUDY AREA WATER RULE
 TOTAL SITE AREA = 188,216 SF
 TOTAL OPEN SPACE AREA(TRACT 0-1&D-2) = 70,763 SF
 TOTAL PERCENTAGE OPEN SPACE AREA = 70,763/188,216 = 38%
 MINIMUM REQUIRED OPEN SPACE = 35%
 OPEN SPACE PROVIDED = 38%

PROPOSED SITE PARAMETERS

1. MIN. SIDE SETBACK = 5'
2. MIN. FRONT AND REAR SETBACK = 20'
3. MIN. LOT AREA: 5,000 SF
4. MAX NUMBER OF STORIES = 2
5. MAX BUILDING HEIGHT = 35'
6. MIN FLOOR AREA UNDER AIR CONDITIONING AND HEAT: 2,000 SF

JAMES A. FRASER, P.E. #58030

**CENTRAL
FLORIDA
ENGINEERING,
INC.**

CIVIL ENGINEERING CONSULTANTING
 3586 ALOMA AVE. #14
 WINTER PARK, FL 32792
 PHONE: (407)719-6040

EMAIL: jfraser@centralink.net
 CERTIFICATE OF AUTHORIZATION: 25899

**WEKIVA SPRINGS ROAD SINGLE FAMILY
DETACHED DEVELOPMENT
ORANGE COUNTY, FLORIDA**

SITE DATA NULL SHEET

DESIGNED BY:	JAF
DRAWN BY:	JAF
CHECKED BY:	JAF
DATE	02/06/18
PROJECT #	061-001
SCALE	NTS

A-1

