

Board of County Commissioners

Public Hearings

May 7, 2019



Wetherbee Acres PD / Wetherbee Acres Preliminary Subdivision Plan

Case: PSP-18-05-143

Project Name: Wetherbee Acres PD / Wetherbee Acres PSP

Applicant: John Prowell, VHB, Inc.

District: 4

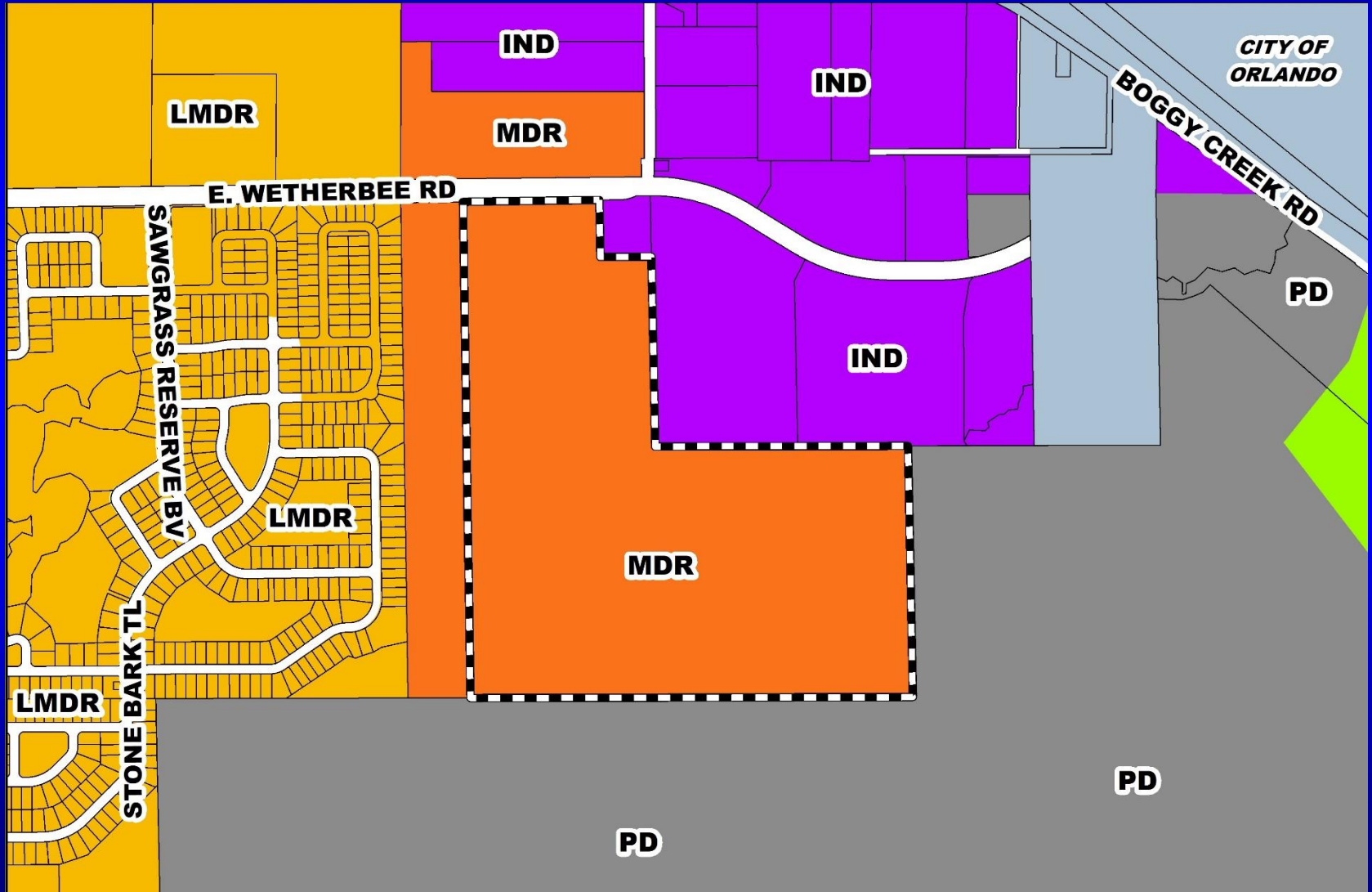
Acreage: 99.19 gross acres

Location: South of Wetherbee Road / West of Boggy Creek Road

Request: To subdivide 99.19 acres in order to construct 70 single-family attached dwelling units.

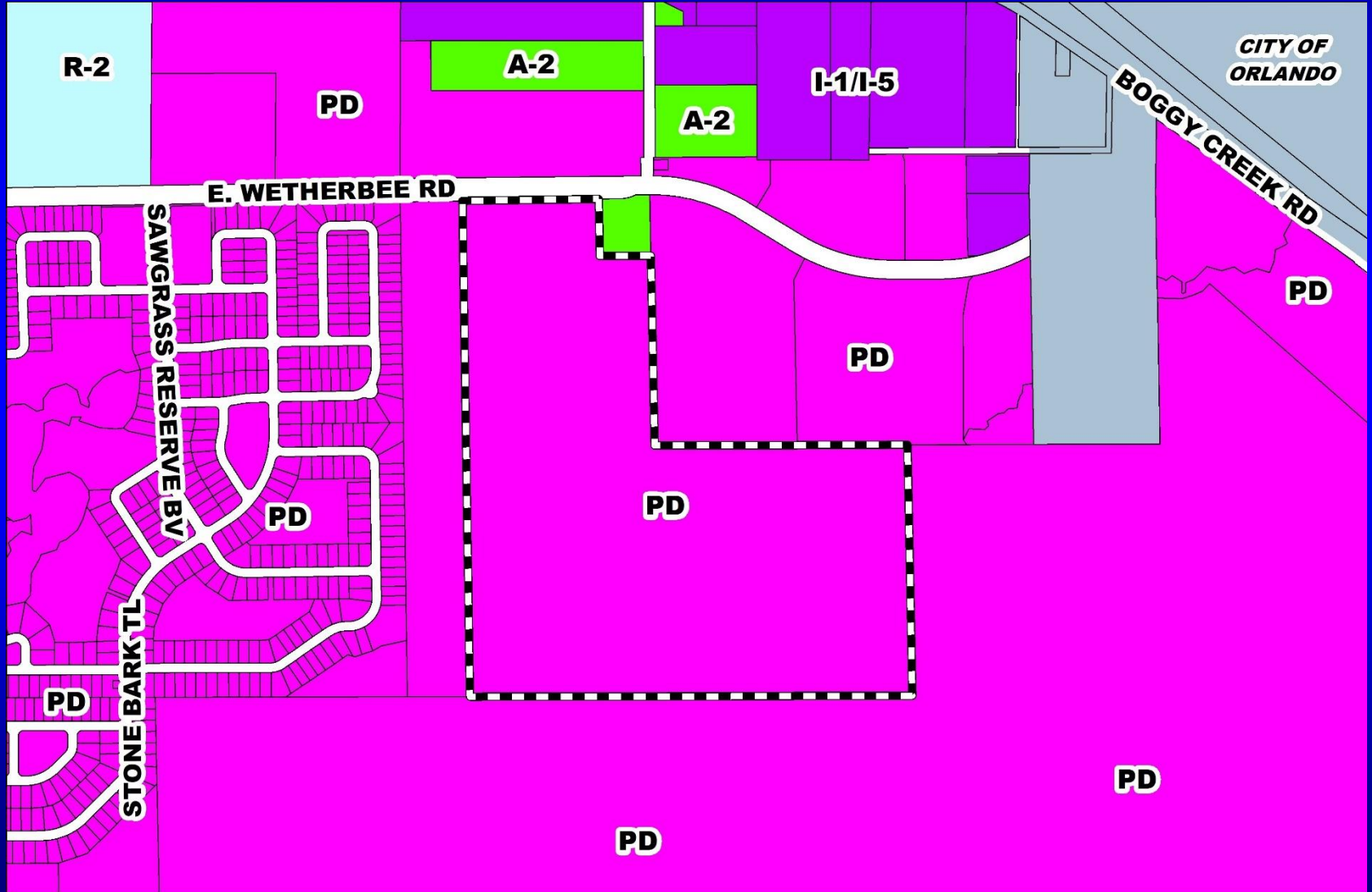


Wetherbee Acres PD / Wetherbee Acres Preliminary Subdivision Plan Future Land Use Map



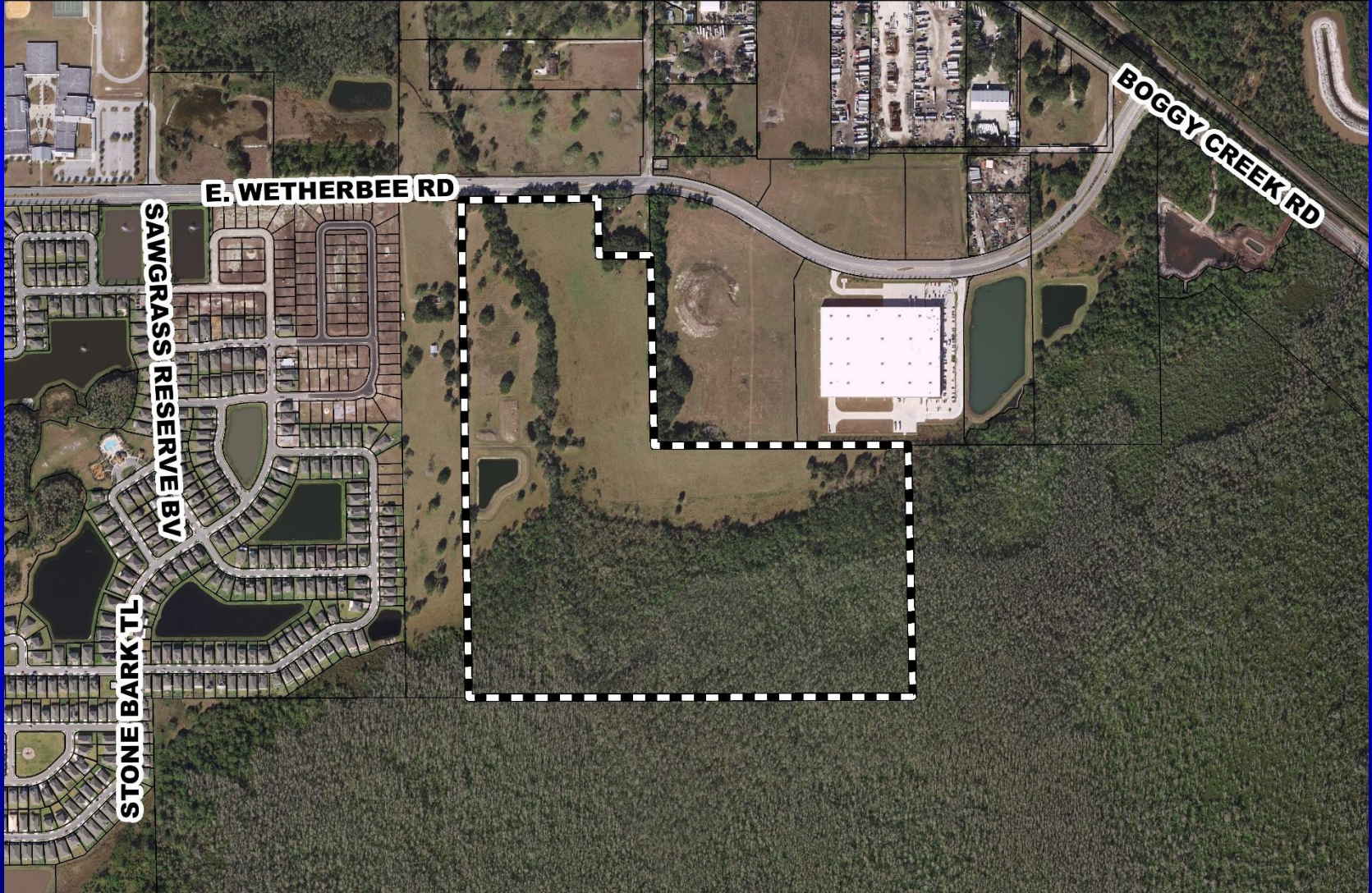


Wetherbee Acres PD / Wetherbee Acres Preliminary Subdivision Plan Zoning Map



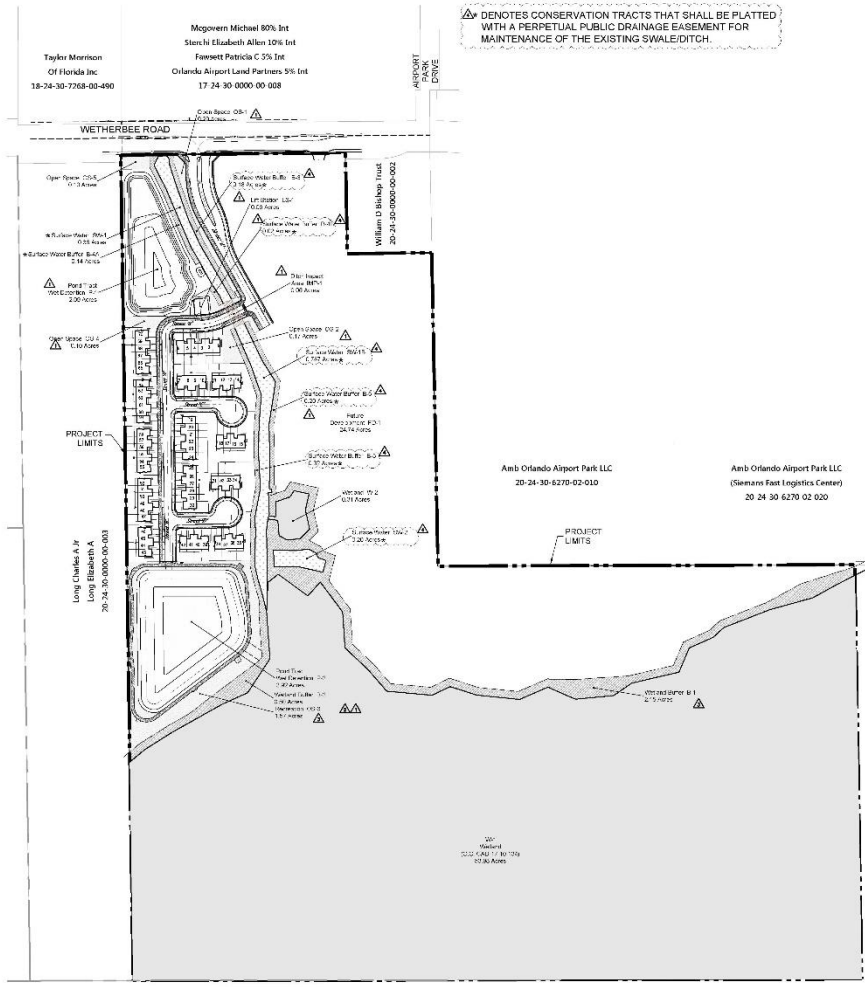


Wetherbee Acres PD / Wetherbee Acres Preliminary Subdivision Plan Aerial Map





Wetherbee Acres PD / Wetherbee Acres Preliminary Subdivision Plan Preliminary Subdivision Plan



SITE DATA:

GENERAL:	OR
PROJECT NO.:	20-24-30-0000-00-002
PROJECT NAME:	WETHERBEE ACRES PRELIMINARY SUBDIVISION PLAN
PROJECT LOCATION:	18-24-30-0000-00-002
PROJECT OWNER:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT ENGINEER:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT ARCHITECT:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT LANDSCAPE ARCHITECT:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT CIVIL ENGINEER:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT ELECTRICAL ENGINEER:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT MECHANICAL ENGINEER:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT PLUMBING ENGINEER:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT STRUCTURAL ENGINEER:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT TRAFFIC ENGINEER:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT ENVIRONMENTAL ENGINEER:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT HISTORIC PRESERVATION ARCHITECT:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT LAND SURVEYOR:	WETHERBEE ACRES DEVELOPMENT, LLC
PROJECT PLANNING:	WETHERBEE ACRES DEVELOPMENT, LLC

SITE LOT DATA:

LOT NO.:	10	10	10
LOT AREA (SQ. FT.):	10,000	10,000	10,000
LOT AREA (ACRES):	0.23	0.23	0.23
LOT FRONTAGE (FEET):	100	100	100
LOT DEPTH (FEET):	100	100	100
LOT WIDTH (FEET):	100	100	100
LOT HEIGHT (FEET):	100	100	100
LOT PERCENTAGE:	10%	10%	10%
LOT TYPE:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LOT STATUS:	PLANNED	PLANNED	PLANNED
LOT NOTES:			

PLANNING:

UTILITIES:

LIGHTING:

GARBAGE PICKUP BY ORANGE COUNTY SOLID WASTE DIVISION:

WELL/SLAND:

FEES:

OWNERSHIP MAINTENANCE:

OWNER:	PLANNED	PLANNED	PLANNED
OWNER TYPE:	PLANNED	PLANNED	PLANNED
OWNER NAME:	PLANNED	PLANNED	PLANNED
OWNER ADDRESS:	PLANNED	PLANNED	PLANNED
OWNER PHONE:	PLANNED	PLANNED	PLANNED
OWNER FAX:	PLANNED	PLANNED	PLANNED
OWNER EMAIL:	PLANNED	PLANNED	PLANNED
OWNER WEBSITE:	PLANNED	PLANNED	PLANNED
OWNER SOCIAL MEDIA:	PLANNED	PLANNED	PLANNED
OWNER CONTACT:	PLANNED	PLANNED	PLANNED
OWNER COMMENTS:	PLANNED	PLANNED	PLANNED
OWNER NOTES:	PLANNED	PLANNED	PLANNED

OPEN SPACE REQUIREMENTS:

LOT	TOTAL AREA	MINIMUM OPEN SPACE	PERCENTAGE
1	10,000	1,000	10%
2	10,000	1,000	10%
3	10,000	1,000	10%
4	10,000	1,000	10%
5	10,000	1,000	10%
6	10,000	1,000	10%
7	10,000	1,000	10%
8	10,000	1,000	10%
9	10,000	1,000	10%
10	10,000	1,000	10%

RECREATION AREA CALCULATIONS:

NOTES:

WELL AND REEFER, SURFACE WATER, POND AND OPEN SPACE TABLES:

TRACT	WELL	REFEFER	SURFACE WATER	POND	OPEN SPACE
TRACT 1	10	10	10	10	10
TRACT 2	10	10	10	10	10
TRACT 3	10	10	10	10	10
TRACT 4	10	10	10	10	10
TRACT 5	10	10	10	10	10
TRACT 6	10	10	10	10	10
TRACT 7	10	10	10	10	10
TRACT 8	10	10	10	10	10
TRACT 9	10	10	10	10	10
TRACT 10	10	10	10	10	10

vhb.com
223 E. Robinson Street
Suite 500
Orlando, FL 32801
407.835.4006
Certificate of Authorization
Number FL #3910

Wetherbee Acres
Orange County, Florida

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SUBDIVISION PLAN	APRIL 27, 2018	WETHERBEE ACRES DEVELOPMENT, LLC
2	PRELIMINARY SUBDIVISION PLAN	APRIL 27, 2018	WETHERBEE ACRES DEVELOPMENT, LLC
3	PRELIMINARY SUBDIVISION PLAN	APRIL 27, 2018	WETHERBEE ACRES DEVELOPMENT, LLC
4	PRELIMINARY SUBDIVISION PLAN	APRIL 27, 2018	WETHERBEE ACRES DEVELOPMENT, LLC

Preliminary Subdivision Plan
Vertical Datum NAVD88
Master Site Plan

C-3



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Wetherbee Acres Planned Development / Wetherbee Acres Preliminary Subdivision Plan dated “Received March 19, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.

District 4



RZ-19-01-057 – Justin Solitro Planning and Zoning Commission (PZC) Board-Called Hearing

Case: RZ-19-01-057

Applicant: Justin Solitro

District: 2

Location: 1007 Votaw Road; or generally located north of Votaw Road, west of Dominish Estates Drive, south of Wekiva Landing Drive, and east of Via Florence Drive

Acreage: 5.46 gross acres

From: R-1 (Single-Family Dwelling District) (Restricted)

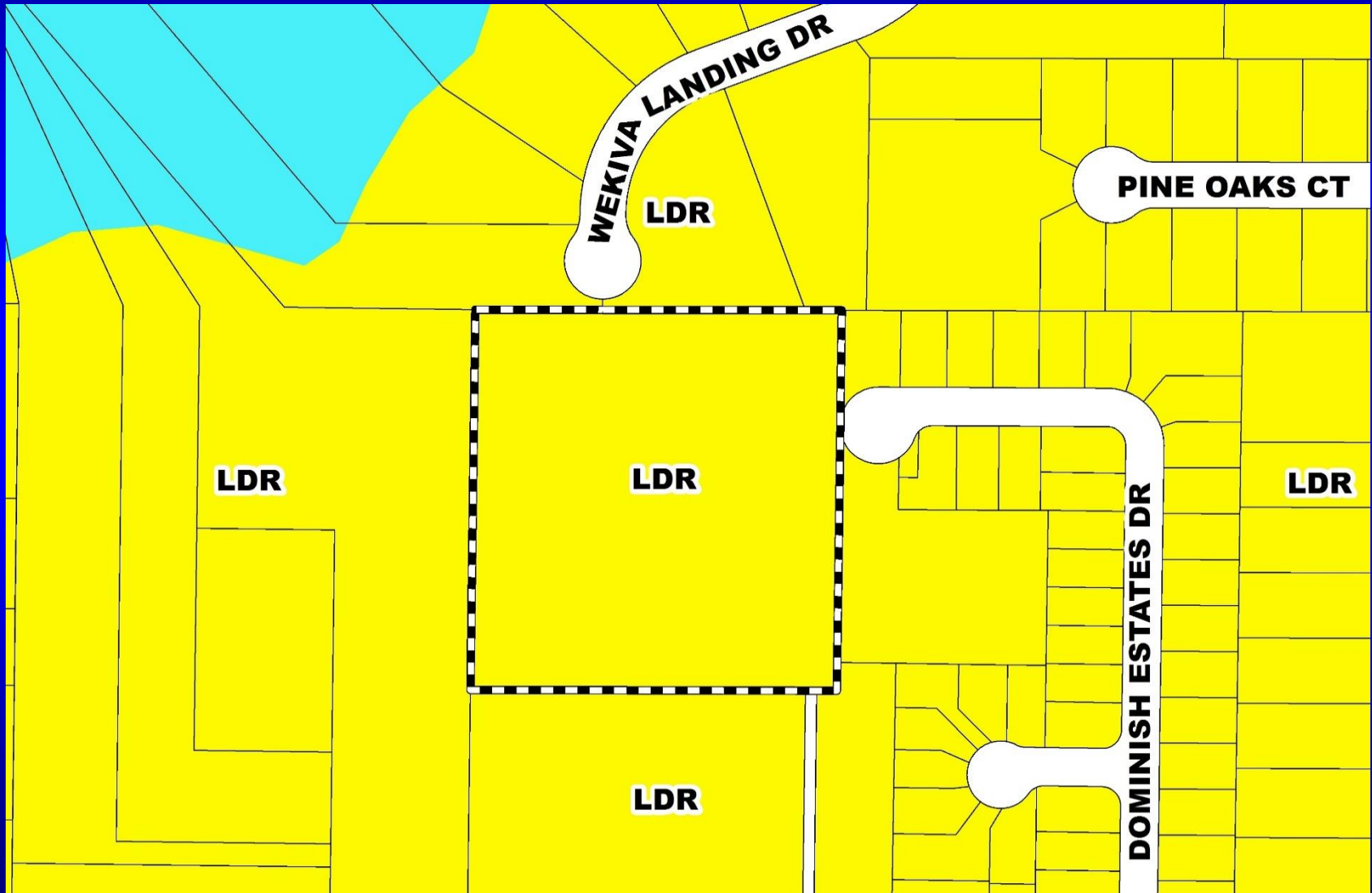
To: R-1 (Single-Family Dwelling District)

Proposed Use: Remove a 10 dwelling unit restriction in order to construct 20 single-family dwelling units.



RZ-19-01-057 – Justin Solitro

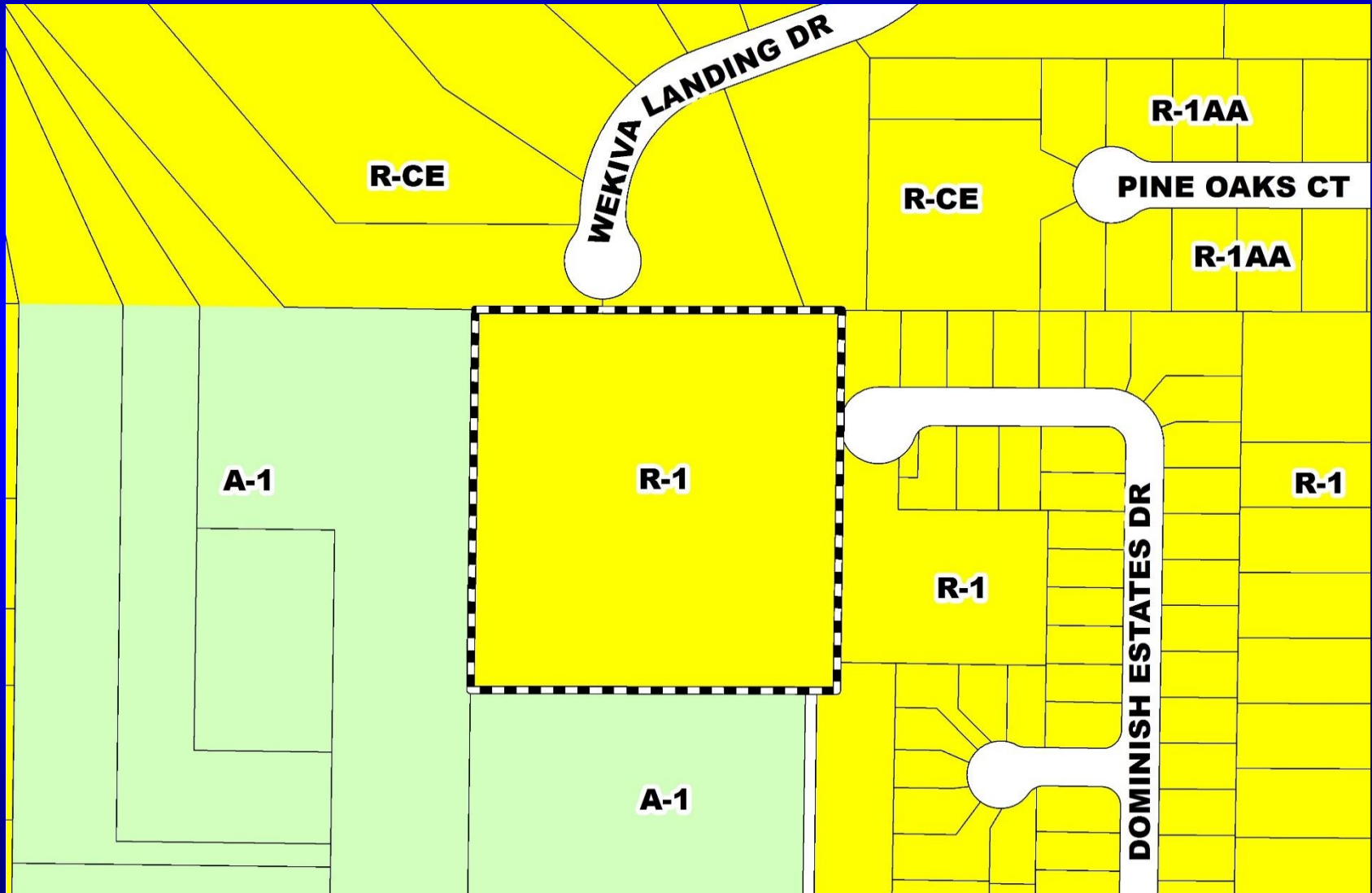
**Planning and Zoning Commission (PZC) Board-Called Hearing
Future Land Use Map**





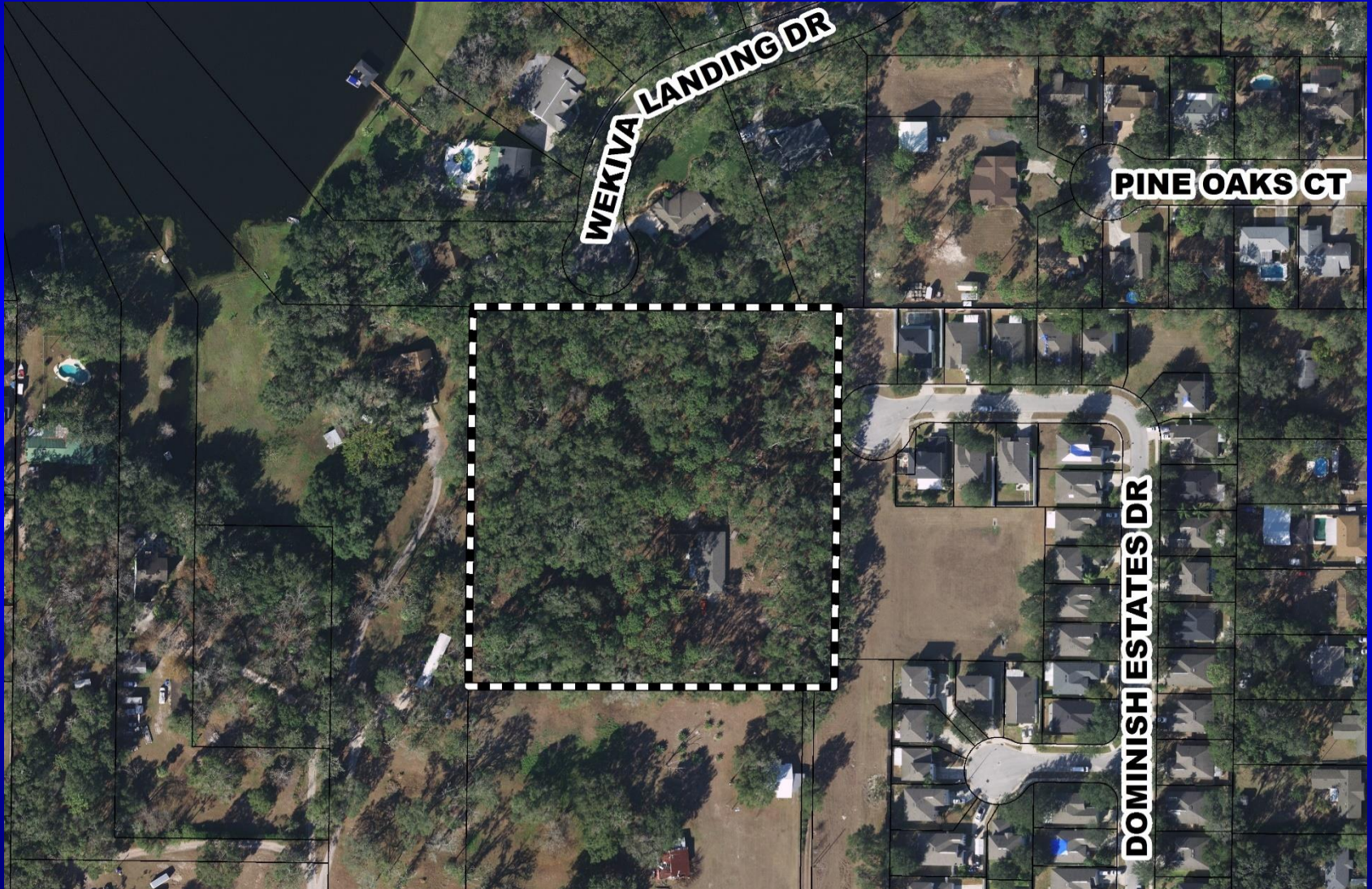
RZ-19-01-057 – Justin Solitro

**Planning and Zoning Commission (PZC) Board-Called Hearing
Zoning Map**





RZ-19-01-057 – Justin Solitro
Planning and Zoning Commission (PZC) Board-Called Hearing
Aerial Map





Action Requested

PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and APPROVE the requested R-1 (Single-Family Dwelling District) zoning, subject to the following restrictions:

- 1) The subject property shall be limited to a maximum of twenty (20) lots with single-family detached residential dwelling units; and
- 2) A fifty (50) foot vehicular cross-access easement shall be provided at the time of Preliminary Subdivision Plan (PSP) to the property to the south.

District 2



Board of County Commissioners

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