



**Interoffice Memorandum**

*[Signature]*  
OCT14 19 8:51AM

DATE: October 7, 2019

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 *Jme*

**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

Project Name: Waterleigh Planned Development / Phase 4 Preliminary Subdivision Plan Case # PSP-18-10-339

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Adam Smith  
VHB, Inc.  
225 East Robinson Street, Suite 300  
Orlando, Florida 32801

Commission District: 1

General Location: North of West Irlo Bronson Road / West of Avalon Road

LEGISLATIVE FILE # 19-1556

December 3, 2019  
@ 2pm

Parcel ID #(s) 07-24-27-0000-00-003

# of Posters: 4

Use: 588 Single-Family Residential Dwelling Units

Size / Acreage: 234.4

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 234.4 acres in order to construct 421 single-family detached units and 167 single-family attached units for a total of 588 dwelling units; District 1; North of West Irló Bronson Road / West of Avalon Road.

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

1. A waiver from Section 34-152(c), to allow lots to front a mew, park, open space, etc. in lieu of the 20 foot access to a dedicated public paved street
2. A waiver from Section 38-1384 (i)(4), to allow lots greater than 50' in width that front neighborhood squares and parks to be front loaded in lieu of access from a rear alley or from a rear-yard garage
3. A waiver from Section 38-1384 (i)(3), to allow lots greater than 50' in width that front APF Schools and Parks to be front loaded in lieu of access from a rear alley or from a rear-yard garage.

**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*).

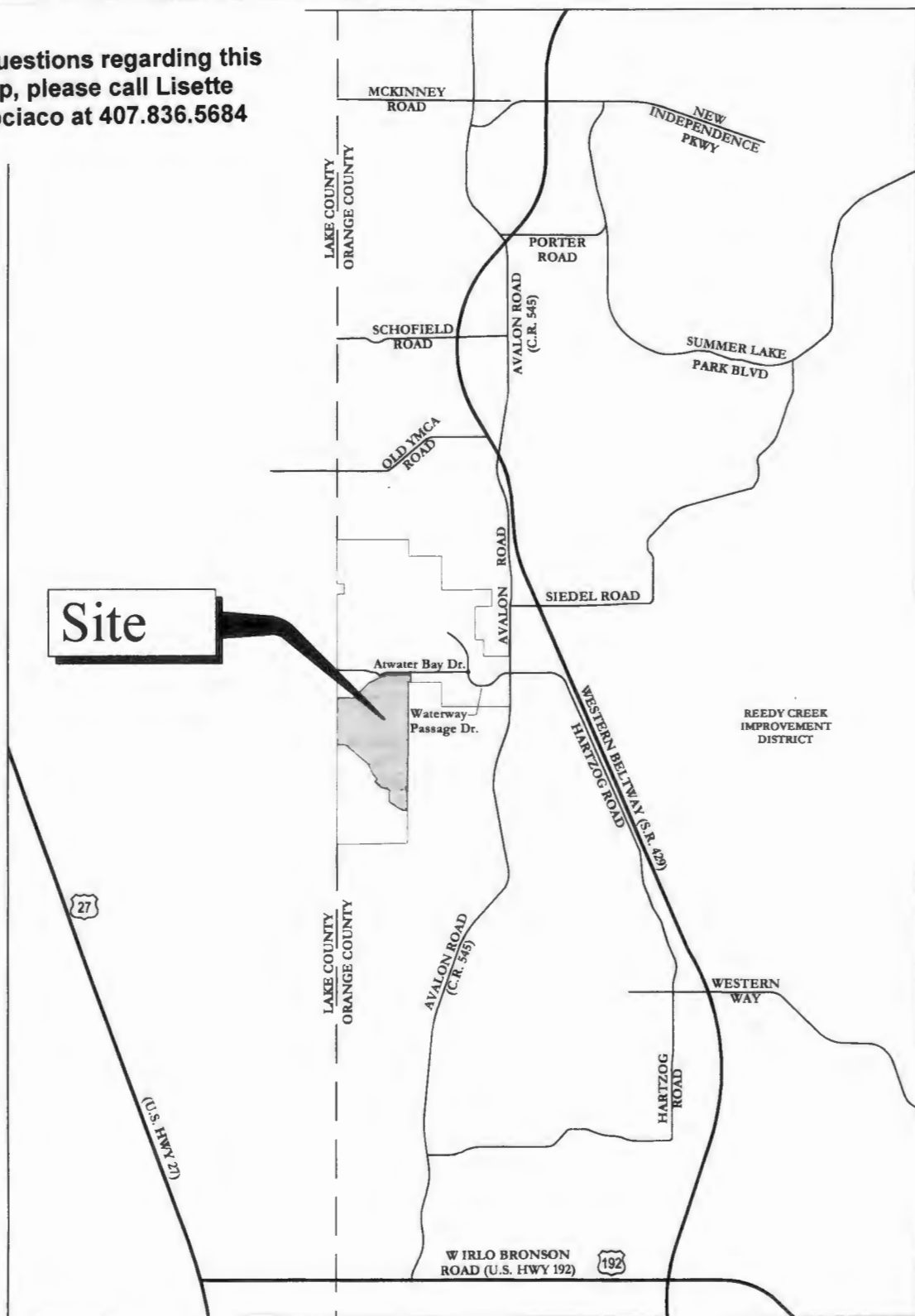
***Special Instructions to Clerk (if any):***

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 Egipciano and Sapho Vatel of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

For questions regarding this map, please call Lisette Egipciaco at 407.836.5684



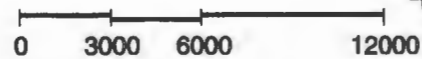
225 E. Robinson Street, Suite 300  
Orlando, Florida 32801 | 407.839.4006

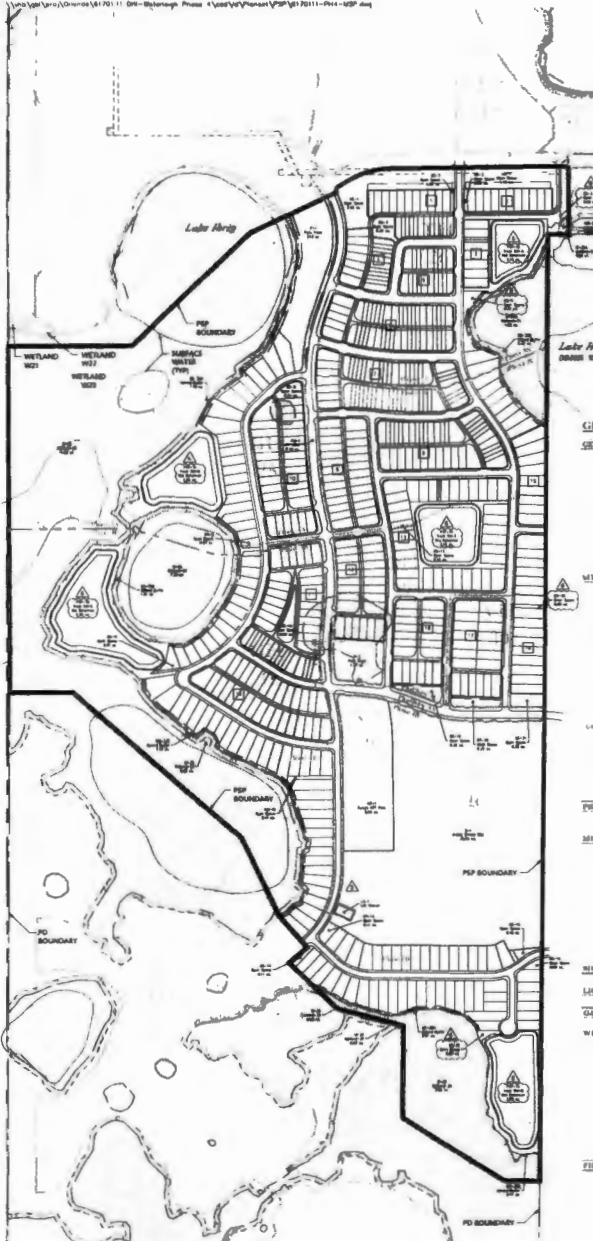
Waterleigh PD - Phase 4 PSP

PSP-18-10-339

Location Map

October 2019





**Block 4 Pond Chart**  
 Within 1/4 Mile of V.C.

Block ID	Pond Name (ft.)	Area (Ac)
1	1.75	0.07
2	1.75	0.09
3	1.75	10.89
4	1.75	1.17
5	1.75	49.04
TOTAL		22.10

**Block 4 Pond Chart**  
 Beyond 1/4 Mile of V.C.

Block ID	Pond Name (ft.)	Area (Ac)
1	2.00	0.23
2	1.50	0.27
3	1.50	0.27
4	1.50	0.27
5	1.50	0.27
6	1.50	0.27
7	1.50	0.27
8	1.50	0.27
9	1.50	0.27
10	1.50	0.27
11	1.50	0.27
12	1.50	0.27
TOTAL		4.99

**Average Block Permeable Chart**

Block ID	Within 1/4 Mile of Village Center (ft.)	Beyond 1/4 Mile of Village Center (ft.)
1-12	1.00	1.00
TOTAL	1.00	1.00

**BASEMENT FEAT. AREA (AC)**

BASEMENT ID	FEAT.	AREA (AC)
CE-1	W-28	0.07
	W-30	0.09
	Surface Water (W-23)	10.89
	W-9-13	1.17
TOTAL		49.04
CE-2	W-28	2.30
	W-27	0.21
	Surface Water (W-28)	8.11
	W-9-28	1.21
TOTAL		8.83
CE-3	W-36	0.23
	W-38	0.27
	W-39	0.27
	W-36	0.23
TOTAL		0.99
CE-4	Surface Water (W-23)	0.33
	W-23	0.11
TOTAL		0.44
CE-5	W-16	2.03
	W-16A	0.05
TOTAL		0.58

**Lot Chart**

Lot Type	Phase 4A	Phase 4B	Phase 4C	Total Lot Count
All Residences	86	76	66	228
W/ Pond Area	10	34	30	74
All Non-Res	39	31	33	103
W/ Pond Area	30	30	30	90
Total	125	131	129	385

**Pond Tract Table**

Pond Tract #	Acres
PST-13	2.47
PST-14	1.18
PST-15	3.67
PST-20	5.34
PST-21	1.98
Total	16.15 Acres

**Open Space Table**

Open Space #	Acres	Phase
OS-1	2.66	Phase 4A
OS-2	0.06	Phase 4A
OS-3	0.66	Phase 4A
OS-4	1.40	Phase 4A
OS-5	0.83	Phase 4A
OS-6	0.46	Phase 4A
OS-7	0.32	Phase 4A
OS-8	0.24	Phase 4A
OS-9	0.27	Phase 4A
OS-10	0.62	Phase 4A
OS-11	0.32	Phase 4A
OS-12	0.31	Phase 4B
OS-13	0.11	Phase 4B
OS-14	0.11	Phase 4B
OS-15	0.13	Phase 4B
OS-16	0.28	Phase 4B
OS-17	0.18	Phase 4B
OS-18	0.25	Phase 4C
OS-19	0.12	Phase 4C
OS-20	0.20	Phase 4C
OS-21	0.30	Phase 4C
OS-22	0.08	Phase 4C
Total	6.56 Acres	

**Legend**

- - - PD BOUNDARY
- - - PSP BOUNDARY
- █ █ █ █ PHASE BOUNDARY
- - - HISTORIC HIGH WATER ELEVATION ALTERNATE
- ▨ PREPARED WETLAND/ FOR SETBACK AREA
- ▨ WETLAND TO BE REMOVED
- ▨ UPLAND BUFFER/ CONSERVATION EASEMENT/ UNDEVELOPED NESTED NATURAL BUFFER
- ▨ CREEK/ET
- ▨ ADVANCED ZONING AMMENDMENT FUTURE LAND USE BLOCK B1

**NOTES:**  
 1. 50 FT. DISTANCE MEETING FOOT STANDARDS AT INTERSECTIONS SHALL BE PROVIDED. OBSTRUCTIONS SUCH AS SIGNS, TREES, ETC. SHALL BE REMOVED OR RELOCATED.

**GENERAL SITE DATA:**

**GENERAL:**

APPLICANT: ORANGE COUNTY, FLORIDA	PROJECT: VILLAGE H OF HORIZON WATERLEIGH PD - PHASE 4
DATE: 10/15/18	SCALE: AS SHOWN
PROJECT ADDRESS: 10000 N. WILLOW CREEK DRIVE, ORANGE, FL 32812	
OWNER: ORANGE COUNTY, FLORIDA	
DESIGNER: VHB CONSULTANTS, INC.	
DATE: 10/15/18	
PROJECT NO.: 17110	
CITY: ORANGE, FLORIDA	
COUNTY: ORANGE, FLORIDA	
STATE: FLORIDA	
FEDERAL REGULATORY AGENCY (FRA) NO.: 40	
STATE REGULATORY AGENCY (SRA) NO.: 40	
LOCAL REGULATORY AGENCY (LRA) NO.: 40	
UNIQUE IDENTIFICATION NO. (UIN): 17110	
PROJECT NO.: 17110	
DATE: 10/15/18	

**MISC. (OF 0-13.3):**

1. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
6. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
7. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
8. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
9. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
10. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
11. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
12. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

**PRELIMINARY OPEN SPACE REQUIREMENTS:**

PHASE	PERMISSIBLE OPEN SPACE ACRES	REQUIRED OPEN SPACE ACRES (PER PERCENTAGE)	OPEN SPACE ACRES PROVIDED
PHASE 4A	42.12	21.06	21.06
PHASE 4B	13.26	6.63	6.63
PHASE 4C	13.26	6.63	6.63
TOTAL	68.64	34.32	34.32

**PERCENT OPEN SPACE CALCULATION:**

PHASE	TOTAL PERMISSIBLE ACRES	PERCENTAGE	REQUIRED OPEN SPACE ACRES	PROVIDED OPEN SPACE ACRES	DEFICIENCY
PHASE 4A	42.12	50%	21.06	21.06	0.00
PHASE 4B	13.26	50%	6.63	6.63	0.00
PHASE 4C	13.26	50%	6.63	6.63	0.00
TOTAL	68.64	50%	34.32	34.32	0.00

**WETLANDS:**

1. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

2. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

3. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

4. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

5. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

6. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

7. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

8. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

9. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

10. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

11. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

12. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

**SETBACKS:**

Phase	Front Setback	Side Setback	Back Setback	Other
PHASE 4A	5' - 0"	5' - 0"	5' - 0"	5' - 0"
PHASE 4B	5' - 0"	5' - 0"	5' - 0"	5' - 0"
PHASE 4C	5' - 0"	5' - 0"	5' - 0"	5' - 0"
TOTAL	15' - 0"	15' - 0"	15' - 0"	15' - 0"

**NOTES:**

1. DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

2. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

3. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

4. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

5. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

6. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

7. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

8. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

9. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

10. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

11. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

12. ALL DISTANCES ARE SHOWN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.

**Village H of Horizon West Waterleigh PD - Phase 4**

Orange County, Florida

**APPROVALS:**

1. Prepared by: VHB	DATE: 10/15/18
2. Checked by: VHB	DATE: 10/15/18
3. Reviewed by: VHB	DATE: 10/15/18
4. Approved by: VHB	DATE: 10/15/18
5. Prepared by: VHB	DATE: 10/15/18
6. Checked by: VHB	DATE: 10/15/18
7. Reviewed by: VHB	DATE: 10/15/18
8. Approved by: VHB	DATE: 10/15/18

**Preliminary Subdivision Plan** Oct. 18, 2018

Vertical Datum NAVD83

Master Site Plan & Site Data

**C-2**