



Interoffice Memorandum

11-02-17P02:14 RCVD


11-02-17P02:07 RCVD

DATE: October 24, 2017

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

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Eric Raasch, Chief Planner Planning Division

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

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Terra Bona Planned Development / Terra Bona Preliminary Subdivision Plan / Development Plan Case # CDR-17-02-063

Type of Hearing: Substantial Change

Applicant(s): Robert Paymayesh  
Round Lake Trust, LLC  
2220 Hillcrest Street  
Orlando, Florida, 32803

Commission District: 2

General Location: North of West Ponkan Road / West of Round Lake Road

Parcel ID #(s) 22-20-27-8635-00-001; 22-20-27-8635-00-002;  
22-20-27-8635-00-010; 22-20-27-8635-00-020;  
22-20-27-8635-00-030; 22-20-27-8635-00-040;  
22-20-27-8635-00-050

LEGISLATIVE FILE #

17-1477

November 28, 2017  
@ 2pm

**# of Posters:** 5

**Use:** 104 detached single-family residential dwelling units

**Size / Acreage:** 121.84 acres (gross)

**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 Preliminary Subdivision Plan (PSP) / Development Plan (DP) Change Determination Request (CDR) is a request to replace the previously approved Terra Bona PD / Terra Bona PSP / DP with a new PSP to subdivide 121.84 gross acres to allow for the construction of 104 detached single-family residential dwelling units; District 2; North of Ponkan Road / West of Round Lake Road.

**Material Provided:**

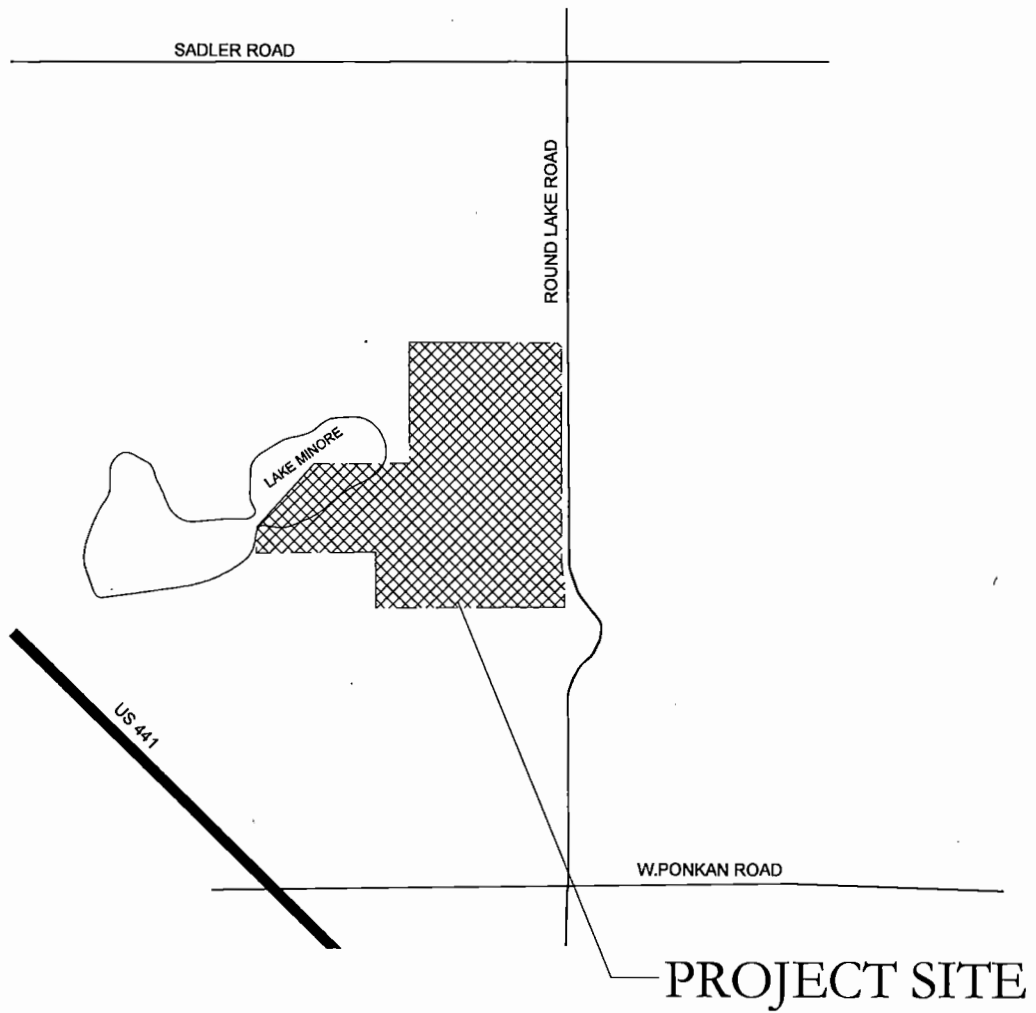
- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

***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)



# LOCATION MAP

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



# TERRA BONA PSP

## GENERAL SITE DATA

**PARCEL ID #** 22-20-27-8635-00-001 + 002 + 010 + 020 + 030 + 040 + 050  
**Address** 3548, 3602, 3650, 3704, 3820 Round Lake Road  
**EXISTING FLU** RS 1/1 and RS 1/2  
**EXISTING ZONING** PLANNED DEVELOPMENT (PD, #CDR-16-03-083 - Aug 2, 2016)  
**PROPOSED USE** SINGLE FAMILY RESIDENTIAL

SITE GROSS ACERAGE		121.84 ac
EXIST CLASS I WETLANDS (wetland 3-small pond)	2.43 ac	per CAD
EXISTING CLASS III WETLANDS (wetland 2-isolated marsh)	1.95 ac	per CAD
EXISTING CLASS I SHORELINE WETLANDS (wetland 1)	3.78 ac	EXPECTED AREA OF IMPACT = 0.45 ac from EDGE OF LAKE to NHWE per CAD, currently under easement
LAKE WATER AREA	6.77 ac	
LAKE AREA+ shoreline wetland up to NHWE per CAD	10.55 ac	(3.78 + 6.77)
<b>TOTAL DEVELOPABLE LAND AREA (net of class 1 wet)</b>	<b>108.86 ac</b>	(121.84 - 2.43 - 10.55)
OPEN SPACE REQUIRED	50.00%	per Wekeva Basin Study Area FLU

## LOT DATA

**NUMBER OF LOTS** 104 D.U. \$FR  
**PROPOSED DENSITY**  
     **GROSS DENSITY** 0.96 DU/ac  
     **NET DENSITY** 0.96 DU/ac  
**MIN LOT WIDTH** 90 FT  
**MIN LOT AREA** 14,750 S.F. (96 interior lots)  
     1 acre ALONG LAKE & WEST P.L. (8 lots)  
**BUILDING SETBACKS**  
     **FRONT** 25'  
     **REAR** 35'  
     **SIDE** 10', 15' ALONG SIDE STREET  
     Along PD perim 25'  
     from Round Lake Road 35'  
     from NHWE 87.40 (Lake Minore) 50'  
**BUILDING HEIGHT** MAX - 35 FT, 2 STORIES  
**MIN LIVING AREA** 2,000 S.F. - UNDER HEAT & AIR

## MISC DATA

**EXISTING VEGETATION:** Pasture/grazing with Natural Vegetation and tree cover.  
**PHASING:** PROJECT MAY BE CONSTRUCTED IN PHASES. EACH PHASE SHALL BE A STAND ALONE AND HAVE THE REQUIRED INFRASTRUCTURE IN PLACE.  
**C.A.D.** CAD# 89-000  
     NO IMPACTS to CLASS I WETLANDS ARE PROPOSED.  
**C.E.L. / CEA:** CEL/CRC 06-67 CEA # OC-16-012 (MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT)  
**WATER:** City of Apopka  
**WASTEWATER:** City of Apopka  
**RECLAIM WATER:** not available  
**FIRE PROTECTION:** ORANGE COUNTY FIRE RESCUE  
**ELECTRIC SERVICE:** PROGRESS ENERGY  
**STORM WATER MANAGEMENT SYSTEM :** SHALL BE DESIGNED TO COMPLY WITH THE ORANGE COUNTY REGULATIONS AND WATER MANAGEMENT DISTRICT REGULATIONS. PONDS SHALL RETAIN RUNOFF FROM THE 100 YR 24HR STORM EVENT.  
**PARKING :** Required parking spaces per unit shall be provided as outlined by the Planning and Resource Group's (PRG). Street Parking is prohibited. For lots greater than 75' in width Remote Guest Parking is not required. "No Parking" signage shall be located on all street light posts outside of the specified parking zones.  
**POLICE:** Provided by Orange County Sheriff's Office.  
**FIRE FLOW:** 1000 gpm for homes less than 5000 sqft , residential, ALL STRUCTURES SHALL BE NO MORE THAN 500' FROM A FIRE HYDRANT  
**SCHOOL AGE CHILDREN:** SCVRC # 09-028

Land use	units	rate	population
SFR	104	0.431	45

Land use	units	ITE rate	ADT
SFR(210)	104	10.47115	1,089

## PARK & REC AREA CALCULATION

Land use	units	rate	area reqd (ac)	
SFR	104	0.00775	0.81	ac <b>REQUIRED</b>
rate = 3.1 pers/lot x 2.5 ac/1,000 pers				
tract	area	group	type	
A	0.90	D	ACTIVE	
0.90 ac <b>PROVIDED</b>				

## TRACTS , TYPE & OWNERSHIP

tract	use	area	owned by	open space cat	
C	stormwater	3.74	Public	A	*
D	stormwater	3.56	Public	A	*
E	stormwater	2.97	Public	A	
G	open space/conservation	36.21	HOA	A	**
H	open space	11.37	HOA	A	
I	open space	2.50	HOA	A	
J	open space/access	0.01	HOA	A	
A	park	0.90	HOA	A	recreation category D
B	lift station	0.04	Public	n/a	
R/W	internal roads	7.11	Public	n/a	

\* to be owned and maintained by Orange County with use agreement to allow HOA ability to maintain for aesthetic purposes  
 \*\* measured landward of NHWE of Lake  
 Private Drainage Easements, mainly along Type "C" rear yard lot lines, to be owned by HOA.

## OPEN SPACE CALCULATIONS

PROVIDE 50% OPEN SPACE PER WEKEVA BASIN STUDY AREA, FLU REQUIREMENT

DEVELOPABLE ACRES	LIFT STA	ROAD R/W	ACTIVE PARK	LOTS	DRY PONDS	OPEN SPACE TRACTS
ac	ac	ac	ac	ac	ac	ac
108.86	0.04	7.11	0.90	42.88	10.28	47.65

DEVELOPMENT AREA	50.93
OPEN SPACE AREA	57.93
OPEN SPACE REQD	50%
OPEN SPACE PROVIDED	53.22%

\* lot areas are measured to NHWE of lake for lakefront lots

\*\* open space TRACT excludes all class 1 wetlands and lake surface (36.21+11.37+2.5+0.01-2.43)

PER FLU : 50% Open space is required - excludes class 1 wetlands, lake, active recreational areas, impervious areas, road right of ways and lots

**PROVIDE 10% OPEN SPACE PER CHAPTER 38**

LAND USE	(1)	REQUIRED		PROVIDED								
		(2)	(3)	CATEGORY A			CATEGORY B		CATEGORY C		(11)	
				(4)	(5)	(6)	(7)	(8)	(9)	(10)		
DEVELOPABLE ACRES	REQUIRED % OF OPEN SPACE BY LAND USE (38-1234)	PARK (100% credit)	BUFFER/ OPEN SPACE/ GREENBELT TRACTS (100% credit)	TOTAL CATEGORY (A) OPEN SPACE PROVIDED	MIN. CAT (A) OPEN SPACE REQD (1)	STORMWATER TRACTS (TOTAL)	STORMWATER TRACTS OPEN SPACE CREDIT (50%)	CONSERVATION WETLANDS (TOTAL)	CONSERVATION WETLANDS OPEN SPACE CREDIT (50%)	TOTAL TYPE (B) + (C) OPEN SPACE PROVIDED		
SINGLE FAMILY	108.86	10.00%	10.89	0.90	47.65	48.56	2.72	10.28	5.14	1.95	0.98	6.11
TOTALS						48.56	dk					6.11
OPEN SPACE REQUIRED		10.89										
TOTAL OPEN SPACE PROVIDED				54.67								

6. Cat (A) OPEN SPACE shall be a minimum of 25% of the required open space.

9. Conservation easement/class 1 wetland are not included since they are also not included in developable acreage.

**CRITERIA TEST : 50% OPEN SPACE PER CHAPTER 38**

LAND USE	(1) (9)	REQUIRED		PROVIDED								
		(2)	(3)	CATEGORY A			CATEGORY B		CATEGORY C		(11)	
				(4)	(5)	(6)	(7)	(8)	(9)	(10)		
DEVELOPABLE ACRES	REQUIRED % OF OPEN SPACE BY LAND USE (38-1234)	ACTIVE PARK (100% credit)	BUFFER/ OPEN SPACE/ GREENBELT TRACTS (100% credit)	TOTAL CATEGORY (A) OPEN SPACE PROVIDED	MIN. CAT (A) OPEN SPACE REQD (1)	STORMWATER TRACTS (TOTAL)	STORMWATER TRACTS OPEN SPACE CREDIT (50%)	CONSERVATION WETLANDS (TOTAL)	CONSERVATION WETLANDS OPEN SPACE CREDIT (50%)	TOTAL TYPE (B) + (C) OPEN SPACE PROVIDED		
SINGLE FAMILY	108.86	50.00%	54.43	0.90	47.65	48.56	13.67	10.28	5.14	1.95	0.98	6.11
TOTALS						48.56						6.11
OPEN SPACE REQUIRED		54.43										
TOTAL OPEN SPACE PROVIDED				54.67								

6. CAT (A) OPEN SPACE shall be a minimum of 25% of the required open space.

9. Conservation easement/class 1 wetland are not included since they are also not included in developable acreage.

12. (5) + (11)

(12)

TERRA BONA  
17-02-063

*Legal Description*

*Lots 1, 2, 3, 4, 5, and Tracts "A" and "B", TERRA BONA, according to the plat thereof as recorded in Plat Book 24, Pages 99 through 100, Public Records of Orange County, Florida.*