

*Board of County Commissioners*

# Public Hearings

**April 21, 2020**



# Lake Steer Preliminary Subdivision Plan

- Case:** PSP-18-09-295
- Project Name:** Lake Steer PSP
- Applicant:** Major Stacey, B & S Engineering Consultants, LLC
- District:** 1
- Acreage:** 16.96 gross acres
- Location:** Generally south of Lexington View Lane and east of South Apopka Vineland Road
- Request:** To subdivide 16.96 acres in order to construct 13 single-family residential dwelling units. Two (2) waivers related to roadway screen walls and open drainage facilities are associated with this request.



# Lake Steer Preliminary Subdivision Plan Future Land Use Map





# Lake Steer Preliminary Subdivision Plan Zoning Map





# Lake Steer Preliminary Subdivision Plan Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Lake Steer Subdivision Preliminary Subdivision Plan (PSP) dated “Received January 31, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 1**



# Grassmere Reserve PD / Grassmere Reserve Preliminary Subdivision Plan

**Case:** PSP-19-07-244

**Project Name:** Grassmere Reserve PD / Grassmere Reserve PSP

**Applicant:** Brian H. Warren, NV5, Inc.

**District:** 2

**Acreage:** 124.08 gross acres

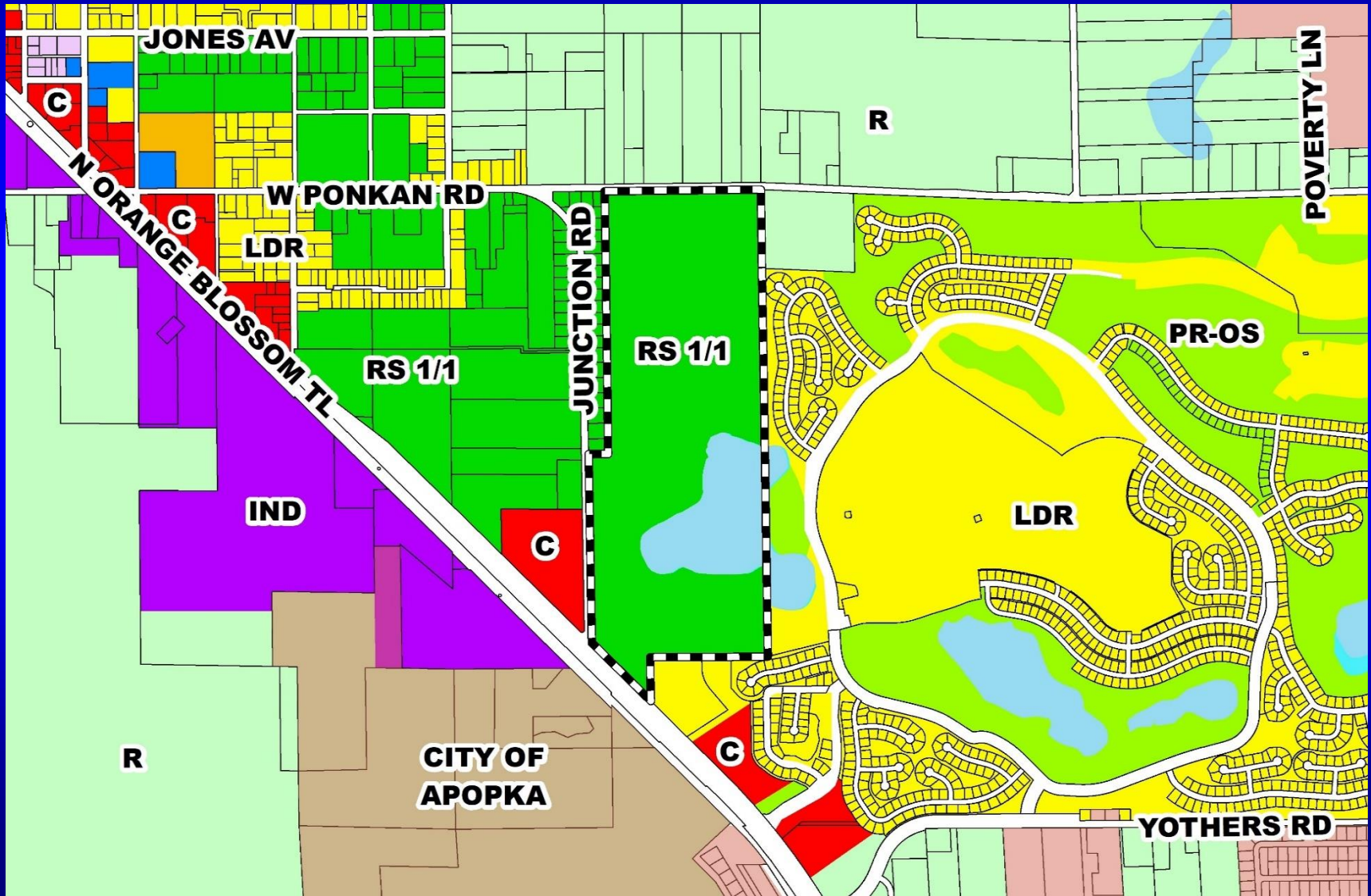
**Location:** Generally located south of West Ponkan Road and east of Junction Road

**Request:** To subdivide 124.08 acres in order to construct 98 single-family residential dwelling units.



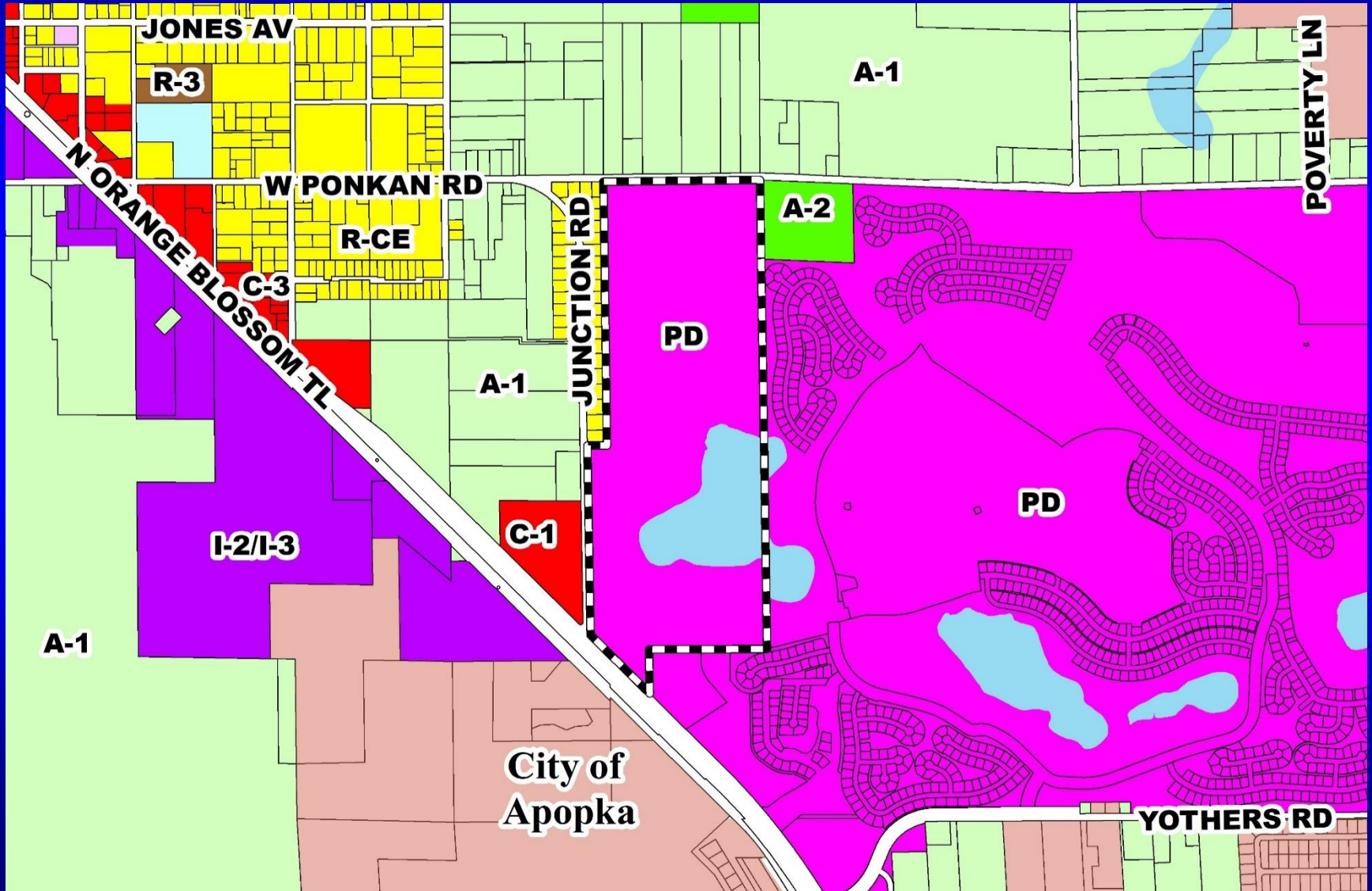


# Grassmere Reserve PD / Grassmere Reserve Preliminary Subdivision Plan Future Land Use Map



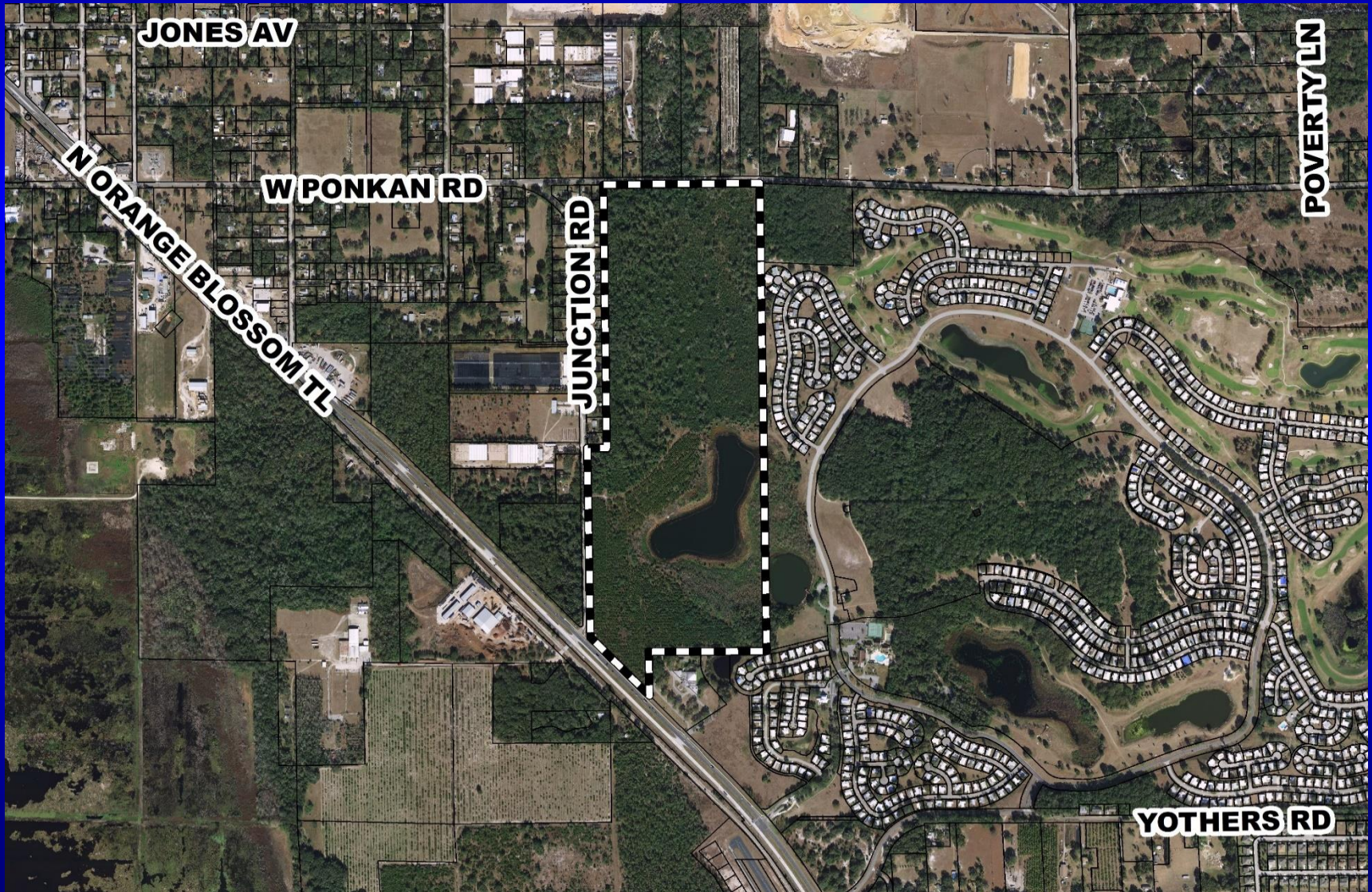


# Grassmere Reserve PD / Grassmere Reserve Preliminary Subdivision Plan Zoning Map





# Grassmere Reserve PD / Grassmere Reserve Preliminary Subdivision Plan Aerial Map







# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Grassmere Reserve PD / Grassmere Reserve PSP dated “Received March 2, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



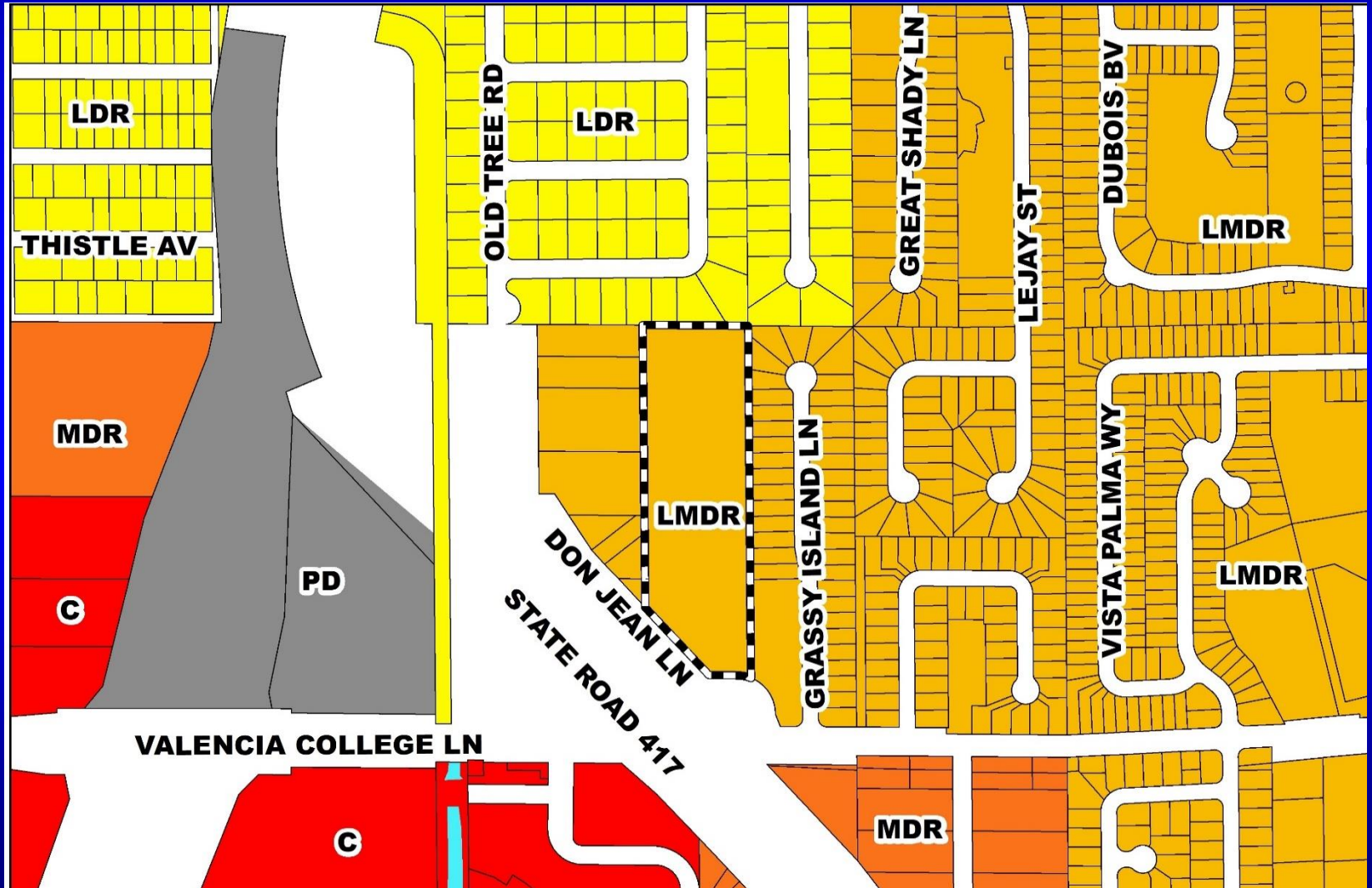
# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

- Case:** PSP-17-11-357
- Project Name:** Valencia Subdivision PD / Valencia College Lane Subdivision PSP
- Applicant:** Val P. Taylor, Hamilton Engineering & Surveying, Inc.
- District:** 3
- Acreage:** 7.91 gross acres
- Location:** Generally located north of Valencia College Lane and east of State Road 417
- Request:** To subdivide 7.91 acres in order to construct 60 single-family attached residential dwelling units.



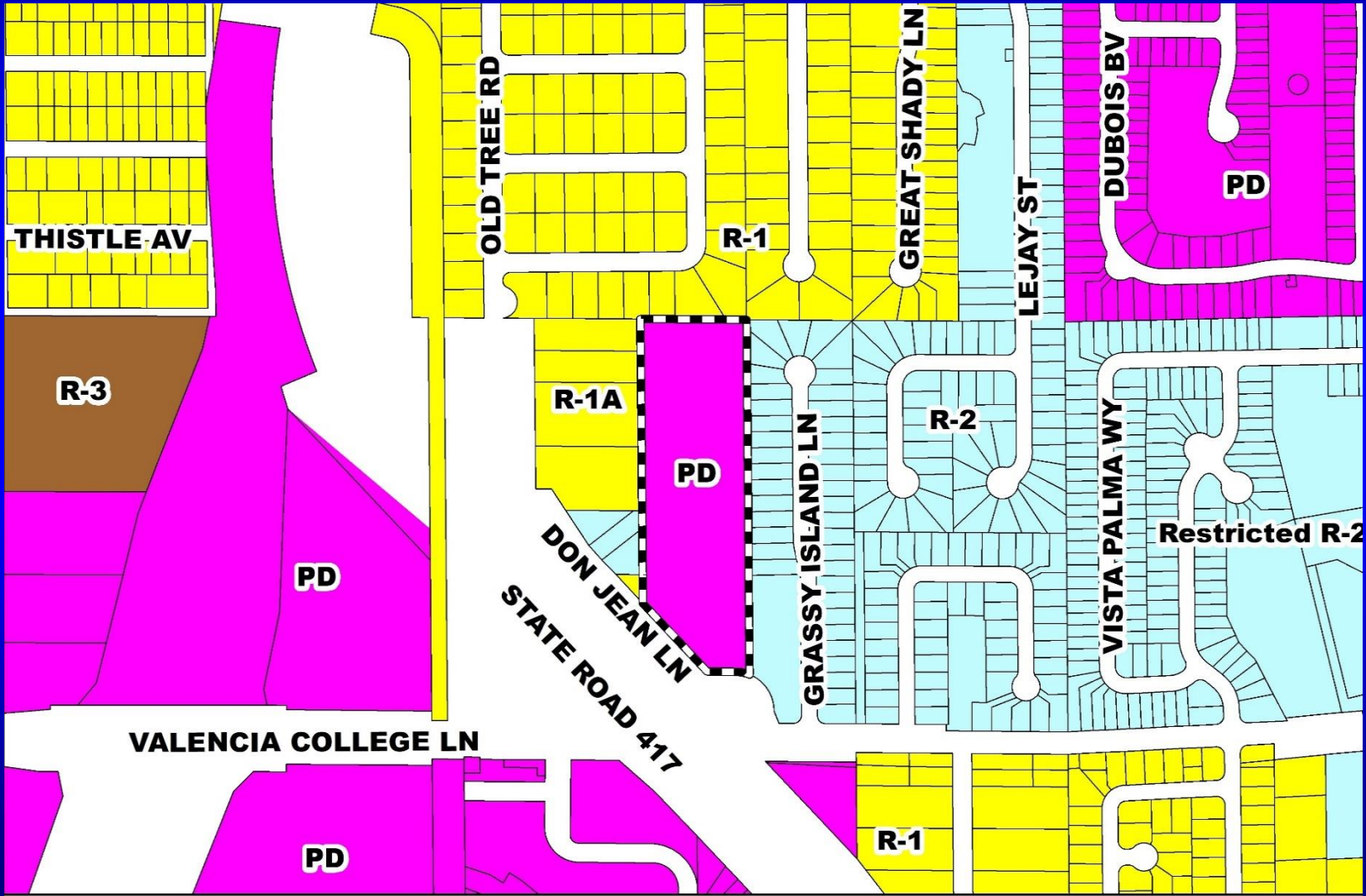
# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan

## Future Land Use Map





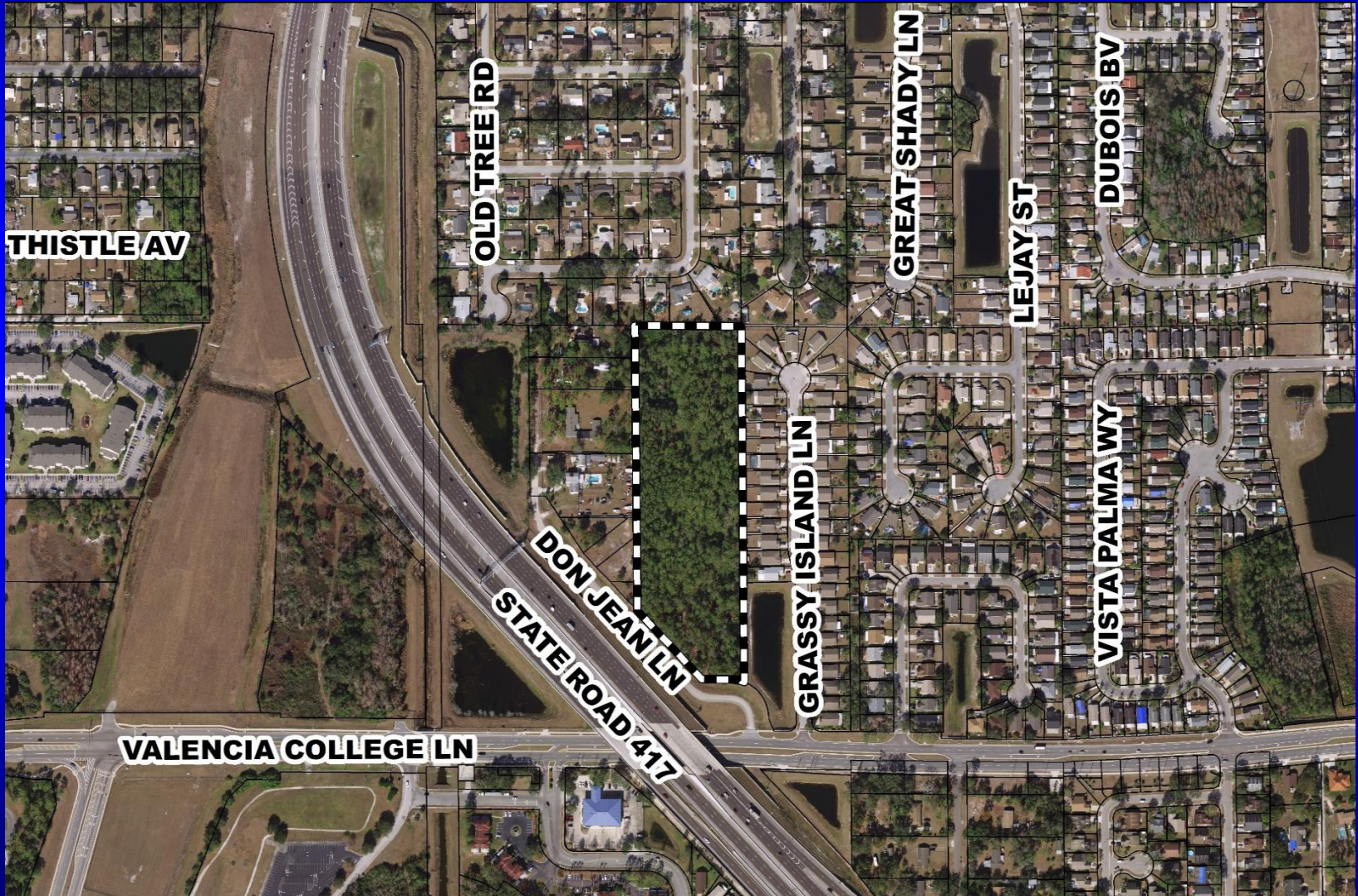
# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Zoning Map

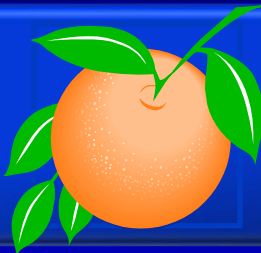




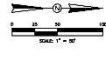
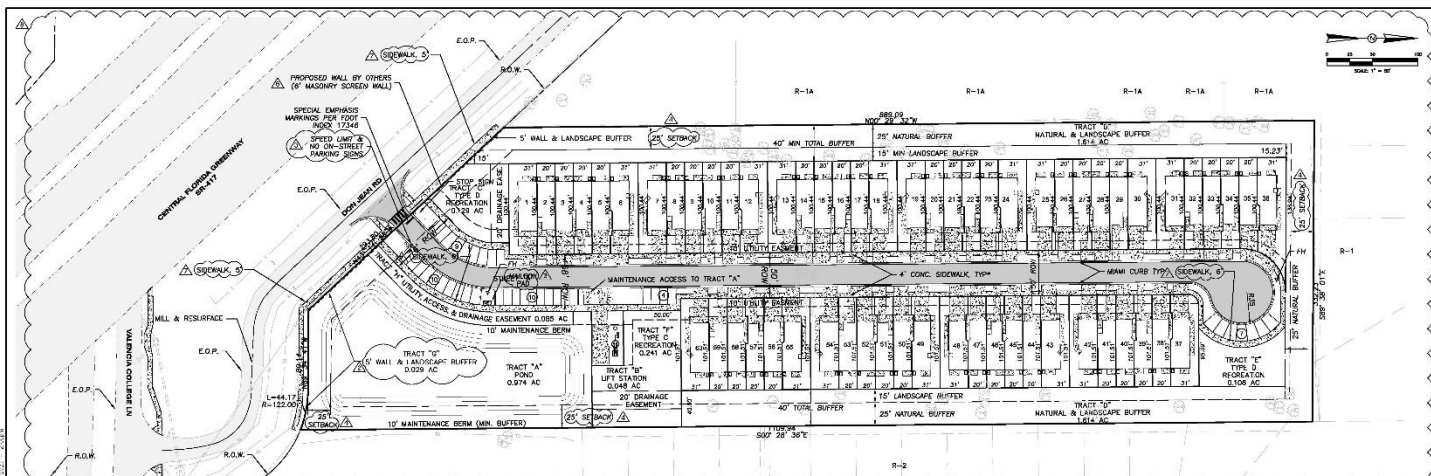


# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Aerial Map

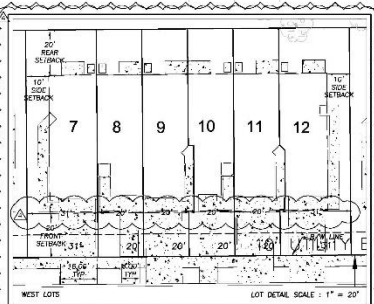
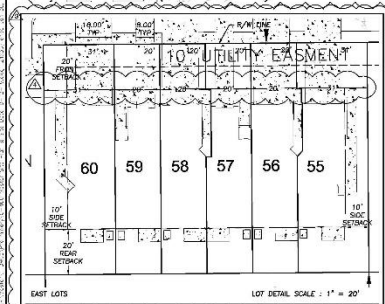




# Valencia Subdivision PD / Valencia College Lane Subdivision Preliminary Subdivision Plan Overall Preliminary Subdivision Plan



**HAMILTON**  
ENGINEERING & SURVEYING, INC.  
1100 N. W. 10th St., Suite 200  
Fort Lauderdale, FL 33304  
Tel: (954) 575-0001  
Fax: (954) 575-0002  
www.hamilton-engineering.com



PARKING TABLE		
	ON-STREET PARKING	OFF-STREET PARKING
SINGLE DRIVEWAY	20	20
DOUBLE DRIVEWAY	80	20
REQUIRED	100	40
PROVIDED	100	40

**PARKING NOTES:**  
 1. SIDE DRIVE AND DRIVEWAYS SHALL BE PROHIBITED, LEADING AND TRAILING DRIVEWAYS SHALL COMPLY WITH CHAPTER 31.5-75 OF THE ORANGE COUNTY CODE.  
 2. SPECIAL EMPHASIS SPACE COUNT  
 3. OPENING GARAGES REMAIN SPACE COUNT

**PARKING CALCULATIONS:**  
 TOTAL DRIVEWAYS: 28 (18 1/2" x 10' + 10 1/2" x 10' = 180 SPACES)  
 60 UNITS x 1.5 SPACES/UNIT = 90 SPACES  
 100 UNITS x 1.0 SPACES/UNIT = 100 SPACES  
 1 OR GARAGE 1 REMOVE/UNIT x 20 UNITS = 20 SPACES  
**TOTAL REQUIRED: 170 SPACES**  
**TOTAL PROVIDED: 140 SPACES**

GENERAL SITE DATA	
PARCEL #	24-22-30-0000-00-002
ZONING	PD - PLANNED DEVELOPMENT
FUTURE LAND USE	PD - PLANNED DEVELOPMENT
JURISDICTION	ORANGE COUNTY
PROJECT AREA (SEC. 24, 122, R30)	7.919
PROPOSED DEVELOPMENT	ATTACHED SINGLE FAMILY
PROPOSED LOT TOTAL	60
MINIMUM LIVING AREA	1,000 S.F. / DU
NET UNITS PER ACRE (RESIDENTIAL DENSITY)	7.58 UNITS PER ACRE
MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING HEIGHT	35' - TWO STORY
MAXIMUM BUILDING LOT COVERAGE	60%
OPEN SPACE REQUIREMENTS	10%
RECREATION AREA (2.5 AC/1000 RESIDENCES) (3.1 RESIDENCES/HOUSEHOLD)	0.465 ACRES
PREDICTED SCHOOL POPULATION (80 DWELLING UNITS X 2.644 STUDENTS)	212 STUDENTS
THE AVERAGE DAILY TRIPS (80 LOTS X 0.81 ADI)	ADT = 348.8
FIRE PROTECTION ORANGE COUNTY FIRE RESCUE	1,000 GPM
EXISTING VEGETATION	WOODED
STORMWATER	STORMWATER FACILITY ON SITE
PHASING SCHEDULE	SINGLE PHASE PROJECT
IMPACTED WETLAND AREA	NO WETLANDS ON SITE PER CAD-18-01-009
MINIMUM LOT AREA	1,000 S.F.

**STREET SIGNS**

**NO LEFT TURN PERMITTED**  
**STOP**  
**SPEED LIMIT 5**

**NOTES:**  
 1. LETTER TO BE HELVETICA MEDIUM AS SHOWN ABOVE.  
 2. CONSTRUCT SITE GRAPHIC SIGNS FROM 16 GA. GALV. STEEL OR 2024 ALUMINUM. USE CAPS AND LOWER CASE LETTERS FOR ALL.  
 3. MESSAGE (OTHER THAN ALPHA-NUMERICS) IN POST OFFICE SIGNS.  
 4. SIZE EACH LETTER FOR A GIVEN "LEGIBILITY DISTANCE" AS FOLLOWS, EXCEPT IF LIGHTING IS POOR REDUCE EACH DISTANCE BY HALF.

1" CAP HEIGHT LETTER MAX. 50'-0"  
 2" CAP HEIGHT LETTER MAX. 100'-0"  
 3" CAP HEIGHT LETTER MAX. 150'-0"  
 4" CAP HEIGHT LETTER MAX. 200'-0"  
 6" CAP HEIGHT LETTER MAX. 300'-0"

**OPEN SPACE CALCULATIONS:**  
 (10' x 10' MIN. PER LOT AREA) (10' x 7.198 AC.)

TOTAL REQUIRED:	0.732 AC.
TOTAL PROVIDED:	0.732 AC.

**RECREATION SPACE CALCULATIONS:**  
 (2.5 AC/1000 RESIDENCES) (3.1 RESIDENCES/HOUSEHOLD) (60 HOUSEHOLDS)

TOTAL REQUIRED:	0.65 AC.
TOTAL PROVIDED:	0.419 AC.

TRACT TABLE						
TRACT	LAND USE	AREA (AC.)	MAINTENANCE	OPEN SPACE	RECREATION AREA	OWNERSHIP
A	STORM WATER POND	0.974	H.O.A.	0.508		ORANGE COUNTY/H.O.A.
B	LEFT STATION	0.048	ORANGE COUNTY	0.000		ORANGE COUNTY
C	TYPE O RECREATION	0.129	H.O.A.	0.118	0.118	H.O.A.
D	NATURAL/LANDSCAPE BUFFER	1.732	H.O.A.	1.674		H.O.A.
E	TYPE O RECREATION	0.108	H.O.A.	0.108	0.108	H.O.A.
F	TYPE O RECREATION	0.241	H.O.A.	0.239	0.239	H.O.A.
G	WALL/LANDSCAPE BUFFER	0.029	H.O.A.	0.029		H.O.A.
LOTS	SINGLE FAMILY	3.300	LOT OWNER			LOT OWNER
RIGHT OF WAY	ROADWAY IMPROVEMENTS	1.349	ORANGE COUNTY			ORANGE COUNTY
H	UTILITY, ACCESS, DRAINAGE EASEMENT	0.085	H.O.A.	0.0850		H.O.A.
<b>SUM TOTALS</b>		<b>7.9950</b>		<b>2.7010</b>	<b>0.4650</b>	

**TRACT TABLE NOTE:**  
 \* (STORMWATER MANAGEMENT) - TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW HOA ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES.  
 \* ALL PERPENDICULAR PARKING SHALL BE THE RESPONSIBILITY OF THE HOA

**GENERAL NOTES:**  
 1. PER AGREEMENT WITH SECTION 30-1977, ANY WETLANDS FROM COUNTY CODE NUMBER 30-1977-0015 REVISED ON THIS PLAN MAY HAVE BEEN PREVIOUSLY APPROVED BY THE REG. REC. DIVISION.  
 2. ALL DRIVEWAYS SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC STORMWATER SYSTEM.

SETBACKS TABLE	
FRONT	20'-0"
BACK	20'-0"
SIDE/STREET	15'-0"
END LOTS	10'-0"
SIZE TO SIDE	20'-0"
REAR TO REAR/FRONT TO FRONT	60'-0"

MASTER SITE PLAN & SITE DATA  
 VALENCIA SUBDIVISION  
 8885 VALENCIA COLLEGE LANE, ORLANDO  
 ORANGE COUNTY, FLORIDA

NO.	DATE	REVISION
1	01/20/2024	ISSUE FOR PERMIT
2	01/20/2024	REVISED PER COMMENTS
3	01/20/2024	REVISED PER COMMENTS
4	01/20/2024	REVISED PER COMMENTS
5	01/20/2024	REVISED PER COMMENTS
6	01/20/2024	REVISED PER COMMENTS
7	01/20/2024	REVISED PER COMMENTS
8	01/20/2024	REVISED PER COMMENTS
9	01/20/2024	REVISED PER COMMENTS
10	01/20/2024	REVISED PER COMMENTS

DRAWN BY: J. HAMILTON  
 CHECKED BY: J. HAMILTON  
 DATE: 01/20/2024  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1  
 PROJECT NO. 24-22-30-0000-00-002  
 CLIENT: HAMILTON ENGINEERING & SURVEYING, INC.  
 1100 N. W. 10th St., Suite 200  
 Fort Lauderdale, FL 33304  
 Tel: (954) 575-0001  
 Fax: (954) 575-0002  
 www.hamilton-engineering.com



# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Valencia Subdivision PD / Valencia College Lane Subdivision PSP dated “Received February 27, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**

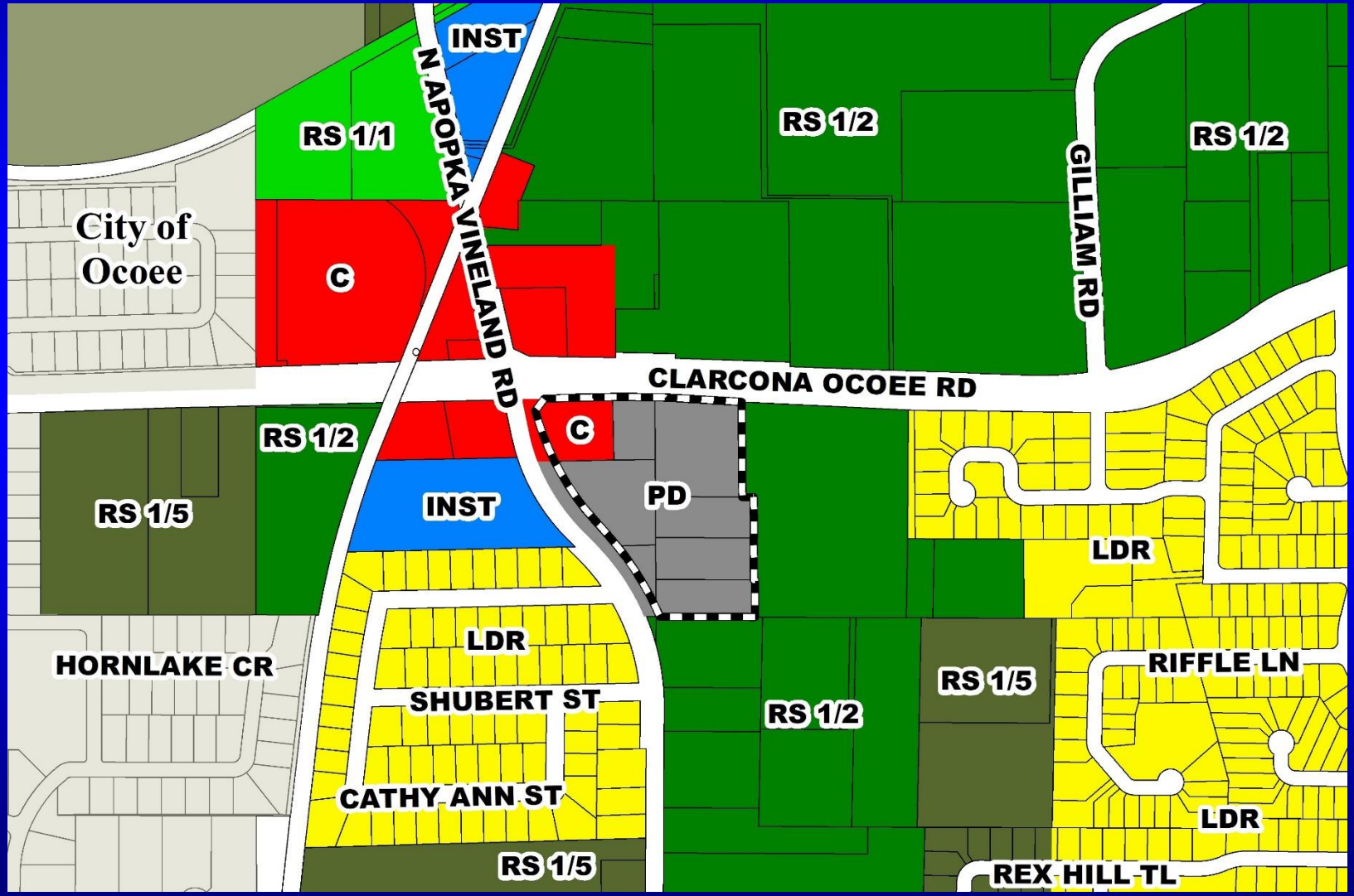


# **Epic Retail Clarcona PD / Epic Retail Clarcona Preliminary Subdivision Plan / Lot 1 – Wawa DP**

- Case:** PSP-19-01-039
- Project Name:** Epic Retail Clarcona PD / Epic Retail Clarcona PSP / Lot 1 – Wawa DP
- Applicant:** Ronald Henson, AVID Group
- District:** 2
- Acreage:** 9.79 gross acres
- Location:** Generally located south of Clarcona Ocoee Road and east of Apopka Vineland Road
- Request:** To subdivide 9.79 acres into three lots and construct a 6,119 square foot Wawa on Lot 1.

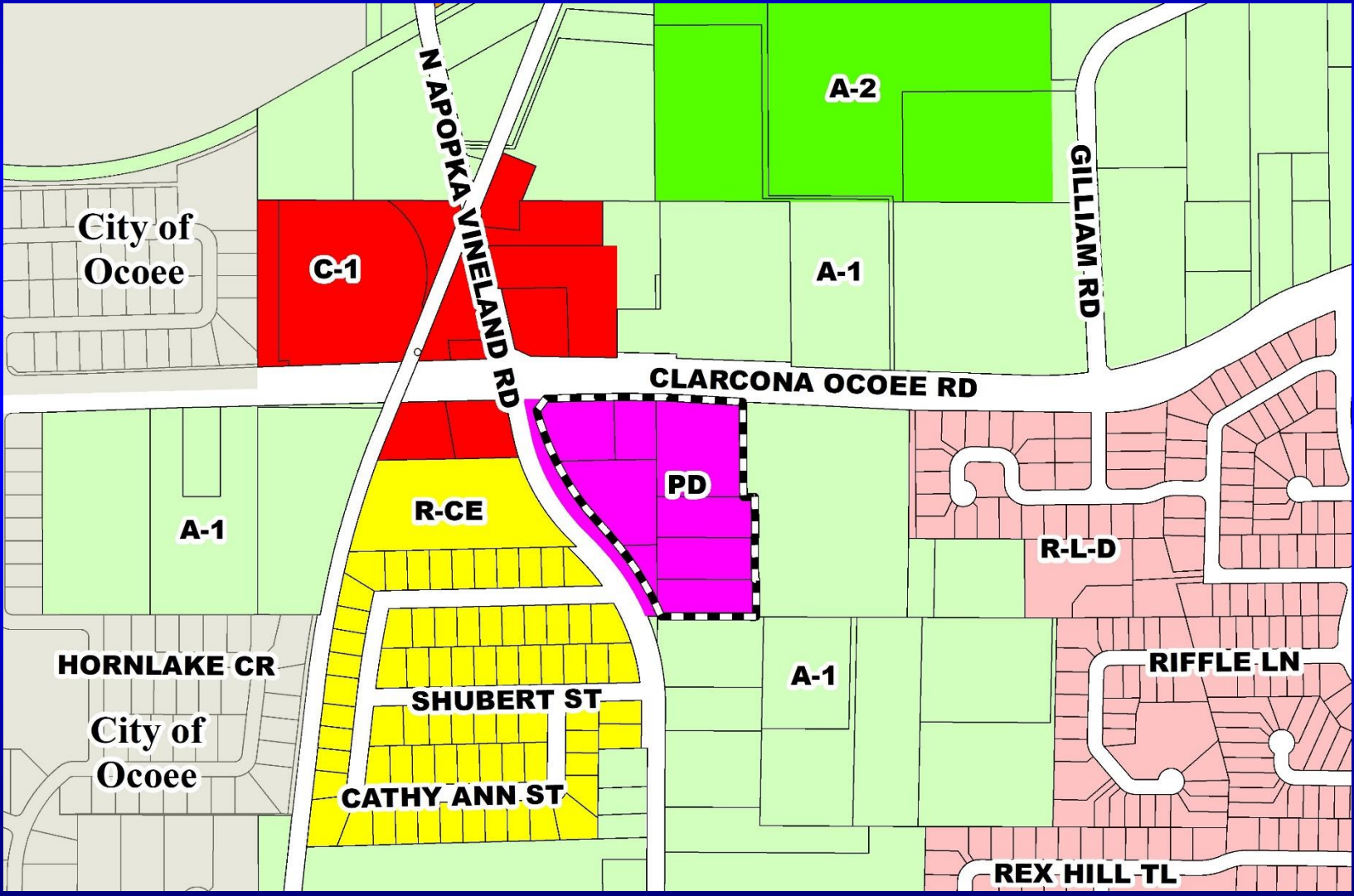


# Epic Retail Clarcona PD / Epic Retail Clarcona Preliminary Subdivision Plan / Lot 1 – Wawa DP Future Land Use Map



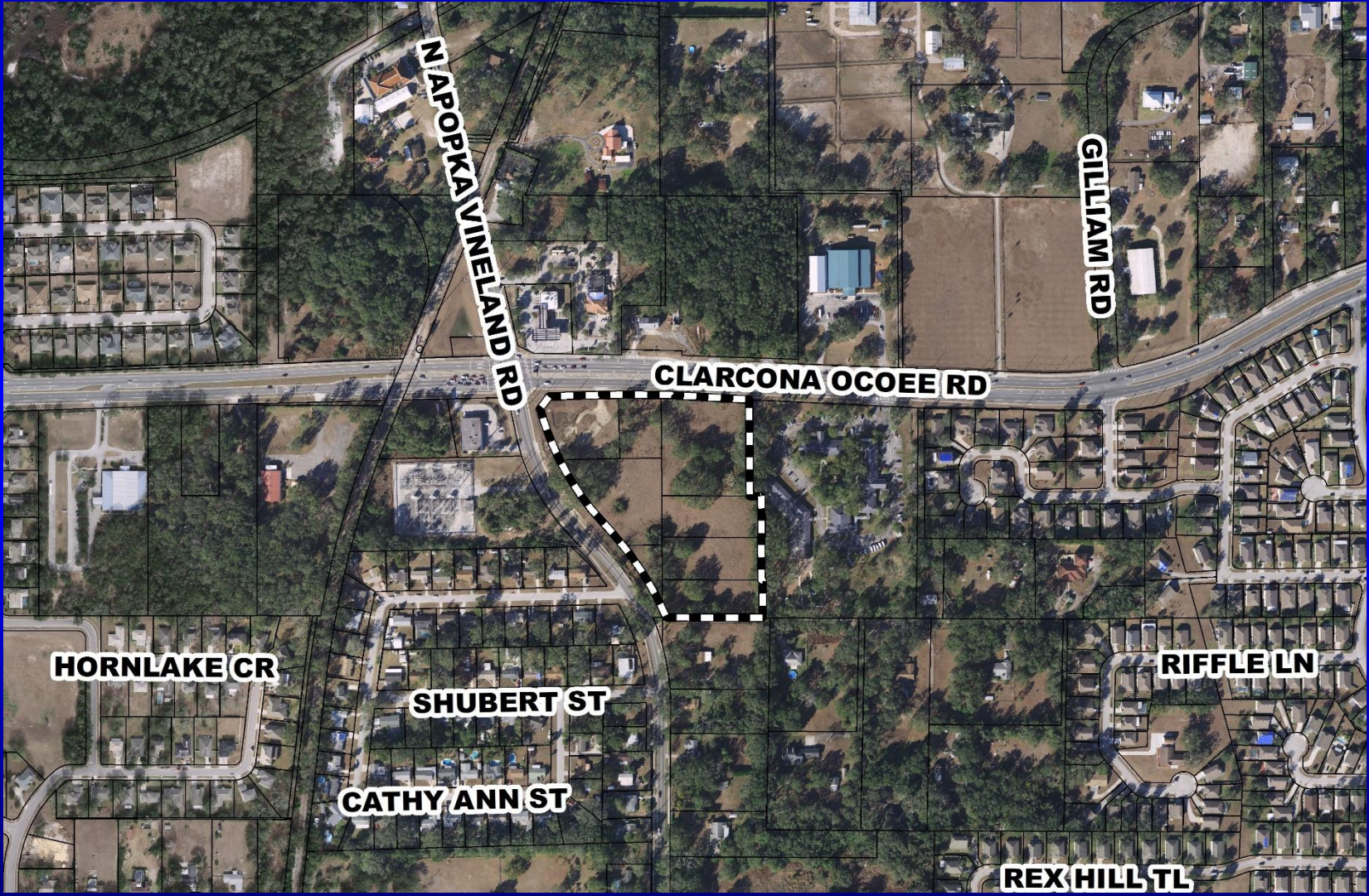


# Epic Retail Clarcona PD / Epic Retail Clarcona Preliminary Subdivision Plan / Lot 1 – Wawa DP Zoning Map





# Epic Retail Clarcona PD / Epic Retail Clarcona Preliminary Subdivision Plan / Lot 1 – Wawa DP Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan and approve the Epic Retail Clarcona PD / Epic Retail Clarcona PSP / Lot 1 – Wawa DP dated “Received January 31, 2020”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 2**



# **RZ-19-10-044 – Stephen Allen Planning and Zoning Commission (PZC) Board-Called Hearing**

- Case:** RZ-19-10-044
- Applicant:** Stephen Allen, Civil Corp Engineering, Inc.
- District:** 3
- Location:** 5177 Hoffner Ave; or generally located on the west side of Petroff Avenue, 230 feet north of Hoffner Avenue
- Acreage:** 3.90 gross acre
- From:** R-2 (Residential District) (Restricted)
- To:** R-2 (Residential District)
- Proposed Use:** Thirty-eight (38) single-family attached residential dwelling units



# **RZ-19-11-055 – Kathy Hattaway, Poulos & Bennett, LLC. Planning and Zoning Commission (PZC) Board-Called Hearing**

- Case:** RZ-19-11-055
- Applicant:** Kathy Hattaway, Poulos & Bennett, LLC
- District:** 5
- Location:** Generally located west side of TV Tower Road, north of Lake Pickett Road, and southwest of North Fort Christmas Road
- Acreage:** 292.79-gross acre  
253.26-net developable acres
- From:** R-CE-C (Country Estate Cluster District)
- To:** R-CE-C (Country Estate Cluster District)
- Proposed Use:** To amend the Lake Pickett Cluster Plan to allow non-lakefront lots sizes to be one-third acre within Phases 2, 3, 5 & 6



*Board of County Commissioners*

# Public Hearings

**April 21, 2020**