



Interoffice Memorandum

DATE: January 10, 2024

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Alberto A. Vargas, MArch., Manager,
Planning Division

CONTACT PERSON: **Nicolas Thalmueller, AICP**
Planning Administrator
Planning Division, DRC
(407)836-5523 or Nicolas.Thalmueller@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

A handwritten signature in blue ink, appearing to read "Nicolas Thalmueller".

Project Name: Wedgefield 10 Lot Addition - Block 40 Preliminary
Subdivision Plan (PSP)
Case # CDR-22-05-162

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Solange Dao, P.E.
DAO Consultants, Inc.
1110 E Marks Street
Orlando, Florida 32803

Commission District: 5

General Location: North of Maxim Parkway / South of Macon
Parkway / East of Bancroft Boulevard

Parcel ID #(s) 01-23-32-1167-00-001

Use: 4 Single-Family Residential Dwelling Units

Size / Acreage: 2.13 acres

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 seven (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 seven (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) is a request to subdivide 2.13 acres to construct four single-family residential dwelling units; District 5; North of Maxim Parkway / South of Macon Parkway / East of Bancroft Boulevard

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.

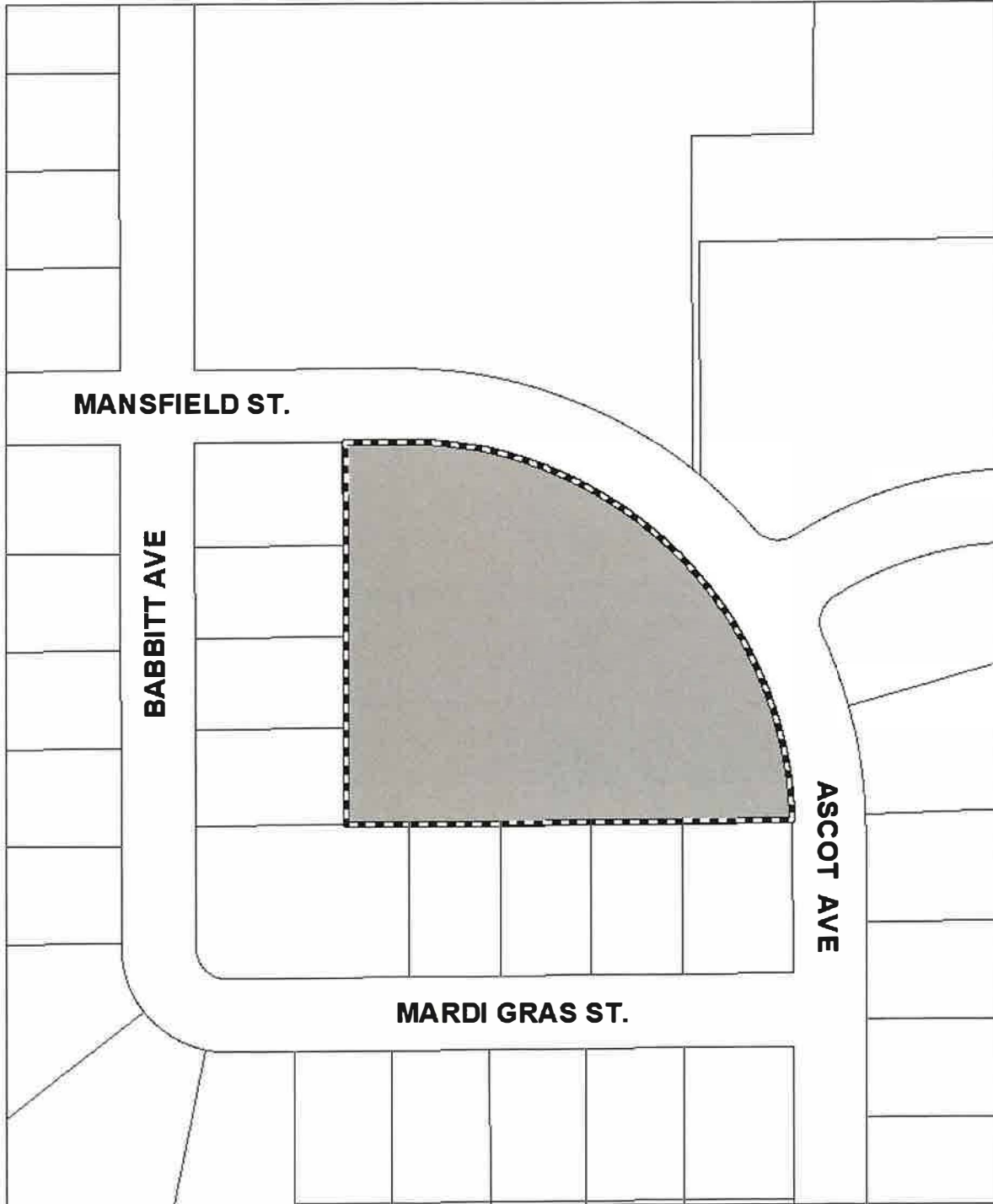
Please notify Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

For any questions regarding this map, please contact the Planning Division at 407-836-5600

Location Map

CDR-22-05-162



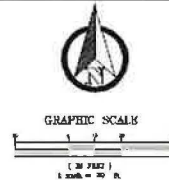
 **Subject Property**



0 95 190 Feet



LEVEL DESCRIPTIONS
 PER SURVEY PROVIDED BY MAP LAND SURVEYING REFER TO SURVEY FOR ORIGINAL
 TRACT A, WEDGEFIELD BLOCK 40, AS RECORDED IN PLAT BOOK 38, PAGE 23, PUBLIC
 RECORDS OF ORANGE COUNTY, FLORIDA



SITE DATA TRACT A LOT SPLIT

PARCEL ID: 01-23-32-1167-00-001
 LOCATION: SECTION 01, TOWNSHIP 23S, RANGE 15E
 ZONING: R-1A

EXISTING TRACT A	PROPOSED TRACT A LOT SPLIT
LAND USE: VACANT/ RESIDENTIAL	SINGLE FAMILY/ RESIDENTIAL
TOTAL AREA (TRACT A): 92,800 (SF) / 2.13 (AC)	92,800 (SF) / 2.13 (AC)
PROJECT AREA TRACT A: 92,800 (SF) / 2.13 (AC)	92,800 (SF) / 2.13 (AC)
NUMBER OF LOTS (LOTS 11-14):	4
MAXIMUM BUILDING HEIGHT:	35'-0"
MINIMUM LIVING AREA:	1,400 SF
MINIMUM LOT SIZE:	7,500 SF

SETBACKS:
 FRONT: 25'
 SIDE: 7.5'
 REAR: 30'
 SIDE STREET: 15'

MINIMUM RESIDENTIAL PRIVATE OPEN SPACE IS 4.2% FOR R-1A ZONE DISTRICT

GENERAL NOTES

- ALL SIDEWALKS AND WALKWAYS SHALL HAVE A MINIMUM SLOPE OF 5% AND A 2% MINIMUM GROSS SLOPE.
 - ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
 - DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 16, N.F.P.A. 1-2012 (IFPC 5TH EDITION).
 - THE PROPOSED 4 LOTS SHALL JOIN EXISTING WEDGEFIELD BLOCK 40 SUBDIVISION MSU FOR ROADS AND DRAINAGE AND THE EXISTING MSU FOR STREET LIGHTING.
 - SITE AHEAD INCLUDING TRACT "A" IS 2.13 ACRES.
 - PROPOSED MINIMUM LOT WIDTH ALONG FRONT EDGE OF HOUSE = 75 FEET.
 - PROJECTED SCHOOL AGE POPULATION IS 8.
 - RECREATIONAL FACILITIES ARE AVAILABLE ADJACENT TO THIS SITE ALONG THE NORTH SIDE OF MANSFIELD STREET RIGHT-OF-WAY.
 - 100 YEAR FLOOD FLOW IS NOT PRESENT ON THIS SITE.
 - ALL STREETS WITHIN THIS PLAN HAVE EXISTING PAVEMENT WITH A MINIMUM WIDTH OF 24 FEET.
 - THE PROJECTED AVERAGE DAILY TRAFFIC (ADT) FROM THIS DEVELOPMENT IS BASED UPON TRIP GENERATION RATES FOR LAND USE 2/3 (RESIDENTIAL PUD) PER THE MANUAL 10TH EDITION IS AS FOLLOWS: ADT = 7.44 TRIPS PER RESIDENTIAL UNIT X 14 UNITS = 105 TRIPS/DAY.
 - THE PROPOSED METHOD OF STORMWATER COLLECTION, POLLUTION CONTROL AND DETENTION ARE PER RANGER DRAINAGE DISTRICT AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT APPROVED REQUIREMENTS.
 - THE EXISTING STORM CHAIN SYSTEM WITHIN THE ASCOT AVENUE RIGHT-OF-WAY OUTFALLS TO THE EXISTING GOLF COURSE LAKE TO THE SOUTH OF THIS SUBJECT PROPERTY WITH AN EVENTUAL OUTFALL TO THE METTELTON CANAL (NO 5).
 - ALL FINISHED FLOOR ELEVATIONS ARE ANTICIPATED TO BE 1.5' ABOVE THE EXISTING CENTER LINE STREET ELEVATIONS (PER RANGER DRAINAGE DISTRICT CITY LOT GRADING GUIDELINES). ALL YARD GRADIENTS WILL SLOPE AWAY FROM THE HOUSE AT A MINIMUM OF 1% SLOPE.
 - BLOCK 40 IS CONTAINED WITHIN THE SUBDIVISION OF WEDGEFIELD.
 - LOTS WILL BE REQUIRED TO AMEND INTO EXISTING WEDGEFIELD HOA AND BE SUBJECT TO ANY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) AS NECESSARY.
- PREVIOUS CONDITIONS OF APPROVAL FROM 10/20/1995**
- DEVELOPMENT SHALL CONFORM TO THE WEDGEFIELD 10-LOT ADDITION, BLOCK 40; PRELIMINARY SUBDIVISION PLAN, DATED & RECEIVED AUGUST 30, 1995, AND TO THE FOLLOWING CONDITIONS OF APPROVAL, DEVELOPMENT BASED ON THIS APPROVAL SHALL COMPLY WITH ALL OTHER APPLICABLE FEDERAL, STATE, AND COUNTY LAWS, ORDINANCES AND REGULATIONS, WHICH ARE INCORPORATED HEREIN BY REFERENCE, EXCEPT TO THE EXTENT THE APPLICABLE LAWS, ORDINANCES, AND REGULATIONS ARE EXPRESSLY WAIVED OR MODIFIED BY THESE CONDITIONS. OR SET ACTION APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, OR BY ACTION OF THE BOARD OF COUNTY COMMISSIONERS.
 - THE PRELIMINARY SUBDIVISION PLAN APPROVAL AUTOMATICALLY EXPIRES ON OCTOBER 10, 1998, IN ACCORDANCE WITH ORANGE COUNTY SUBDIVISION REGULATIONS, AS AMENDED.
 - IF OPEN CUTS FOR UTILITY CONNECTIONS ALONG RABBITT AVENUE AND MARI GRASS STREET ARE NECESSARY, THOSE STREETS SHALL BE RESURFACED.
 - PRIOR TO CONSTRUCTION PLAN APPROVAL, DOCUMENTATION WITH SUPPORTING CALCULATIONS SHALL BE SUBMITTED WHICH DEMONSTRATES THAT THE EXISTING STORMWATER MANAGEMENT SYSTEM IS ACCEPTABLE TO THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT AND RANGER DRAINAGE DISTRICTS TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.
 - MINIMUM 1000 SQUARE FEET OF LIVING AREA.

Site Plan

PROPOSED LOT AREAS CHART

LOT #	AREA(SF)	AREA(AC)
11	18,112	0.560
12	22,406	0.515
13	19,624	0.568
14	17,675	0.503

<p>LOT 11 SITE DATA: LOT AREA=33,112.0 SF (0.7631 AC) IMPERVIOUS AREA: BLDG, DRIVEWAY, WALKWAY =13,826.4 SF OPEN SPACE: 33,112.0-13,826.4=19,285.6 SF LANDSCAPE AREA = 7,983.15 SF/19,285.6 SF = 41.70% GRASS (SWALE AREA) = 6,148.7 SF/19,285.6 SF = 32.00% GRASS AREA = 4,344.9 SF/19,285.6 SF = 22.60% TOTAL GRASS = 50.30% ALLOWABLE 60% TURF</p>	<p>LOT 12 SITE DATA: LOT AREA=22,406.0 SF (0.5157 AC) IMPERVIOUS AREA: BLDG, DRIVEWAY, WALKWAY =5,697.0 SF=25.30% OPEN SPACE: 22,406.0 SF-5,697.0 SF =16,709.0 SF LANDSCAPE AREA = 7,117.13 SF/16,709.0 SF = 42.45% GRASS (SWALE AREA) = 3,700.12 SF/16,709.0 SF = 22.06% GRASS AREA = 3,931.81 SF/16,709.0 SF = 23.45% TOTAL GRASS = 57.51% ALLOWABLE 60% TURF</p>
<p>LOT 13 SITE DATA: LOT AREA=19,624.0 SF (0.4508 AC) IMPERVIOUS AREA: BLDG, DRIVEWAY, WALKWAY =5,394.83 SF OPEN SPACE: 19,624.0 SF-5,394.83 =14,229.17 SF LANDSCAPE AREA=3,764.83 SF/14,229.17 SF = 26.45% GRASS (SWALE AREA) = 2,996.0 SF/14,229.17 SF = 21.05% GRASS AREA = 3,255.76 SF/14,229.17 SF = 23.02% TOTAL GRASS AREA = 44.52% ALLOWABLE 60% TURF</p>	<p>LOT 14 SITE DATA: LOT AREA=17,675.0 SF (0.4058 AC) IMPERVIOUS AREA: BLDG, DRIVEWAY, WALKWAY =4,615.66 SF OPEN SPACE: 17,675.0 SF-4,615.66 SF =13,059.34 SF LANDSCAPE AREA = 5,915.27 SF/13,059.34 SF = 45.30% GRASS (SWALE AREA) = 1,242.0 SF/13,059.34 SF = 9.50% GRASS AREA = 3,094.26 SF/13,059.34 SF = 23.69% TOTAL GRASS AREA = 54.29% ALLOWABLE 60% TURF</p>

REVISION #	DESCRIPTION

DAO CONSULTANTS, INC.
 LICENSED PROFESSIONAL ENGINEER NO. 12,450
 1001 EAST HAVENS STREET
 ORLANDO, FLORIDA 32803-4315
 PHONE: (407) 896-0972
 FAX: (407) 896-5770

WEDGEFIELD 10 LOT ADDITION - BLOCK 40 P&P
 MANSFIELD ST AND ASCOT AVE | ORLANDO, FL 32833
LOT LAYOUT PLAN

DRAWN BY:	TEP
CHECKED BY:	SP
APPROVED BY:	NO
ISSUE DATE:	05/12/2023
PROJECT NO.:	3112-24
SHEET:	01