



Interoffice Memorandum

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DEC26 19 10:17AM

DATE: December 20, 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

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

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*jme*

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Project Name: Rouse Road Subdivision Planned Development / Waverly Walk Preliminary Subdivision Plan Case #PSP-19-04-144

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Luke Classon  
Appian Engineering, LLC  
2221 Lee Road, Suite 17  
Winter Park, Florida 32789

Commission District: 5

General Location: South of University Boulevard / East of Rouse Road

Parcel ID #(s): 09-22-31-0000-00-013

# of Posters: 2

Use: 41 Single-Family Residential Dwelling Units

LEGISLATIVE FILE # 20-042

*January 28, 2020 @ 2pm*

Size / Acreage: 12.92 gross acres

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) is a request to subdivide 12.92 acres in order to construct 41 single-family detached residential dwelling units; District 5; South of University Boulevard / East of Rouse 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*).

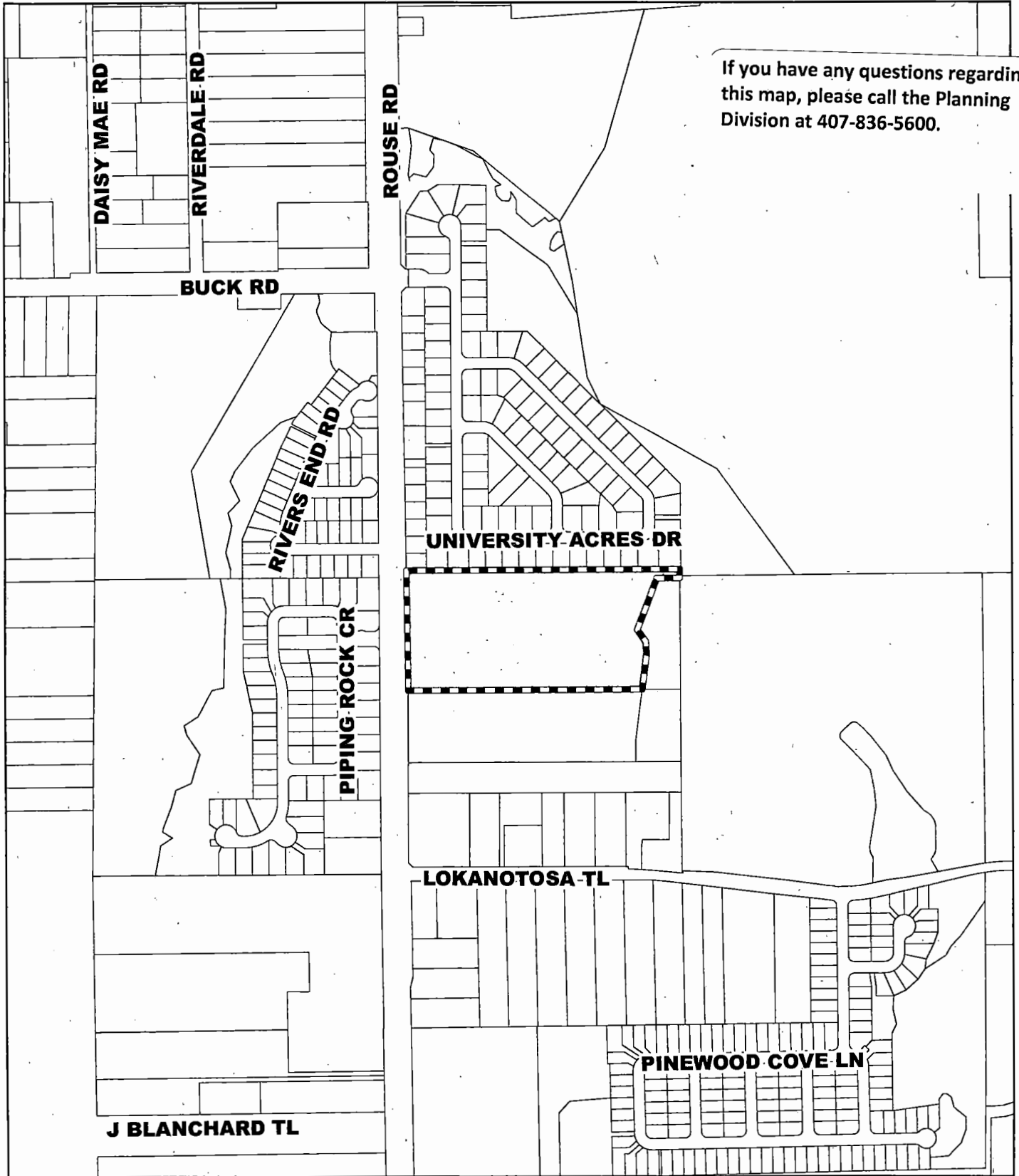
***Special Instructions to Clerk (if any):***

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.

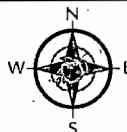
Please notify Lisette Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

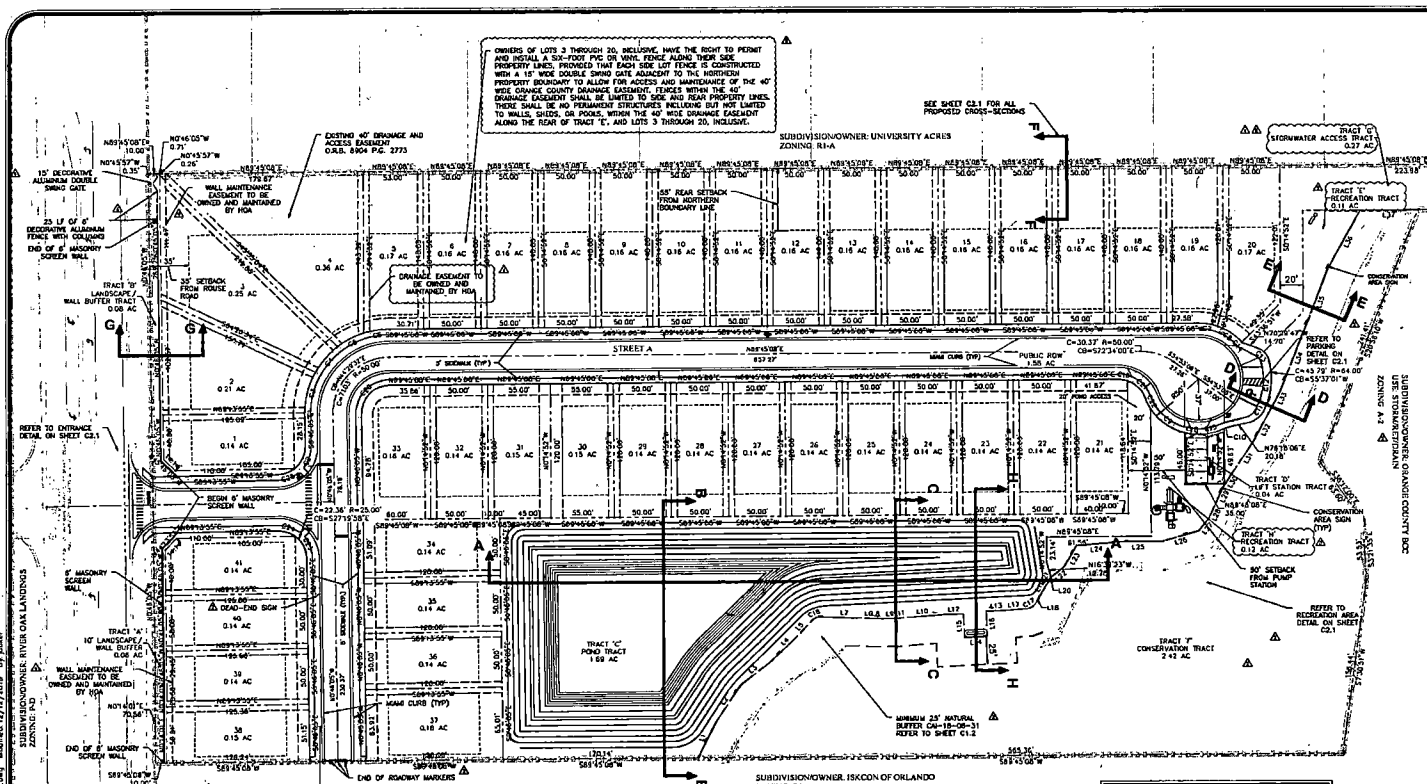
If you have any questions regarding this map, please call the Planning Division at 407-836-5600.



 Subject Property



1 inch = 575 feet



### SITE DATA

1. OCEFA PARCEL ID#:	09-23-31-000-09-03
2. PROPERTY LOCATION:	373 W. HILLS RD. DUNEDIN, FL 32817
3. TOTAL PROPERTY AREA:	12.97 AC.
4. EXISTING CONSERVATION AREA:	1.15 AC.
WETLAND AREA:	0.80 AC.
5. PROPOSED WETLAND IMPACT:	0.01 AC.
PRIMARY WETLAND IMPACT AREA:	0.15 AC.
SURFACE WATER IMPACT AREA:	0.00 AC.
IMPACTED BUFFER AREA:	0.58 AC.
6. PROPOSED CONSERVATION AREA:	1.09 AC.
PRESERVED WETLAND AREA:	0.80 AC.
PRESERVED SURFACE WATER AREA:	0.40 AC.
7. NET DEVELOPABLE AREA:	11.03 AC.
8. PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL
9. FUTURE LAND USE (PLD):	LOW DENSITY RESIDENTIAL (LDR)
10. ADJACENT FUTURE LAND USE:	NORTH: LOW DENSITY RESIDENTIAL SOUTH: LOW DENSITY RESIDENTIAL EAST: LOW DENSITY RESIDENTIAL WEST: LOW DENSITY RESIDENTIAL
11. EXISTING ZONING:	PD
12. ADJACENT ZONING:	NORTH: R-1A SOUTH: R-1A EAST: A-2 WEST: PD
13. PROPOSED UNITS:	41
14. LOT REQUIREMENTS:	MINIMUM LOT AREA (ADJACENT TO NORTHERLY PROPERTY LINE): 7,200 SF MINIMUM LOT AREA: 4,000 SF MINIMUM LOT WIDTH: 50 FT. MINIMUM LOT DEPTH: 150 FT. MINIMUM BUILDING HEIGHT: 35 FT. / 3 STORIES
15. SETBACKS:	MAIN BUILDING FRONT: 30 FT. FRONT YARD: 15 FT. SIDE YARD: 5 FT. REAR YARD: 10 FT. REAR YARD ADJACENT TO NORTHERLY PROPERTY LINE: 5 FT. CORNER SIDE YARD: 15 FT.
16. MINIMUM LIVING AREA (UNDER HEAVY ASH):	1,800 SF
17. THE PROPOSED PROJECT SHALL INCLUDE SINGLE-FAMILY RESIDENTIAL HOMES BARRICADE IN ACC. FROM 1,800 SF TO 4,995 SF OF LIVING SPACE.	400 DU/AC
18. MAXIMUM ALLOWED GROSS DENSITY:	4.00 DU/AC
19. PROMISED GROSS DENSITY (H. 010133 AC):	3.85 DU/AC
20. SCHOOL AGE CHILDREN:	41 DU @ 40% CHILDREN 71 SCHOOL AGE CHILDREN
21. WATER SERVICE PROVIDED BY ORANGE COUNTY UTILITY (UNDER HEAVY ASH):	
22. NOT RECLAIMED WATER SERVICE IS AVAILABLE.	
23. SANITARY SEWER SERVICE PROVIDED BY ORANGE COUNTY:	
24. SERVICE DEMANDS (H. DU @ 1.17 TRIPS/DU):	487 TRIPS
25. FIRE PROTECTION WILL BE PROVIDED AND DESIGNED TO MEET ORANGE COUNTY AND NFPA REQUIREMENTS.	
26. STORM WATER SYSTEM WILL BE PROVIDED AND DESIGNED TO MEET ORANGE COUNTY AND SURFMD DRAINAGE REQUIREMENTS.	
27. ALL UTILITY LINES SHALL BE DESIGNED TO MEET ORANGE COUNTY UTILITY CODE.	
28. UTILITY EASEMENTS DEDICATED TO ORANGE COUNTY UTILITY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.	
29. AN OVA SHALL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREA AND FACILITIES.	
30. PROJECT SIGNAGE SHALL COMPLY WITH ORANGE COUNTY LAND DEVELOPMENT CODE.	
31. PROJECT LANDSCAPING/IRRIGATION SHALL COMPLY WITH THE ORANGE COUNTY LAND DEVELOPMENT CODE.	
32. THE DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE.	
33. THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE ECONOMIC DEVELOPMENT PROTECTION ORDINANCE. BROAD-WIDE REGULATIONS APPLY. REFERENCE ORANGE COUNTY CODE CHAPTER 15 ARTICLE 15-100.	
34. OTHER SPACE SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 18-114 AND RECREATIONAL SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 18-115.	
35. ANY ON-STREET PARKING SHALL COMPLY WITH F.P.C. CODE.	
36. IF LOTS 3 THROUGH 20, EXCLUSIVE, HAVE THE RIGHT TO PERMIT AND INSTALL A 50'-FOOT PAVED DRIVE FENCE ALONG THEIR SIDE PROPERTY LINES, PROVIDED THAT EACH SIDE LOT FENCE IS CONSTRUCTED WITH A 15' WIDE DOUBLE DRIVE GATE ADJACENT TO THE HORIZONTAL PROPERTY BOUNDARY TO ALLOW FOR ACCESS AND MAINTENANCE OF THE 40' WIDE ORANGE COUNTY DRAINAGE EASEMENT. FENCES WITHIN THE 40' WIDE ORANGE COUNTY DRAINAGE EASEMENT SHALL BE LIMITED TO 30" AND REAR PROPERTY LINES. THERE SHALL BE NO PERMANENT STRUCTURES INCLUDING BUT NOT LIMITED TO WALLS, SIGNS, OR POOLS, WITHIN THE 40' WIDE ORANGE EASEMENT ALONG THE ROAD OF TRACT 17, AND LOTS 3 THROUGH 20, INCLUSIVE.	

### NOT FOR CONSTRUCTION

1. DEVELOPMENT RIGHTS OF TRACT 7 WILL BE REVERTED TO ORANGE COUNTY.

2. TRACT 6 IS TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITHIN MAINTENANCE TO ALL OF WHOLE THE ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES.

3. ALL CONCEPTS/DESIGNS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND APPROVAL BY THE STAFF OF THE LOCAL DEPARTMENT OF PLANNING AND ZONING.

4. NO ASSUMPTIONS BE MADE REGARDING THE PROVISIONS OF THE ORANGE COUNTY ZONING ORDINANCE, LOCAL ORDINANCES, OR ANY OTHER APPLICABLE REGULATIONS.

5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ORANGE COUNTY ZONING ORDINANCE, LOCAL ORDINANCES, AND ANY OTHER APPLICABLE REGULATIONS.

6. COPIES OF THIS PLAN SHALL BE PLACED ON THE LOTS AND FACES OF THE PROPOSED DRIVE OR DRIVE CENTER AS SHOWN ON THIS PLAN.

7. ALL CONDUITS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE ORANGE COUNTY ZONING ORDINANCE, LOCAL ORDINANCES, AND ANY OTHER APPLICABLE REGULATIONS.

8. THE ORANGE COUNTY ZONING ORDINANCE, LOCAL ORDINANCES, AND ANY OTHER APPLICABLE REGULATIONS SHALL BE REFERRED TO FOR FURTHER INFORMATION.

9. THE AREA OF TRACT 7 CONSTITUTES TRACT 7 AND IS RESERVED TO ORANGE COUNTY FOR THE PURPOSES OF THE ORANGE COUNTY ZONING ORDINANCE, LOCAL ORDINANCES, AND ANY OTHER APPLICABLE REGULATIONS.

### LOT DATA

LOT #	AREA	PERCENTAGE	OWNER	OWNER
1	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
2	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
3	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
4	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
5	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
6	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
7	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
8	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
9	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
10	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
11	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
12	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
13	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
14	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
15	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
16	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
17	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
18	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
19	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
20	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
21	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
22	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
23	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
24	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
25	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
26	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
27	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
28	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
29	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
30	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
31	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
32	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
33	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
34	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY
35	0.14 AC	1.09%	ORANGE COUNTY	ORANGE COUNTY

### Line Table

Line #	Length	Direction	Line #	Length	Direction
L1	35.228	N25° 46' 34"E	L20	1.531	N49° 56' 47"E
L2	40.747	N33° 20' 55"E	L21	2.828	N27° 12' 47"E
L3	33.026	N51° 44' 46"E	L22	15.015	S49° 56' 47"W
L4	28.743	N44° 06' 27"E	L23	20.759	S31° 04' 32"W
L5	22.670	N47° 58' 09"E	L24	34.780	S84° 35' 23"W
L6	1.182	S77° 37' 23"E	L25	39.165	S89° 39' 26"W
L7	41.193	S87° 57' 36"E	L26	34.506	S74° 07' 30"W
L8	11.377	S87° 57' 36"E	L27	13.558	S40° 30' 20"W
L9	14.091	N89° 05' 43"E	L28	25.423	S24° 11' 08"W
L10	30.056	N85° 28' 47"E	L29	25.423	S24° 11' 08"W
L11	2.627	N80° 19' 42"E	L30	11.953	S33° 09' 44"W
L12	16.616	N87° 48' 05"E	L31	36.596	S37° 07' 20"W
L13	13.795	N87° 59' 01"E	L32	24.710	S27° 33' 33"W
L14	20.000	N87° 10' 49"E	L33	22.444	S27° 33' 33"W
L15	31.382	S2° 49' 11"W	L34	58.162	S21° 16' 32"W
L16	22.760	N2° 45' 11"W	L35	59.490	S26° 46' 49"W
L17	21.642	N85° 27' 15"E	L36	59.855	S27° 34' 07"W
L18	7.623	N30° 20' 32"E	L37	50.622	S89° 45' 08"W
L19	15.081	N30° 20' 32"E			

### Curve Table

Curve #	Chord Length	Chord Direction	Radius
C1	1.81'	S0°4'29"E	75.00'
C2	22.36'	S23°47'51"W	25.00'
C3	37.21'	S14°58'57"W	75.00'
C4	29.83'	S40°48'59"W	75.00'
C5	26.28'	S82°22'33"W	75.00'
C6	22.54'	S81°05'32"W	75.00'
C7	17.17'	N80°31'55"W	50.00'
C8	25.88'	N55°38'50"W	50.00'
C9	37.31'	S53°46'27"E	50.00'
C10	2.81'	N70°55'28"E	15.01'
C11	16.07'	N50°15'35"E	20.00'
C12	45.79'	N5°37'01"E	64.00'
C13	8.29'	N31°22'35"W	15.00'
C14	0.73'	N40°13'40"W	50.00'
C15	22.81'	N76°40'58"E	50.00'
C16	12.68'	S82°57'45"E	50.00'
C17	9.25'	S57°53'54"E	10.00'
C18	8.31'	N67°30'17"E	10.00'
C19	8.25'	S80°45'15"E	25.00'
C20	35.52'	N44°28'32"E	25.00'
C21	21.80'	S45°24'50"E	25.00'
C22	10.52'	S25°19'57"E	25.00'
C23	22.36'	S77°19'58"E	25.00'
C24	15.81'	S72°00'00"E	25.00'
C25	15.81'	S70°47'49"W	25.00'

**GEOMETRY PLAN**

**PRELIMINARY SUBDIVISION PLAN**

**ROUTE ROAD SUBDIVISION**

**ORANGE COUNTY, FLORIDA**

ENGINEER: APPIAN ENGINEERING LLC

DATE: 12/12/19

SCALE: 1" = 50'

PROJECT: ASH-002

SHEET: 2 OF 2

C2.0