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Interoffice Memorandum

DATE: March 26, 2020

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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*Jmo*

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Project Name: Misty Woods Phase 2 Preliminary Subdivision Plan  
Case # PSP-19-08-283

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Mike Solitro  
1007 Votaw, LLC  
480 Needles Drive  
Longwood, Florida 32779

Commission District: 2

General Location: North of Votaw Road / West of Thompson Road

LEGISLATIVE FILE # 20-511

*May 5, 2020 @ 2pm*

Parcel ID #(s) 02-21-28-8308-00-011

# of Posters: 1

Use: 20 Single-Family Residential Dwelling Units

Size / Acreage: 5.47

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 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 5.47 acres in order to construct 20 single-family residential dwelling units; District 2; North of Votaw Road / West of Thompson 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):***

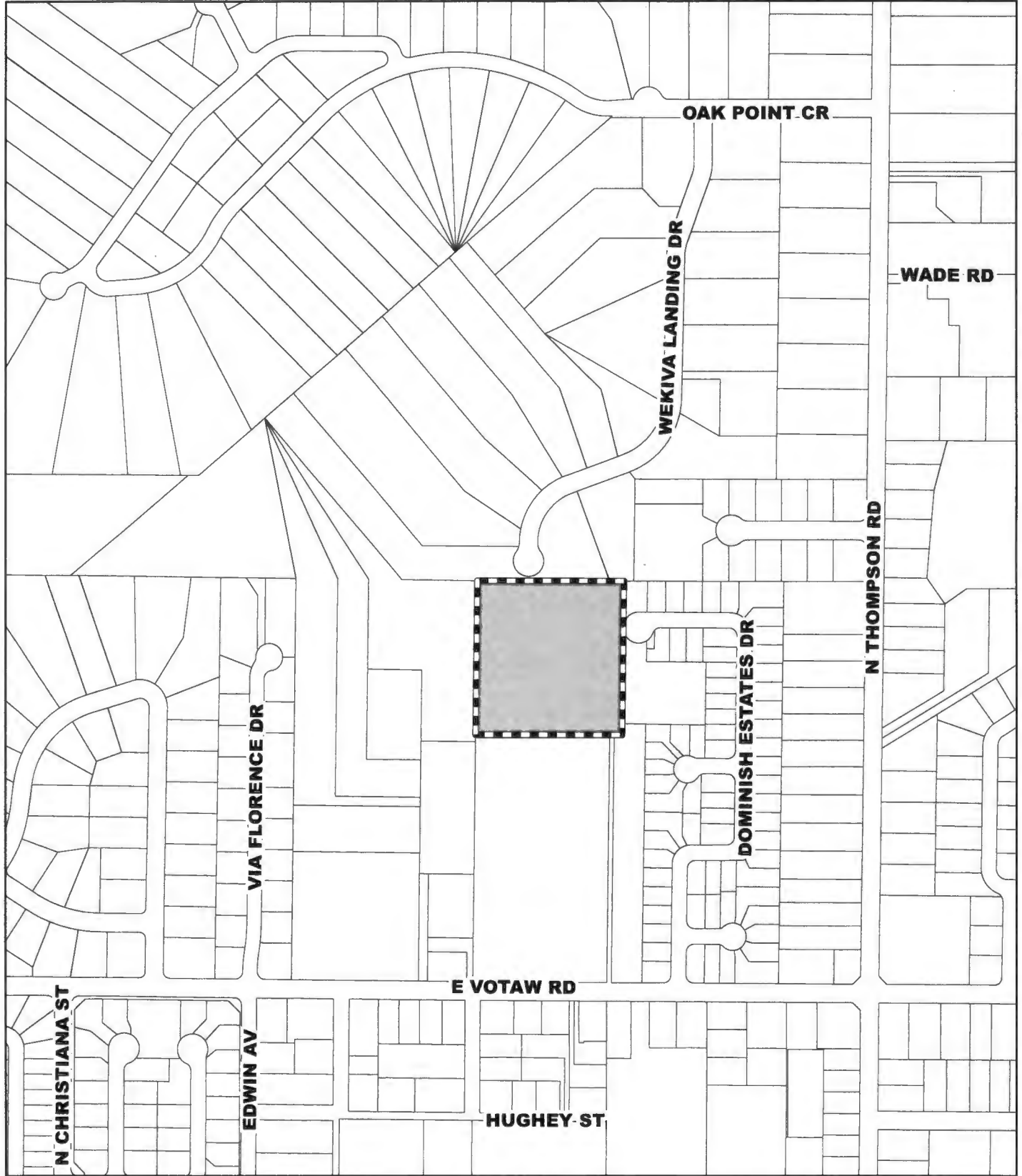
Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Lisette Egipciaco 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

PSP-19-08-283



 Subject Property



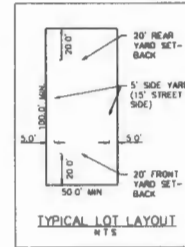
1 inch = 425 feet

**CLEAR SIGHT DISTANCE**

1. NO STRUCTURE, FENCE, WALL OR OTHER OBSTACLE INTERFERE WITH CLEARANCE BETWEEN 3 FEET AND 8 FEET IN HEIGHT ABOVE STREET LEVEL.
2. SIGHT DISTANCE PER F.O.D. GREENBOOK CHAPTER 16 RESIDENTIAL STREET DESIGN.
3. DESIGN SPEED: 30 MPH - SIGHT DISTANCE 250 FEET.
4. POSTED SPEED: 25 MPH.

**KEYED NOTES**

1. WELD BOLT (B-1)
  2. ROUNDABOUT DIRECTIONAL SIGN (R6-1A)
  3. CIRCULAR INTERSECTION SIGN (E2-4)
  4. MOUNTABLE MEDIAN CURB (CDD) TYPE "A" CURB
- NOTE: SEE SHEET 4 FOR ROUNDABOUT STRIPING DETAILS.



**PARCEL ID**  
02-21-28-8308-00-011

**SOIL TYPES**

- 6 CANDLE-APOPA
- 47 TAMMEE-MILBROPER

**LAND USE DATA**

PARCEL ID:	02-21-28-8308-00-011
ZONING:	R-1
PROPOSED LAYOUT:	LOW DENSITY RESIDENTIAL (DETACHED SINGLE-FAMILY)
MINIMUM LOT AREA:	3,000 S.F.
MINIMUM LOT WIDTH:	50 L.F.
MINIMUM LOT AREA:	1,000 S.F.
DENSITY:	
NO. OF UNITS - GROSS AREA -	1.33 ACRES
UNITS/ACRE -	3.68 U/A
AREA CALCULATIONS:	
TOTAL AREA:	5.34 ACRES
RAW AREA:	1.080 ACRES
LAND AREA:	4.260 ACRES
TRACT 'A' - OPEN SPACE:	1.483 ACRES
TRACT 'B' - OPEN SPACE:	0.336 ACRES
TRACT 'C' - OPEN SPACE:	0.083 ACRES
LINEAR FEET STREET:	0.710 L.F.
MIN. BUILDING SETBACK:	
FRONT SETBACK:	30 FT.
REAR SETBACK:	20 FT.
SIDE SETBACK:	5 FT.
STREET SIDE SETBACK:	15 FT.
MIN. BUILDING HEIGHT:	35 FT. - 3 STORIES (1)
(1) - MAX. BUILDING HEIGHT FOR LOTS ALONG THE NORTH BOUNDARY SHALL NOT EXCEED ONE STORY.	
MIN. REQUIRED PRIVATE OPEN SPACE:	400 SQ. FT.

**AVE. DAILY TRIPS**

**SINGLE-FAMILY RESIDENTIAL (SFR)**  
AVE. DAILY TRIPS = 10 TRIPS/UNIT @ 28 UNITS = 280 AVE. DAILY TRIPS

**PM PEAK HOUR TRIPS**

**SINGLE-FAMILY RESIDENTIAL (SFR)**  
PM PEAK HOUR TRIPS = 1.0 TRIP/UNIT @ 28 UNITS = 28 PM PEAK HOUR TRIPS

**SCHOOL AGE POPULATION**

**SINGLE-FAMILY RESIDENTIAL**  
38 UNITS @ 1.9 = 72 STUDENTS

**OPEN SPACE CALCULATION**

<b>OPEN SPACE PROVIDED (MINIMUM STUDY AREA)</b>	
TOTAL SITE AREA:	5.34 ACRES
% OF OPEN SPACE REQUIRED:	35.0%
OPEN SPACE REQUIRED:	1.870 ACRES
<b>OPEN SPACE PROVIDED (BY CATEGORY)</b>	
CATEGORY 'A' -	
TRACT 'A' - OPEN SPACE:	1.483 ACRES
TRACT 'B' - OPEN SPACE:	0.336 ACRES
TRACT 'C' - OPEN SPACE:	0.083 ACRES
LANDSCAPE BUFFER ELEMENT #2:	0.180 ACRES
TOTAL CATEGORY 'A' OPEN SPACE PROVIDED:	1.882 ACRES
TOTAL OPEN SPACE PROVIDED:	1.882 ACRES
% OF OPEN SPACE PROVIDED:	35.0%

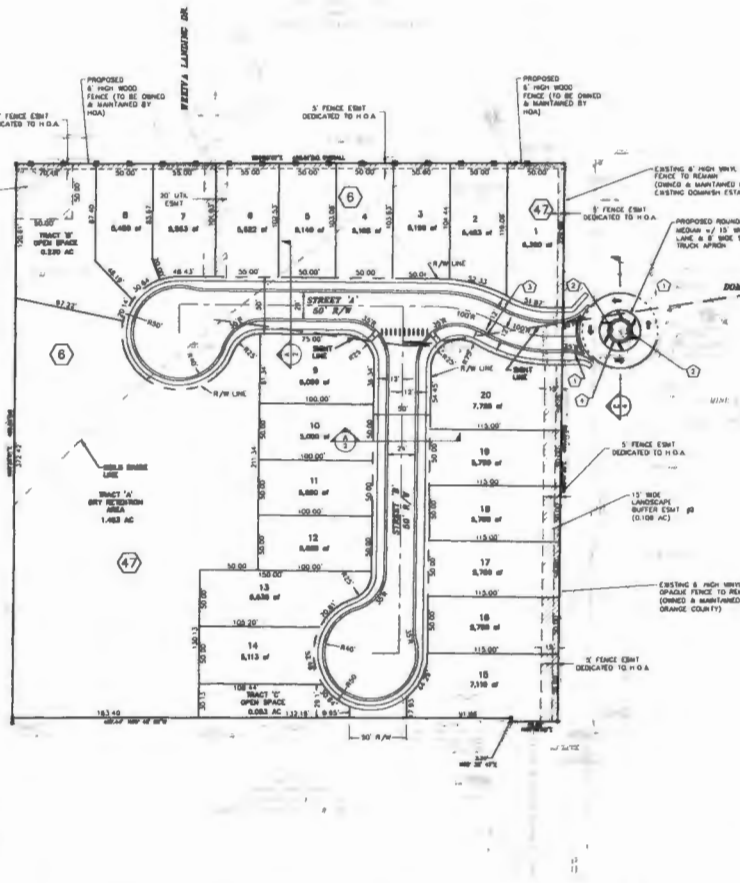
**SERVICE PROVIDERS**

1. PORTABLE WATER SERVICE: CITY OF APOPA UTILITIES
2. SANITARY SEWER SERVICE: CITY OF APOPA UTILITIES
3. FIRE PROTECTION: ORANGE COUNTY
4. ELECTRIC SERVICE: DUNE COUNTY
5. SOLID WASTE: ORANGE COUNTY
6. PHONE/CABLE: CENTURY LINK



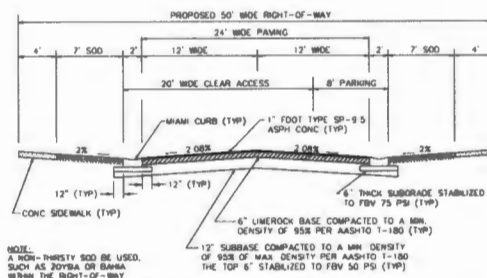
**GENERAL NOTES**

1. SUBJECT PROPERTY LIES WITHIN SOME "A" AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP, COMMUNITY FLOOD NUMBER 120020011, DATED SEPTEMBER 25, 2009.
2. THE PROPOSED DEVELOPMENT SHALL BE IN ONE PHASE.
3. THE STREETS SHALL BE PUBLIC.
4. LOCATION AND TOPOGRAPHIC DATA WAS PREPARED BY REPUBLIC NATIONAL, INC.
5. MINIMUM LIVING AREA SHALL INCLUDE HEATED AND AIR CONDITIONED SPACE ONLY.
6. DURING CONSTRUCTION, WHEN CONVEYABLE ARE BROUGHT ONTO THE SITE, ACCESS ROADS AND A SUFFICIENT TEMPORARY OR PERMANENT SUPPLY OF WATER ACCESSIBLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED.
7. TRUCK ARE NO HELIOPS ON THIS PROPERTY.
8. ALL CONSTRUCTION DETAILS ARE CORRECT AND, AND SUBJECT TO REVIEW AND MODIFICATION SUBJECT THE APPROVAL OF FINAL CONSTRUCTION PLANS.
9. ANY MISCELLANEOUS GARBAGE, HAZARDOUS WASTE, YARD WASTE (INCLUDING EXISTING FERTILIZERS, HERBICIDES AND PESTICIDES), AND CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS.
10. ANY EXISTING SEPTIC TANKS OR WELLS (PREVIOUS OR PROPOSED WATER SUPPLY WELLS) EXIST SHALL BE PROPERLY ABANDONED PRIOR TO CONSTRUCTION OR CONSTRUCTION PERMITS SHALL BE APPLIED FOR AND REVIEWED BY THE APPROPRIATE AGENCIES. CONTACT THE DEPARTMENT OF HEALTH (DOH) FOR THE SEPTIC SYSTEM AND BOTH DOH AND THE WATER MANAGEMENT DISTRICT FOR WELLS.
11. CROSSOVERS TO BE PROVIDED PER SECTION 38-8A3 OF THE ORANGE COUNTY CODE.
12. OPEN SPACE SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 38-30.
13. THE EXISTING STRUCTURE SHALL BE DEMOLISHED PRIOR TO PLAT APPROVAL.
14. THIS SITE IS LOCATED WITHIN THE WETLAND STUDY AREA, AS ESTABLISHED BY THE WETLAND PERMIT AND PROTECTION ACT, SECTION 38.369.7.5. ADDITIONAL REGULATIONS WILL APPLY.
15. "NO PARKING" SIGNS SHALL BE PROVIDED ON THE SIDE OF THE STREET THROUGHOUT THE ENTIRE PROPOSED PROJECT. IN ADDITION, THERE SHALL BE NO PARKING ALLOWED WITHIN 15 FEET ON EITHER SIDE OF ANY FIRE HYDRANT.
16. THE PROPOSED 8' HIGH WOOD FENCE AND FENCE EASEMENT ALONG THE NORTH PROPERTY LINE TO BE OWNED AND MAINTAINED BY THE H.O.A.
17. THE EXISTING 6' HIGH WOOD FENCE ALONG THE EAST PROPERTY LINE LOCATED WITHIN THE EXISTING COMMON AREA TRACT 'X' IS TO REMAIN AND IS OWNED AND MAINTAINED BY THE OWNERS OF THE ESTATES BEING CARRIED BY THE FENCE ALONG THE EAST PROPERTY LINE LOCATED WITHIN THE EXISTING ORANGE COUNTY RESERVATION TRACT 'A' IS TO REMAIN AND IS OWNED AND MAINTAINED BY ORANGE COUNTY.
18. IN ACCORDANCE WITH SECTION 38-112, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BOE ARE VOID.
19. REQUIRED FIRE FLOW FOR SINGLE-FAMILY DWELLINGS SHALL BE AS FOLLOWS: POWERED FLOW: MINIMUM 100 GPM OR LESS; UNPOWERED FLOW: MINIMUM 100 GPM. SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.3.3.1 OF IFPA. A 15% (ONE IN FIVE) REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR BUILDING EQUIPPED IN ACCORDANCE WITH TABLE 18.3.3.1 OF IFPA (ONE IN FIVE).
20. HANDCAP RAMP SHALL BE CONSTRUCTED AT THE STREET INTERSECTIONS AND DRIVEWAY CONNECTIONS TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FOOT CURB STRIPING.



**OWNERSHIP AND MAINTENANCE TABLE**

TRACT NAME	DESCRIPTION	OWNER	MAINTENANCE
1	DRY RETENTION	H.O.A.	H.O.A.
2	OPEN SPACE	H.O.A.	H.O.A.
3	STREET	CITY OF APOPA	CITY OF APOPA
4	STREET	CITY OF APOPA	CITY OF APOPA
5	STREET	CITY OF APOPA	CITY OF APOPA
6	STREET	CITY OF APOPA	CITY OF APOPA
7	STREET	CITY OF APOPA	CITY OF APOPA
8	STREET	CITY OF APOPA	CITY OF APOPA
9	STREET	CITY OF APOPA	CITY OF APOPA
10	STREET	CITY OF APOPA	CITY OF APOPA
11	STREET	CITY OF APOPA	CITY OF APOPA
12	STREET	CITY OF APOPA	CITY OF APOPA
13	STREET	CITY OF APOPA	CITY OF APOPA
14	STREET	CITY OF APOPA	CITY OF APOPA
15	STREET	CITY OF APOPA	CITY OF APOPA
16	STREET	CITY OF APOPA	CITY OF APOPA
17	STREET	CITY OF APOPA	CITY OF APOPA
18	STREET	CITY OF APOPA	CITY OF APOPA
19	STREET	CITY OF APOPA	CITY OF APOPA
20	STREET	CITY OF APOPA	CITY OF APOPA



<p>11-01-2012 REVISED PER DRC COMMENTS</p> <p>01-28-2020 REVISED PER DRC COMMENTS</p> <p>02-23-2020 REVISED PER DRC COMMENTS</p> <p>02-11-2020 REVISED PER DRC COMMENTS</p>	<p>DRAWN BY: JB</p> <p>CHG BY: JB</p> <p>DATE: 02/23/20</p> <p>PROJ. NO.:</p>	<p>WEIRSTONE BUILDERS RESIDENTIAL DIVISION</p>	<p>PROJECT NAME: MISTY WOODS - PHASE 2</p> <p>DRAWING TITLE: PRELIMINARY SITE GEOMETRY PLAN</p> <p>DRAWING NUMBER: 2</p> <p>SHEET: 2 OF 8</p> <p>REV: 4</p>
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