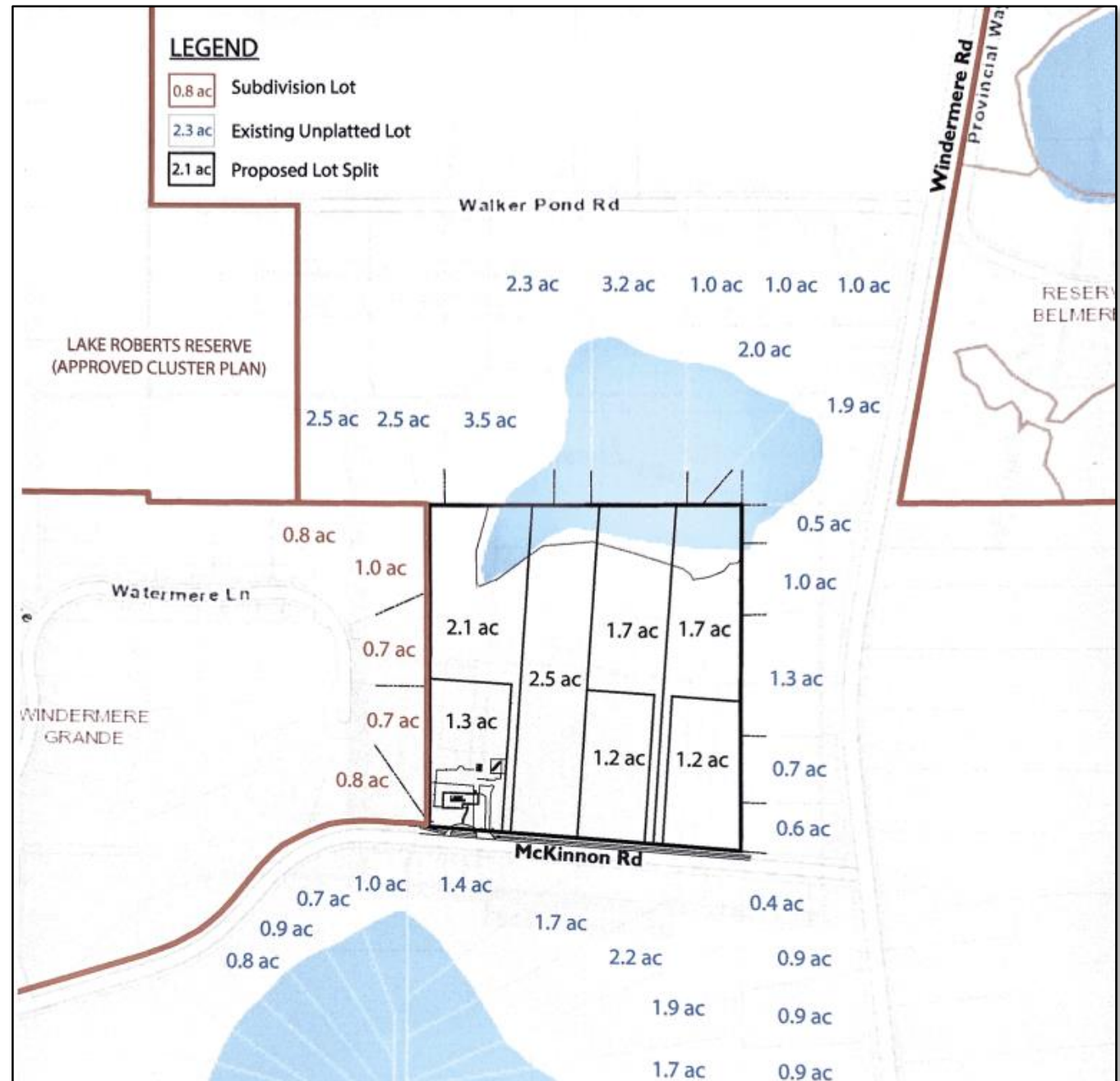




Lot Split Appeal 12077 McKinnon Rd.;
Lowell and Jacqueline Teal

- **MORE COMPATIBLE THAN PSP/ CLUSTER**

- Consistent with unplatted pattern of surrounding homesites
- Petition/neighbors in favor





Photos taken from Teal front yard



Teal Property

• **ADDITIONAL JUSTIFICATION**

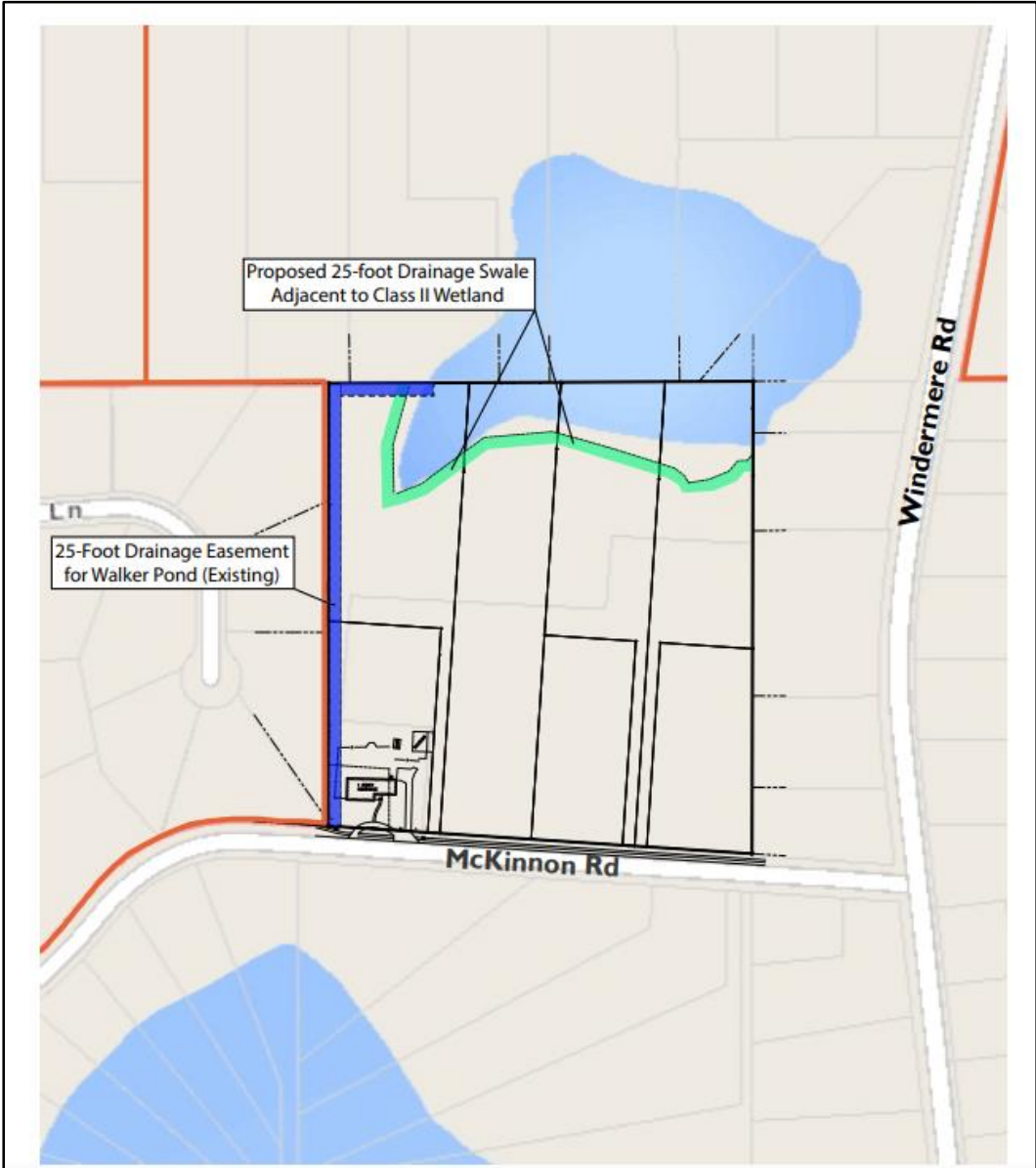
- No waivers requested
- Meet or exceed 1-acre minimum RCE/RS lot size requirement
- No wetland impacts and less impact to environment than would occur with cluster plan subdivision
- Less grading, earthwork, no paved infrastructure added
- Less lots than would be allowed by cluster plan subdivision (likely yield would be 10 lots)
- No need to build a new road → have sufficient frontage on McKinnon

• **VERY LIMITED PRECEDENT**

- Highly unusual to have large parcel with such significant road frontage
- Compelling personal situation for Teals
 - Allows them to stay in home (homestead since 1962)
 - Age in place
 - Help fund ever escalating costs of home health care
- “Greening” has shut down grove income (in 2015) and agricultural exemption – lots will provide alternative income



1990 aerial photograph showing former Orange Grove



OAK HILL PLANNING STUDIO
 3674 Lower Park Road
 Orlando, FL 32814
 407-865-4554

PROPOSED DRAINAGE FEATURES

TEAL PROPERTY
 12077 McKinnon Road
 Windermere, FL 34786


NORTH
 Scale: 1" = 200 feet
 May 16, 2023

• **PROPOSED DRAINAGE CONDITION**

- “As a condition of building permit issuance with respect to the four proposed lots directly on Walker Pond, each such lot owner will be required to construct a swale 25 feet in width on their property (as measured from the outer boundary of the wetland line, with a 4 to 1 slope, to a depth of 5 feet) and execute a deed restriction that covenants that said property owner will maintain at all times its portion of the swale as constructed.”

- **PROPOSED CONDITION RE: ATU/SEPTIC**

- As a condition of building permit issuance, each lot owner shall be required to obtain an NSF 245 nitrogen reducing aerobic treatment or its equivalent.