



Interoffice Memorandum

06-06-19A08:18 RCVD

DATE: June 3, 2019 06-06-19A08:28 RCVD

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** *jme*  
**Development Coordinator**  
**Planning Division 407-836-5684**  
[Lisette.Egipciaco@ocfl.net](mailto:Lisette.Egipciaco@ocfl.net)

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Orange Lake Country Club Planned Development / Orange Lake - Village NW1 Preliminary Subdivision Plan  
Case # PSP-18-05-159

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Jeff A. Sedloff  
June Engineering Consultants, Inc.  
P. O. Box 770609  
Winter Garden, Florida 34777

Commission District: 1

General Location: West of SR 429 / North of Hartzog Road

Parcel ID #(s): 29-24-27-0000-00-005,  
29-24-27-0000-00-006 (a portion of)

# of Posters: 4

July 2, 2019  
E 2pm

Use: 422 Age-Restricted Single-Family Residential Dwelling Units

Size / Acreage: 198.02 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 198.02 acres in order to construct 422 age-restricted single-family residential dwelling units; District 1; West of SR 429 / North of Hartzog 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*)

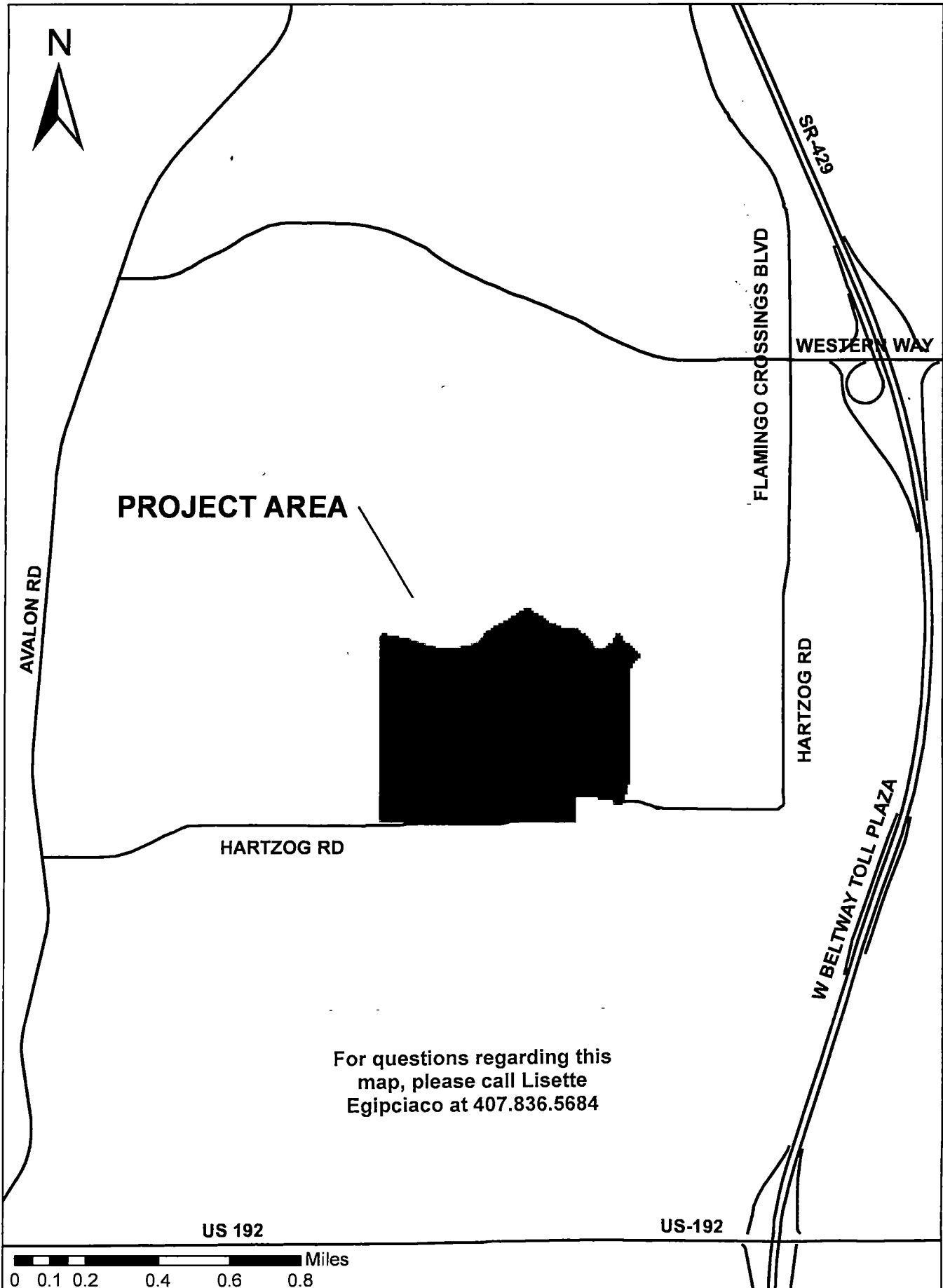
**Special Instructions to Clerk (if any):**

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.

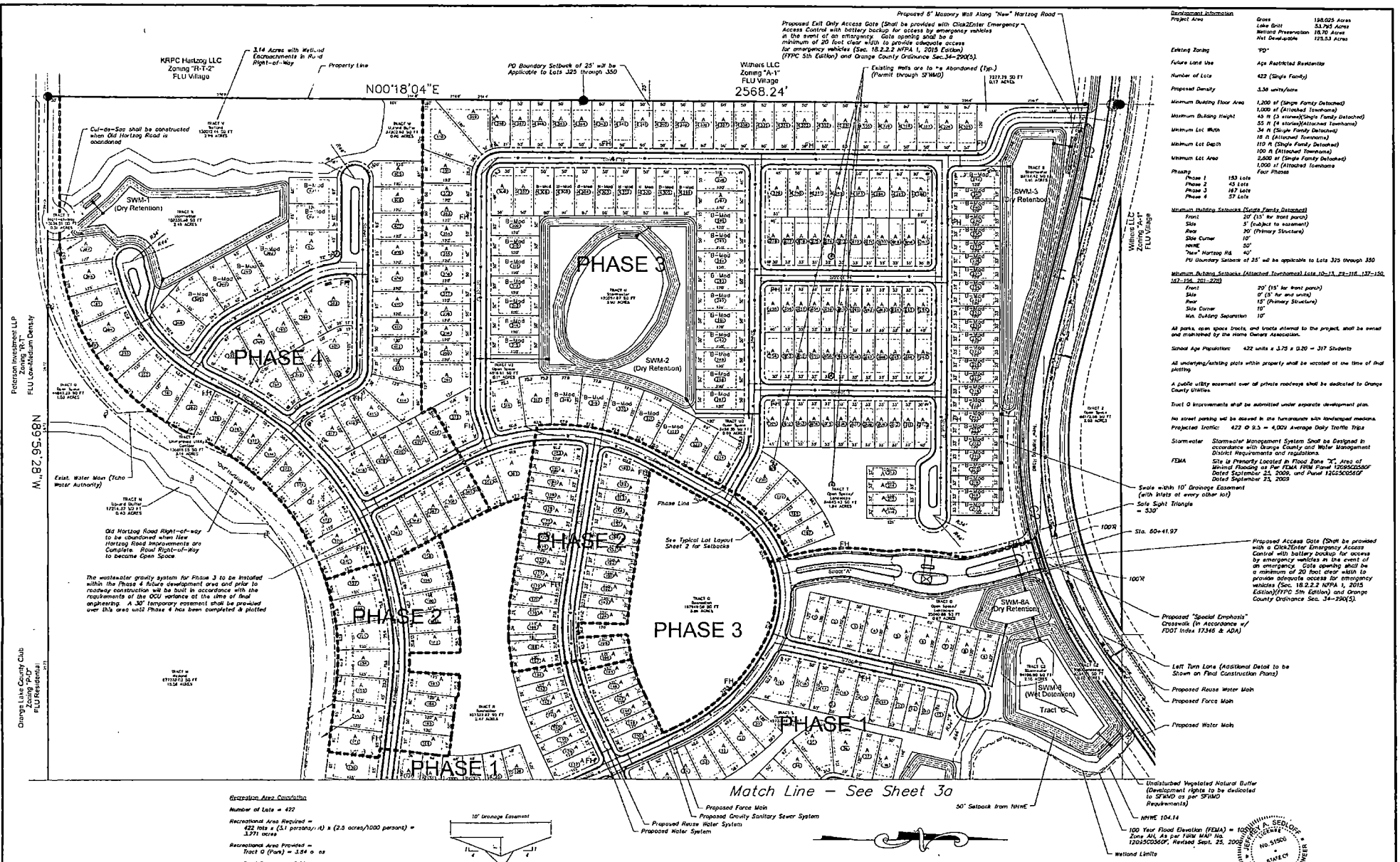
Please notify Lisette Egipciaco and Sapho Vatel of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

# Location Map



For questions regarding this  
map, please call Lisette  
Egipciaco at 407.836.5684



**Development Information**

Project Area	Gross 188,025 Acres Lake Bed 83,745 Acres Natural Preservation 10,780 Acres Net Developable 123,513 Acres
Existing Zoning	70'
Future Land Use	Age Restricted Residential
Number of Lots	422 (Single Family)
Proposed Density	3.58 units/acre
Minimum Dwelling Floor Area	1,000 sf (Single Family Detached) 1,000 sf (Attached Townhome)
Minimum Building Height	45 ft (3 stories) (Single Family Detached) 35 ft (4 stories) (Attached Townhome)
Minimum Lot Width	34 ft (Single Family Detached) 34 ft (Attached Townhome)
Minimum Lot Depth	16 ft (Attached Townhome) 110 ft (Single Family Detached)
Minimum Lot Area	100 ft (Attached Townhome) 2,000 sf (Single Family Detached) 1,000 sf (Attached Townhome)
Phases	Four Phases
Phase 1	153 Lots
Phase 2	43 Lots
Phase 3	167 Lots
Phase 4	57 Lots

**Minimum Building Setbacks (Attached Townhome) Lots 10-11, 12-13, 14-15, 16-17, 18-19, 20-21**

Front	20' (15' for front porch)
Side	5' (5' for rear porch)
Rear	15' (Primary Structure)
Side Corner	10'
Min. Setback Separation	10'

**Minimum Access Setbacks (Attached Townhome) Lots 10-11, 12-13, 14-15, 16-17, 18-19, 20-21**

Front	20' (15' for front porch)
Side	5' (5' for rear porch)
Rear	15' (Primary Structure)
Side Corner	10'
Min. Setback Separation	10'

All parks, open space, trails, and trails related to the project, shall be owned and maintained by the Home Owners Association.

**Special Age Population:** 422 units x 3.75 x 0.20 = 317 Showlots

All underlying/airing plots within property shall be vacated at the time of final platting.

A public utility easement over all phases necessary shall be dedicated to Orange County Utilities.

Tract D improvements shall be submitted under separate development plan.

No street parking will be allowed in the townhome units developed on this project.

**Projected Income:** 422 @ 2.3 = 4,002 Average Daily Traffic (ADT)

**Stormwater:** Stormwater Management System shall be designed in accordance with Orange County and Water Management District Requirements and regulations.

**FEMA:** Site is presently located in Flood Zone "X" Area of Minimal Flooding as per FEMA Flood Panel 1205202000R Dated September 23, 2003 and Panel 1205202000R Dated September 23, 2003.

- Proposed Access Gate (Shall be provided with a Check/Enter Emergency Access Control with battery backup for access by emergency vehicles in the event of an emergency. Gate opening shall be a minimum of 20 feet clear width to provide adequate access for emergency vehicles (Sec. 18.2.2.2 NFPA 1, 2015 Edition) (FPIC 5th Edition) and Orange County Ordinance Sec. 34-290(5).)
- Proposed "Social Emphasis" Crosswalk (In accordance w/ FDOT rules 12B46 & AD4)
- Left Turn Lane (Additional Detail to be shown on Final Construction Plans)
- Proposed Reuse Water Main
- Proposed Force Main
- Proposed Water Main

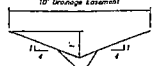
**Occupation Area Calculation**

Number of Lots = 422

Residential Area Required = 422 lots x (5.1 persons/lot) x (2.3 acres/1000 persons) = 4,971 acres

Residential Area Provided = Tract O (Park) = 3.84 ac

Total Provided = 3.84 ac



**TYPICAL SWALE SECTION**

Note: Exact Location Shall be Provided with Final Plans (See all sheets 217-224)

DATE	REVISION
7/24/18	TRC Comments
12/10/10	TRC Comments
1/16/19	TRC Comments
2/16/19	TRC Comments
4/16/18	DRC Comments

**Orange Lake - Village NW1**  
Preliminary  
Subdivision Plan

**JEC** june engineering  
CONSULTANTS, INC.  
312 W. Pearl Street  
Winter Garden, FL 32787  
Ph: 407-905-8100  
Fax: 407-905-6192

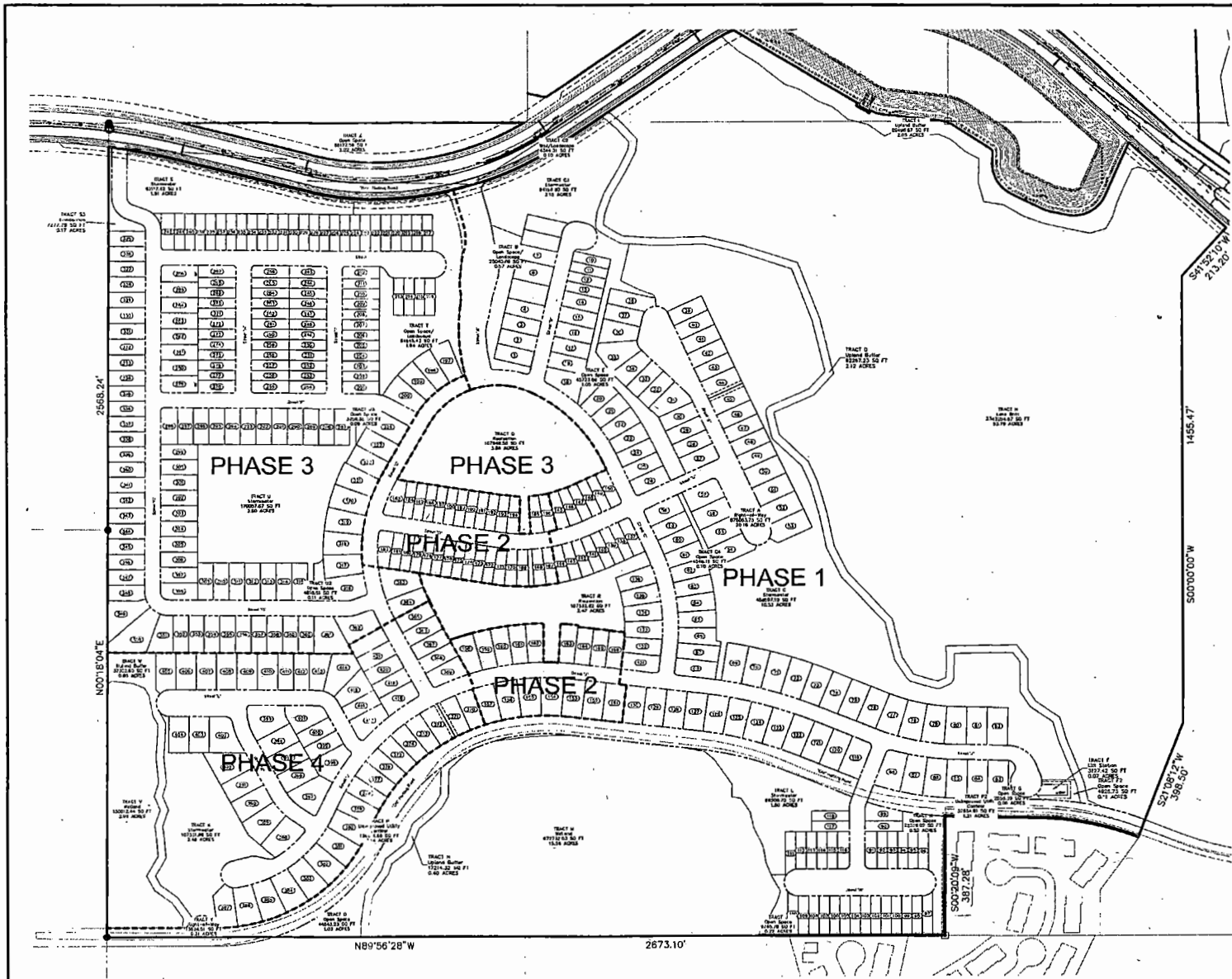
Certificate of Authorization #00031562

DRAWN BY: CLK CHECKED BY: RAJ SCALE: 1" = 100'  
DATE: 3/7/18 DATE: 3/7/18



JOB NO. 13-0455  
SHEET 3  
OF 8

This development shall connect to existing OCU central utilities for water, wastewater and reclaimed water located east of this PD. Initial phases of development may be approved connecting to the existing temporary interconnections subject to a Development/Property Owner's agreement addressing the future connection to the OCU central utilities including financial assurances that are acceptable to the County. The agreement, if required by the County, shall be approved prior to construction plan approval.



Tract	Use	Ownership & Subdivision	Area	
A	Private Right-of-Way	N.G.A.	20.18	
B	Open Space / Landscape	N.G.A.	0.57	
C	Stormwater	N.G.A.	10.53	
C2	Wet / Landscape	N.G.A.	0.10	
C3	Stormwater	N.G.A.	2.18	
C4	Open Space	N.G.A.	0.10	
D	Upland Buffer	N.G.A.	2.12	
E	Open Space	N.G.A.	1.63	
F	Lot Station	Orange County Utilities	0.07	
F2	Open Space	N.G.A.	0.11	
G	Open Space	N.G.A.	0.03	
H	Lake Buffer	N.G.A.	33.39	
I	Upland Buffer	N.G.A.	2.03	
J	Open Space	N.G.A.	0.23	
K	Open Space	N.G.A.	0.52	
L	Stormwater	N.G.A.	1.60	
M	Wetland Preservation	N.G.A.	13.50	
N	Upland Buffer	N.G.A.	0.40	
O	Open Space	N.G.A.	1.02	
P	Underserved Utility Corridor	N.G.A.	3.74	
P2	Underserved Utility Corridor	N.G.A.	1.31	
Q	Retention	N.G.A.	3.65	
R	Retention	N.G.A.	2.47	
S	Stormwater	N.G.A.	1.87	
S2	Wet / Landscape	N.G.A.	0.24	
S3	Landscape	N.G.A.	0.17	
T	Open Space / Landscape	N.G.A.	1.94	
U	Stormwater	N.G.A.	1.50	
U2	Open Space	N.G.A.	0.11	
U3	Open Space	N.G.A.	0.09	
V	Wetland Preservation	N.G.A.	2.50	
W	Upland Buffer	N.G.A.	0.08	
X	Stormwater	N.G.A.	2.48	
Y	Public Right-of-Way	Orange County	0.32	
Z	Open Space	N.G.A.	2.02	
Lot		Individual Homeowner	188.03	
			<b>Total</b>	<b>188.03</b>

Open Space Calculation  
 Total Site Area = 102.025 Ac.  
 Open Space Required = 19.802 Ac. (10%)  
 Open Space Provided = 27.28 Ac.

Tract B - (Open Space/Landscape) = 0.57 Ac.  
 Tract C - (Stormwater) = 10.53  
 Tract C2 - (Wet/Landscape) = 0.10  
 Tract C3 - (Stormwater) = 2.18  
 Tract C4 - (Open Space) = 0.10  
 Tract D - (Upland Buffer) = 2.12 Ac.  
 Tract E - (Open Space) = 0.60 Ac.  
 Tract F2 - (Open Space) = 0.11 Ac.  
 Tract G - (Open Space) = 0.03 Ac.  
 Tract I - (Upland Buffer) = 2.03 Ac.  
 Tract J - (Open Space) = 0.23 Ac.  
 Tract K - (Open Space) = 0.52  
 Tract L - (Stormwater) = 1.60 Ac.  
 Tract M - (Wetland) = 13.50 Ac.  
 Tract N - (Upland Buffer) = 0.40 Ac.  
 Tract O - (Open Space) = 1.02 Ac.  
 Tract P - (Retention) = 3.65 Ac.  
 Tract R - (Retention) = 2.47  
 Tract S - (Stormwater) = 1.87  
 Tract S2 - (Wet/Landscape) = 0.24  
 Tract S3 - (Landscape) = 0.17  
 Tract T - (Open Space/Landscape) = 1.94  
 Tract U - (Stormwater) = 1.50  
 Tract U2 - (Open Space) = 0.11  
 Tract U3 - (Open Space) = 0.09  
 Tract V - (Wetland) = 2.50  
 Tract W - (Upland Buffer) = 0.08  
 Tract X - (Stormwater) = 2.48  
 Tract Z - (Open Space) = 2.02

Category A (25% Min) Open Space Provided = 20.05 Ac.  
 (Tracts B, C, C2, C4, D, E, F2, G, I, J, K, M, O, Q, R, S2, U2, U3, W, X)

Category B & C (50% Min) Open Space Provided = 41.34 (8.90 Max)  
 (Tracts C, L, M, S, U, Y, Z)

TRACT	TOTAL LOT	MIN. REQUIRED	ACTUAL PROVIDED	PASS/FAIL
PHASE 1	103	10.3	10.3	PASS
PHASE 2	10	1.0	1.0	PASS
PHASE 3	10	1.0	1.0	PASS
PHASE 4	10	1.0	1.0	PASS
TOTAL	133	13.3	13.3	PASS

PHASE	TRACT	USE	ACTUAL	PASS/FAIL	ACRES	
PHASE 1	TRACT C	M	2		2.18	
PHASE 2	TRACT G	M	1		1.02	
PHASE 3	TRACT D	M	1		1.02	
PHASE 4	TRACT D	M	1		1.02	
					<b>TOTAL MINIMUM</b>	<b>5.24</b>

Note:  
 1. Phases and tracts are indicated by dashed lines and shall be constructed with Phase 1 first.  
 2. A 10-foot wide easement for Phase 1 shall be provided along with the wetland buffer for the entire length of the easement.  
 3. A 10-foot wide easement for Phase 2 shall be provided along with the wetland buffer for the entire length of the easement.  
 4. A 10-foot wide easement for Phase 3 shall be provided along with the wetland buffer for the entire length of the easement.  
 5. A 10-foot wide easement for Phase 4 shall be provided along with the wetland buffer for the entire length of the easement.  
 6. The wetland buffer shall be provided along with the wetland buffer for the entire length of the easement.  
 7. The wetland buffer shall be provided along with the wetland buffer for the entire length of the easement.  
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 9. The wetland buffer shall be provided along with the wetland buffer for the entire length of the easement.  
 10. The wetland buffer shall be provided along with the wetland buffer for the entire length of the easement.

DATE	BY	REVISION
7/24/19	IRG	Comments
12/15/18	TRG	Comments
1/15/19	TRG	Comments
2/28/19	TRG	Comments

Orange Lake - NW1  
 Tract Plan

JEC June engineering Winter Garden, FL 32787  
 CONSULTING, INC. Ph. 407-993-6295  
 Fax 407-993-6295

Certificate of Authorization #00063333

DRAWN BY: CLK CHECKED BY: RAJ SCALE: 1" = 100'  
 DATE: 3/1/19 DATE: 3/1/19

JEFFREY A. SEELOFF  
 P.E. #1300

JOB NO. 13-0455  
 SHEET 4 OF 8