

A stylized illustration of an orange with several leaves, rendered in shades of blue and white, serving as a background for the text.

Board of County Commissioners

Public Hearings

January 24, 2017



Spring Grove Northeast PD / Horizon West Village I Parcel 27 & A Portion of Parcel 26 Preliminary Subdivision Plan (PSP)

Case: PSP-16-06-224

Project Name: Spring Grove Northeast PD / Horizon West Village I Parcel 27 & A Portion of Parcel 26 PSP

Applicant: David Kelly, Poulos & Bennett, LLC

District: 1

Acreage: 38.67 gross acres

Location: South of Seidel Road / East of Avalon Road

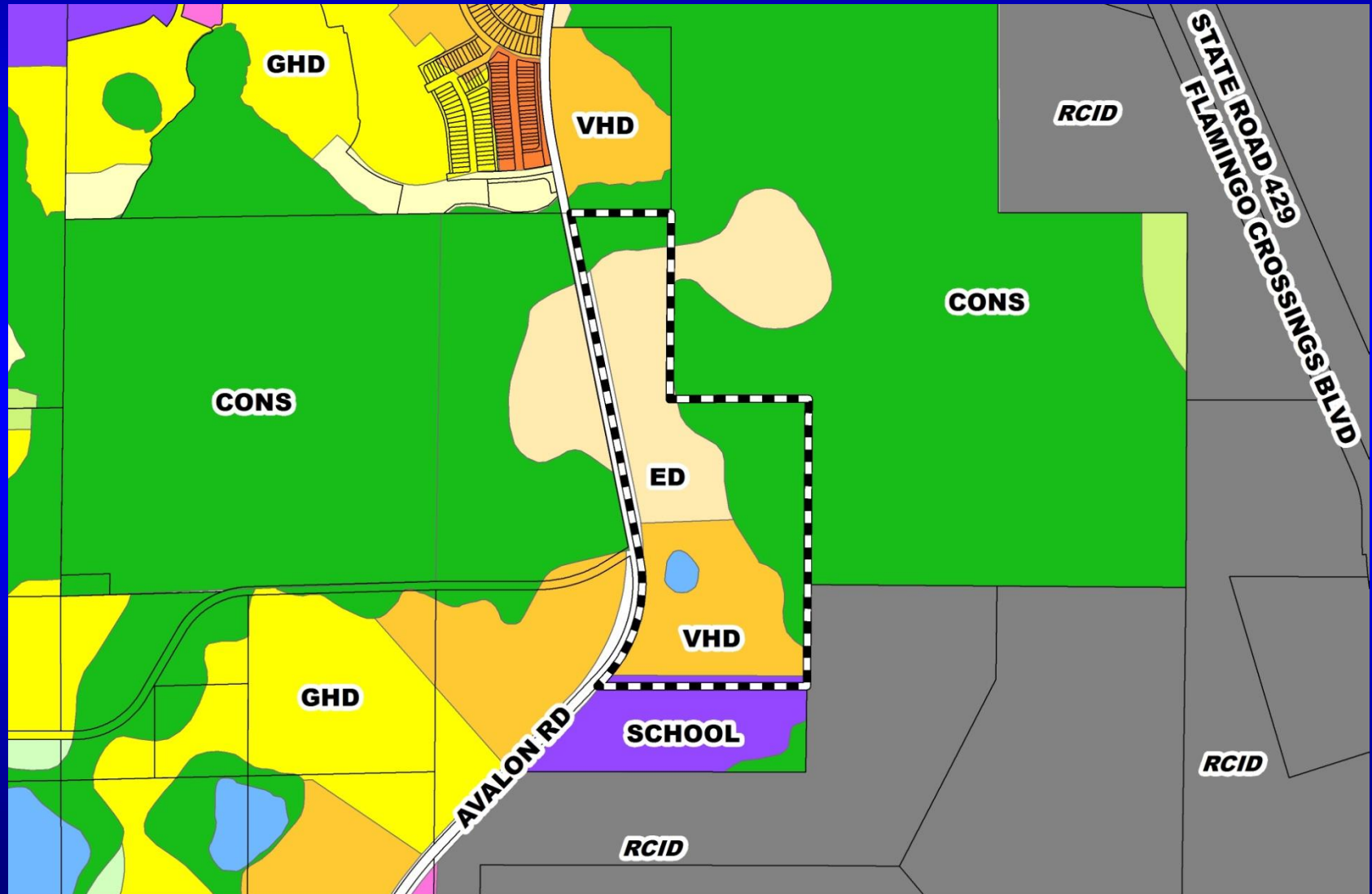
Request: To subdivide 38.67 acres in order to construct 136 single-family detached residential dwelling units in three (3) phases.

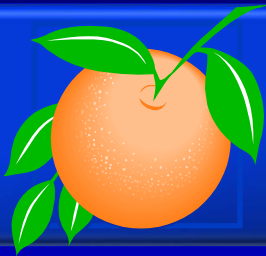
Additionally, five (5) waivers from Orange County Code are being requested to allow lots 12-23 to front a mew, park, open space, etc., instead of a County roadway and to allow alley tracts in lieu of easements.



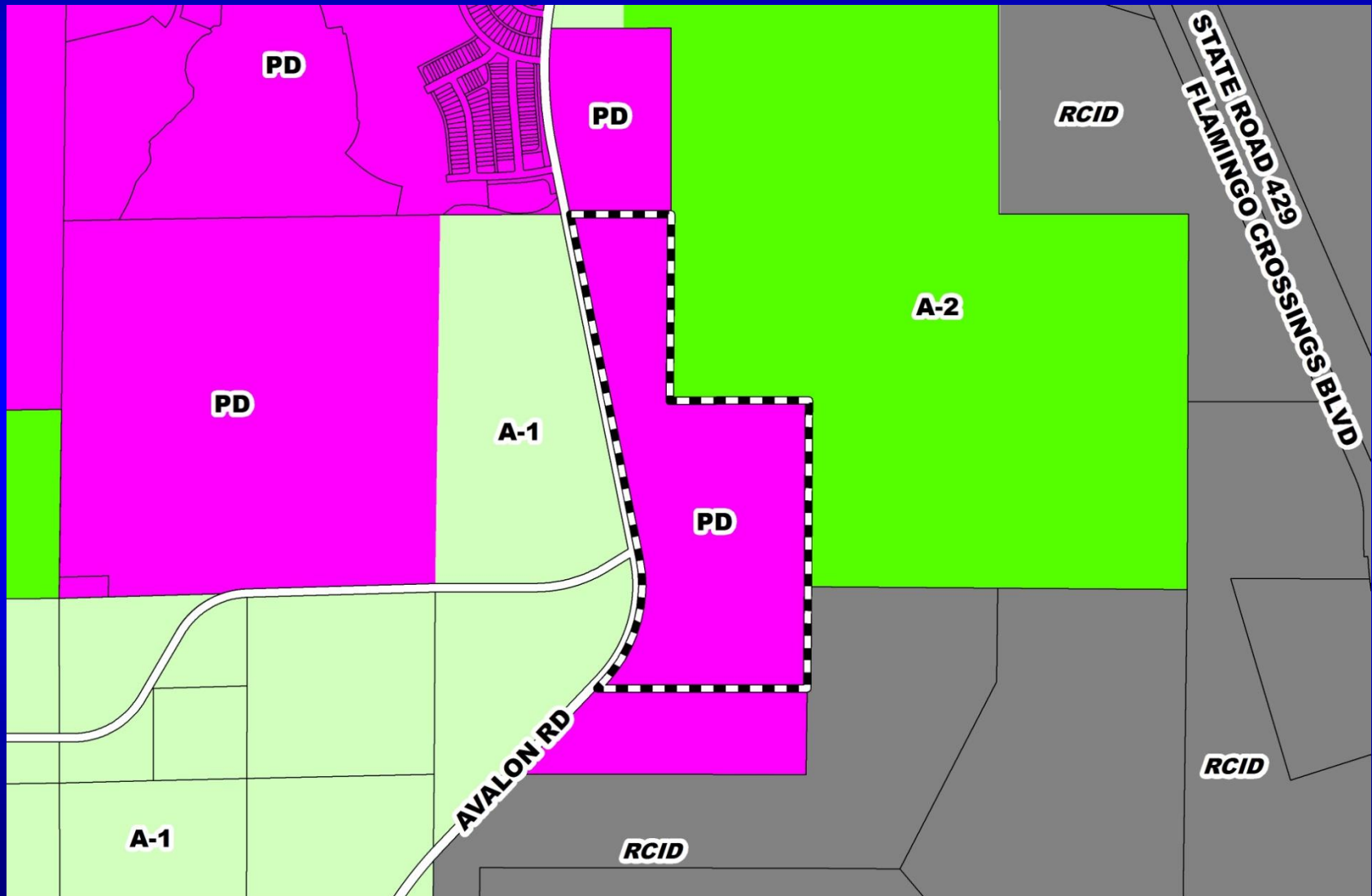
Spring Grove Northeast PD / Horizon West Village I Parcel 27 & A Portion of Parcel 26 Preliminary Subdivision Plan (PSP)

Future Land Use Map





Spring Grove Northeast PD / Horizon West Village I Parcel 27 & A Portion of Parcel 26 Preliminary Subdivision Plan (PSP) Zoning Map





Spring Grove Northeast PD / Horizon West Village I Parcel 27 & A Portion of Parcel 26 Preliminary Subdivision Plan (PSP) Aerial Map





3	10/21/16	REVISED PER DRC COMMENTS	
2	8/26/16	REVISED PER DRC COMMENTS	
1	8/9/16	REVISED PER DRC COMMENTS	
	5/4/16	SUBMIT TO ORANGE COUNTY	
NO. DATE DESCRIPTION			
SUBMISSIONS/REVISIONS			
VERTICAL DATUM		NAVD 83	
JOB NO.:		16-01	
DESIGNED BY:		DM	
DRAWN BY:		LE	
CHECKED BY:		DM	
APPROVED BY:		RL	
SCALE IN FEET:		1" = 10'	

Sheet Title:

**PARKING ANALYSIS &
BLOCK LENGTH**

C6.02

DATE: November 14, 2016

Poulos & Bennett, LLC
2032 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2994 www.poulosandbennett.com
Eng. Bus. No. 28567

PARKING REQUIREMENTS				
Required Parking	Required Spaces per Unit	Number of Units	Total required	Provide Spaces
Single Family Lots < 75 ft	2	136	272	544
Single Family Remote Guest Parking < 75 ft	0.5	136	68	118
Total		136	340	662

Designated Parking Areas and Sight Distance Notes:

1. All lots have a 2 car garage and minimum driveway length of 20 ft which will provide for four spaces per unit.
2. Parking requirements per Professional Resource Group Sub-Committee on EMS Access and Parking dated May 2007
3. All areas not identified above as parking zones shall be posted "no parking" per 18.2.3.5.1 FFPC 2007 edition.
4. Sight distance per FDOT Greenbook Chapter 16 Residential Street Design. Sight distance for 30 mph = 330 ft.
5. Sight distance per FDOT Greenbook Chapter 3. Sight distance for 55 mph = 620'

VILLAGE I PARCEL 27	
AVERAGE BLOCK LENGTH	
Block	Measured Length
1	715
2	914
3	584
4	1842
5	1440
6	320
7	678
	6,493
Average	928

Avg Max allowed = 2640 L



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the Spring Grove Northeast PD / Horizon West Village I Parcel 27 & a Portion of Parcel 26 Preliminary Subdivision Plan (PSP) dated “Received November 14, 2016”, subject to the conditions listed under the DRC Recommendation in the Staff Report

District 1



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