

**COMMUNITY, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION PUBLIC HEARING REPORT  
AUGUST 22, 2017**

This packet contains the following public hearings to be heard by the Board of County Commissioners on Tuesday, August 22, 2017.

<b><u>Name of Request</u></b>	<b><u>Case Number</u></b>	<b><u>Type of Hearing</u></b>
<b>Development Review Committee Appeal</b> Appellant: R. Wayne Harrod, The Harrod Group, Inc., River Isle Preliminary Subdivision Plan (PSP); <b>District 5</b>	DRCD-17-06-186	Appeal
David E. Axel, Axel Real Estate, Lake Pickett Cluster Parcels 1, 2, & 3 Preliminary Subdivision Plan (PSP); <b>District 5</b>	PSP-16-08-289	Preliminary Subdivision Plan
James G. Willard, Shutts & Bowen, LLP, Wincey Groves – Hamlin West Planned Development (PD) / Wincey Groves Subdivision Preliminary Subdivision Plan (PSP); <b>District 1</b>	PSP-16-03-102	Preliminary Subdivision Plan
Marc Stehli, Poulos & Bennett, LLC, Hickory Nut Estates Planned Development / Hickory Nut Estates Preliminary Subdivision Plan (PSP) (Continued from March 21, 2017, June 20, 2017 and August 1, 2017); <b>District 1</b>	PSP-16-06-222	Preliminary Subdivision Plan
Timothy Green, Green Consulting Group, Inc., Dora Woods Estates Preliminary Subdivision Plan (PSP) (aka Tangerine Woods and Brooks Meadows); <b>District 2</b>	CDR-15-12-393	Substantial Change



## Interoffice Memorandum

DATE: August 3, 2017

TO: Mayor Teresa Jacobs  
-AND-  
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director  
Community, Environmental and Development  
Services Department

CONTACT PERSON: John Smogor, Chairman  
Development Review Committee  
Planning Division  
(407) 836-5616

SUBJECT: August 22, 2017 – Public Hearing  
Applicant: James G. Willard, Shutts & Bowen, LLP  
Winkey Groves – Hamlin West PD / Winkey Groves Subdivision  
Preliminary Subdivision Plan  
Case # PSP-16-03-102

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of September 21, 2016, to recommend approval of the Winkey Groves – Hamlin West Planned Development (PD) / Winkey Groves Subdivision Preliminary Subdivision Plan (PSP) to subdivide 53.60 acres in order to construct 177 single-family residential dwelling units.

The required Specific Project Expenditure Report and Relationship Disclosure Forms have been completed in accordance with the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, and copies of these and the PSP may be found in the Planning Division for further reference.

**ACTION REQUESTED:** Make a finding of consistency with the Comprehensive Plan (CP) and approve the Winkey Groves – Hamlin West PD / Winkey Groves Subdivision Preliminary Subdivision Plan dated "Received September 22, 2016", subject to the conditions listed under the DRC Recommendation in the staff report. District 1

JVW/JS/lme  
Attachments

**CASE # PSP-16-03-102**

Commission District # 1

## **1. REQUEST**

This public hearing is to consider a recommendation from the Development Review Committee's (DRC) meeting of September 21, 2016, to recommend approval of the Wincey Groves – Hamlin West Planned Development (PD) / Wincey Groves Subdivision Preliminary Subdivision Plan (PSP) to subdivide 53.60 acres in order to construct 177 single-family residential dwelling units.

## **2. PROJECT ANALYSIS**

- |                       |   |
|-----------------------|---|
| A. Location:          | South of McKinney Road / West of C.R. 545   |
| B. Parcel ID:         | 19-23-27-0000-00-012 (a portion of)   |
| C. Total Acres:       | 53.60   |
| D. Water Supply:      | Orange County Utilities   |
| E. Sewer System:      | Orange County Utilities   |
| F. Schools:           | Keene's Crossing ES - Capacity: 859 / Enrolled: 893<br>Bridgewater MS - Capacity: 1,176 / Enrolled: 1,559<br>West Orange HS - Capacity: 3,276 / Enrolled: 4,161                   |
| G. School Population: | 77  |
| H. Parks:             | Summerport Park – 3.2 Miles   |
| I. Proposed Use:      | 177 Single Family Residential Dwelling Units  |
| J. Site Data:         | Maximum Building Height: 45' (3 stories)<br>Minimum Living Area: 1,200 Square Feet<br>Building Setbacks:<br>10' Front<br>5' Side<br>25' Major Road<br>20' Rear<br>10' Side Street |
| K. Fire Station:      | 34 – 4000 Winter Garden Vineland Road   |

**L. Transportation:**

New Independence Parkway Extension: (Wincey APF) Adequate Public Facilities Agreement between Hamlin Retail Partners West, LLC and Orange County approved on 7/19/2016 and recorded at 20160379166. The agreement is for the dedication of right-of-way for New Independence Parkway Extension. Owner shall convey to Orange County a total of 7.56 acres of APF Land. The dedication of right-of-way shall serve to satisfy the Adequate Public Facilities requirement under the APF/TDR Ordinance which requires approximately 7.35 acres of public facilities lands to be provided from this property. An APF surplus in the amount of 0.21 acres will be available to the Owner. The Owner will also receive \$22,500 per acre for the conveyance of 7.56 acres of right-of-way for New Independence Parkway Extension for a total of \$170,100.00 in transportation impact fee credits. RAC approved the Right-of-Way Agreement on 2/3/2016.

Hamlin West PD: A Road Network Agreement for New Independence Parkway and C.R. 545/Avalon Road ("Agreement") among Hamlin Retail Partners West, LLC; Carter-Orange 45 SR 429 Land Trust; Beth A. Wincey, individually; and Beth A. Wincey and N. Ann D. Wincey and M. Bea Deariso, as Co-Alternative Successor Trustees of the Milton W. Deariso Trust dated November 30, 1988 (collectively "Owners") and Orange County was approved by the BCC on 6/30/2016 and was recorded at Document #20160338700. Owners agree to design, engineer, permit and construct road improvements and convey any necessary right-of-way for the four-laning of New Independence Parkway from S.R. 429 to Avalon Road/C.R. 545. Owners further agrees to conduct all or a portion of a Preliminary Design Study for the four-laning of Avalon Road/C.R. 545 from McKinney Road to Schofield Road up to their proportionate share contribution which totals \$2,908,445.59. County agrees to provide a vested trip allocation in the amount of 2,315 trips in return for the improvements along with road impact fee credits for the amount of the proportionate share payment. Should the Owners elect to construct additional improvements the parties shall re-negotiate or enter into a new Road Network Agreement.

### 3. COMPREHENSIVE PLAN

The subject property has an underlying Future Land Use Map (FLUM) designation of Village (V) and Town Center Specific Area Plan (SAP) designation of Urban Residential District (UR). The request is consistent with the Comprehensive Plan.

### 4. ZONING

PD (Planned Development) (Wincey Groves – Hamlin West PD)

### 5. REQUESTED ACTION:

Approval subject to the following conditions:

1. Development shall conform to the Wincey Groves / Hamlin West PD Land Use Plan; Orange County Board of County Commissioners (BCC) approvals; Wincey Groves Preliminary Subdivision Plan dated "Received September 22, 2016," and to the conditions of approval listed below. Development based upon this approval shall comply with all applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent any applicable county laws, ordinances, or regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC. In the event of a conflict or inconsistency between a condition of approval of this preliminary subdivision plan and the preliminary subdivision plan dated "Received September 22, 2016," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and/or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer/Applicant has a continuing obligation and responsibility from the date of approval of this preliminary subdivision plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer/applicant acknowledges and understands that any such changes are solely the developer's/applicant's obligation and responsibility to disclose and resolve, and that the developer's/applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Roads and drainage system(s), including any retention pond(s), will be owned and maintained by Orange County with a Municipal Service Benefit Unit (MSBU) established for stormwater system functionality. Routine maintenance, including mowing, beyond that provided by the County, shall be the responsibility of the Homeowners' Association.
7. The drainage easement outside the PSP boundary shall be conveyed to Orange County prior to Certificate of Completion for any phase of this project.

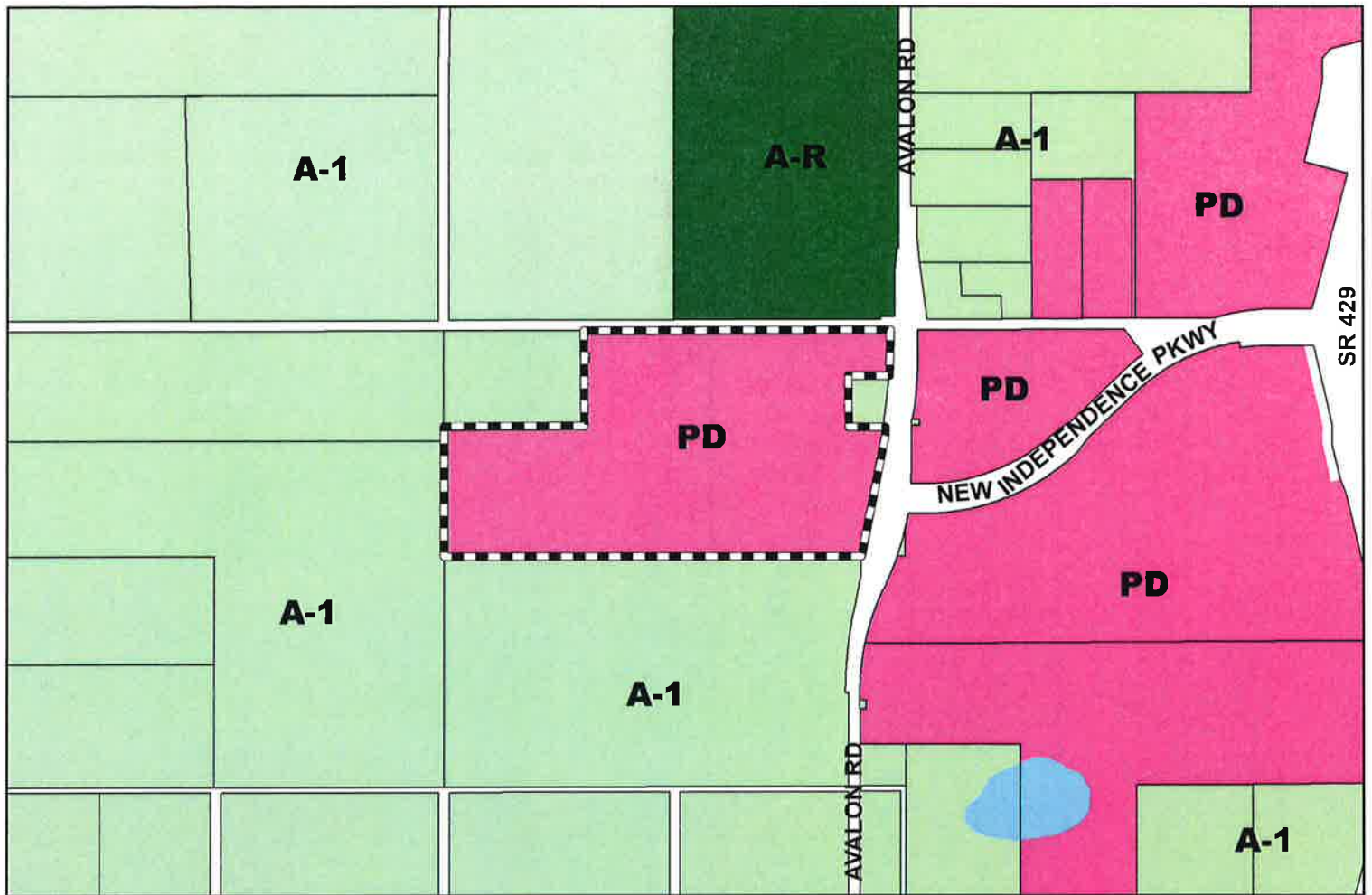
8. A mandatory pre-application/sufficiency review meeting for the plat shall be required prior to plat submittal, but after approval of the site construction plans. The applicant shall resolve, to the County's satisfaction, all items identified in the pre-application/sufficiency review meeting prior to formal submittal of the plat to the County.
9. The stormwater management system shall be designed to retain the 100-year/24-hour storm event onsite, unless documentation with supporting calculations is submitted which demonstrates that a positive outfall is available. If the applicant can show the existence of a positive outfall for the subject basin, then in lieu of designing for the 100-year/24-hour storm event, the developer shall comply with all applicable state and local stormwater requirements and regulations. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
10. A Municipal Service Benefit Unit (MSBU) shall be established for the standard operation and maintenance of street lighting inventory including leasing, fuel, and energy costs for this project. Street lighting fixtures, poles, and luminaries used in this project shall be selected from the approved inventory list supplied by the Orange County Comptroller. Street lighting fixtures, poles, and luminaries used in this project shall be supplied and installed by the utility company that services the area of the project, as authorized by law or agreement, and thereafter maintains the street lighting inventory. The developer shall obtain approval of the street lighting fixtures, poles, and luminaries from the Orange County Comptroller Special Assessments Department via a "Letter of Commitment" prior to the installation of the street lighting fixtures, poles, and luminaries and prior to the plat being recorded by Orange County Comptroller Official Records section. All installation costs and street lighting operational costs prior to the effective date of the MSBU approval by the Orange County Board of County Commissioners shall be the sole responsibility of the developer.
11. The project shall comply with the terms and conditions of the road agreement for CR 545 (Avalon Road).
12. The project shall comply with the terms and conditions of the road agreement for New Independence Parkway.
13. Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement. Unless the property is otherwise vested or exempt, the applicant shall be subject to school concurrency and required to go through the review process prior to platting.
14. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee

that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.

15. Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.
16. The site shall be stabilized following grubbing, clearing, earth work or mass grading to establish a dense stand of grass, or shall incorporate other approved Best Management Practices, on all disturbed areas if development does not begin within 7 days. Final stabilization shall achieve a minimum of seventy percent (70%) coverage of the disturbed land area and shall include a maintenance program to ensure minimum coverage survival and overall site stabilization until site development. Prior to clearing or grubbing, or approval of mass grading or constructions plans a letter of credit or cash escrow acceptable to the County shall be submitted to guarantee the required site stabilization and maintenance of all disturbed areas. The County Engineer shall establish the amount of the letter of credit or cash escrow.
17. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
18. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.
19. Prior to clearing, grubbing, mass grading, or construction plan approval, an FDEP No Further Action letter or Site Rehabilitation Completion Order (SRCO) with or without conditions or controls, or documentation of specific permission from FDEP shall be submitted to the Orange County EPD.
20. The covenants, conditions, and restrictions (CC&Rs), or as appropriate, a recorded restrictive covenant on the property and a note on the plat shall include notification of the prior use of this property as a citrus grove.



21. The covenants, conditions, and restrictions (CC&Rs) shall include notification to homebuyers and HOA/POA that neither potable wells nor irrigation wells using local groundwater will be allowed on site.
22. All home designs/types proposed for this PSP shall be submitted to the County for setback & architectural review a minimum of 90 days prior to model home requests and/or permitting.
23. Length of stay shall be for 180 days or greater. Short term/transient rental shall be prohibited.
24. Signage shall comply with Sec. 38-1389 (d)(5)(c).
25. At least thirty (30) days prior to construction plan submittal, the applicant shall submit a Master Utility Plan (MUP) for the PSP, including hydraulically dependent parcels outside the PSP boundaries; such MUP shall include supporting calculations showing that the PSP-level MUP is consistent with the approved MUP for the Village, or shall include an update to the Village MUP to incorporate any revisions. The MUP(s) must be approved prior to construction plan approval.
26. The proposed development is adjacent to an existing and permitted City of Orlando/Orange County Water Conserv II Rapid Infiltration Basin (RIB) site. The design and permitting (stormwater, etc.) for the proposed development shall take into account the groundwater mounding produced by the adjacent RIBs when loaded at full permitted capacity and during wet weather conditions. At the time of construction plan submittal, provide calculations and documentation certifying that the design complies with this condition.
27. The CC&Rs shall describe the presence of a regional reclaimed water storage and pumping facility adjacent to the northern and western boundaries of this PD and shall list the specific lots potentially affected by proximity to this facility which utilizes large pumps and generators.
28. Development of Lots 1-14 shall not occur until the mass grading of the offsite commercial tract to the east is completed. Lots 1-14 may be submitted under a separate phase.



 Subject Property



 Subject Property

## Zoning

**ZONING:** PD (Planned Development District)  
(Winney Groves - Hamlin West PD)

**APPLICANT:** James G. Willard,  
Shutts and Bowen, LLP

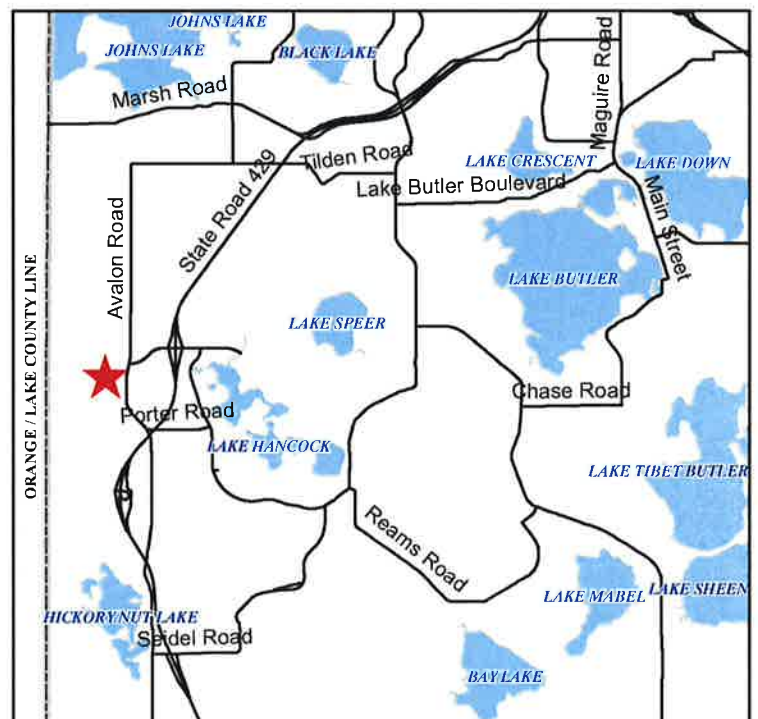
**LOCATION:** South of McKinney Road /  
West of Avalon Road

**TRACT SIZE:** 53.60 gross acres

**DISTRICT:** #1

**S/T/R:** 19/23/27

1 inch = 1,000 feet



## **DESIGN STANDARDS -WINCEY GROVES / HAMLIN WEST PD (177 LOTS)**

### **SINGLE FAMILY DETACHED**

**MIN. AVERAGE LOT SIZE:** THIRTY-TWO HUNDRED (3,200) SQUARE FEET  
WHERE TRANSFER OF DEVELOPMENT RIGHTS OR BONUSES ARE UTILIZED, THE ABOVE MINIMUM LOT SIZES MAY VARY FROM THESE STANDARDS AND SHALL BE DETERMINED AT THE TIME OF PRELIMINARY SUBDIVISION PLAN APPROVAL.)

**MIN. LIVING AREA:** ONE THOUSAND TWO HUNDRED (1,200) SQUARE FEET.

**MIN. LOT WIDTH:** THIRTY-TWO (32) FEET.

**MIN. LOT DEPTH:** ONE HUNDRED TEN (110) FEET.

**MAX. LOT COVERAGE:** SIXTY-FIVE (65) PERCENT.  
THE AREA OF A FRONT PORCH IS NOT INCLUDED IN THE CALCULATION OF THE **ABOVE** LOT COVERAGES.

### **BUILDING SETBACKS:**

**FRONT:** TEN (10) FEET. INCLUDES ANY PROVIDED PORCH.

**SIDE:** FIVE (5) FEET (SUBJECT TO EASEMENT) FOR SINGLE FAMILY DETACHED DWELLING UNITS.

**SIDE STREET:** TEN (10) FEET. INCLUDES ANY PROVIDED PORCH.

**REAR:** TWENTY (20) FEET FOR PRIMARY STRUCTURE.

**GARAGES:** SEE SECTION 38-1384(G).

**NEW INDEPENDENCE PARKWAY/ WELLNESS WAY RIGHT OF WAY:** TWENTY FIVE (25) FEET FOR PRIMARY STRUCTURE.

**ALL UNITS SHOULD PROVIDE A MINIMUM TWENTY-FIVE-FOOT SETBACK FOR PRIMARY STRUCTURES FROM ALL BOUNDARIES OF THE PD**

**MAX. BUILDING HEIGHT:** THREE (3) STORIES, FORTY-FIVE (45) FEET MAXIMUM.

**MAX. DETACHED GARAGE HEIGHT:** TWENTY-TWO (22) FEET; THIRTY (30) FEET WITH LIVING AREA OVER GARAGE.

FOR THOSE STANDARDS NOT ADDRESSED IN THE TOWN CENTER CODE, THE STANDARDS FROM VILLAGE CODE SECTION 38-1385-8 GARDEN HOME MIXED USE DISTRICT SHALL APPLY.

### **NOTE:**

1. BUILDINGS ON ALL CORNER LOTS SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH STRICTER SIDE STREET SETBACKS AS REQUIRED BY ORANGE COUNTY CODE.

## **SITE DATA**

### **GENERAL/MISCELLANEOUS**

<b>EXISTING USE:</b>	AGRICULTURE
<b>EXISTING VEGETATION</b>	ORANGE GROVES
<b>PROPOSED USE:</b>	SINGLE FAMILY RESIDENTIAL
<b>ZONING:</b>	PLANNED DEVELOPMENT (PD)

### **SITE DATA**

<b>TOTAL PSP AREA:</b>	53.60 AC
<b>LIFT STATION TRACT AREA</b>	0.05 AC
<b>RIGHT OF WAY: INTERNAL</b>	8.63 AC
<b>RIGHT OF WAY: NEW INDEPENDENCE PARKWAY</b>	7.56 AC
<b>PARK AREA:</b>	1.86 AC
<b>OPEN SPACE TRACT AREA:</b>	3.84 AC
<b>TOTAL LOT AREA</b>	28.30 AC
<b>WETLAND AREA</b>	N/A
<b>LOTS / UNITS:</b>	
50.1' LOTS:	123
60' LOTS:	54
<b>TOTAL:</b>	177 LOTS / UNITS
<b>STORMWATER MANAGEMENT AREA</b>	3.34 AC

**KELLY,  
COLLINS &  
GENTRY, INC.**

ENGINEERING / PLANNING

Scale: NTS
Date: 10/04/2016
S: 19      T: 23      R: 27
Job # : 1137.000
Drawn by: GPR
Appvd. by: SMG

## **WINCEY GROVES SUBDIVISION**

Exhibit: SITE DATA
Source: PSP-16-03-102
Area: ORANGE COUNTY, FL

| 2 of 7

## SCHOOLS

SCHOOL AGE CHILDREN:

BASED ON LOT COUNT OF 177

ELEMENTARY:

177 X 0.196 =

35 CHILDREN

MIDDLE SCHOOL:

177 X 0.100 =

18 CHILDREN

HIGH:

177 X 0.134 =

24 CHILDREN

## ADEQUATE PUBLIC FACILITIES (APF) COMPLIANCE

THE APF OBLIGATION FOR ALL PARCELS WITHIN THE WINCEY GROVES PD/UNP HAS BEEN SATISFIED PURSUANT TO PARAGRAPH 7.0 ON SHEET 12 OF THE HAMLIN PD/UNP AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON FEBRUARY 10, 2015. SAID OVERALL PD/UNP APF CALCULATION RESULTED IN A APF SURPLUS FOR THE WINCEY GROVES D/UNP OF 0.20 AC.

## OPEN SPACE

SEE SHEET C-3.0

## LOT CRITERIA (PROVIDED)

AVERAGE LOT AREA

TOTAL LOT AREA:

1,232,748 SF

TOTAL LOTS:

177 LOTS

AVERAGE LOT AREA:

6,965 SF

## LIGHTING

SITE LIGHTING SHALL COMPLY WITH ARTICLE XVI OF ORANGE COUNTY CODE.

## SIGNAGE

SIGNAGE SHALL COMPLY WITH VILLAGE CODE SEC. 38-1389(d)(5)(c).

## SOILS

CANDLER FINE SAND, 0 TO 5% SLOPES

35.34%

CANDLER FINE SAND, 5% TO 12% SLOPES

60.15%

CANDLER-APOPKA FINE SAND, 5 TO 12% SLOPES

4.51%

100.00%

## FLOOD PLAIN

ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FROM FIRM MAP NUMBER 12095C0375F, REVISED SEPTEMBER 25, 2009

## PHASING

PROJECT WILL BE DEVELOPED IN THREE PHASES.

## RECREATION AREA

REQUIRED RECREATION AREA PER O.C. CODE 38-1253

3.1 PERSONS PER SINGLE FAMILY RESIDENCE X

177 UNITS =

549 POPULATION

2.5 AC RECREATION AREA PER 1000 POPULATION X

549 PEOPLE =

1.37 ACRES

## PROVIDED RECREATION AREA

TRACT ID	ACTIVE		PASSIVE		TOTAL AREA (AC.)
	AREA (AC)	REC. GROUP TYPE <sup>1</sup>	AREA (AC)	REC. GROUP TYPE <sup>1</sup>	
P-1	0.69	GROUP D	1.17	GROUP C	1.86

1. RECREATION AREA GROUP TYPE PER SEC. 34 131(b) (20)

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**WINCEY GROVES  
SUBDIVISION**

Exhibit: SITE DATA

Source: PSP-16-03-102

Area: ORANGE COUNTY, FL

3 of 7

TRAFFIC NOTE:

PER THE ROAD NETWORK AGREEMENT APPROVED BY THE ROAD AGREEMENT COMMITTEE ON 10/28/2015, THIS DEVELOPMENT WILL BE ASSIGNED 290 PM PEAK HOUR TRIPS ONCE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

PROPOSED TOTAL PM PEAK HOUR TRIPS FOR THIS PHASE OF DEVELOPMENT: 177 (1 TRIP PER UNIT)

**OWNERSHIP/MAINTENANCE**

ROADWAYS	PUBLIC:	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
STORMWATER TRACTS	PUBLIC:	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW PROPERTY OWNERS ASSOCIATION ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES
PARK TRACT P-1	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION
DRAINAGE EASEMENTS	PUBLIC:	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH USE AGREEMENT TO ALLOW PROPERTY OWNERS ASSOCIATION ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES
UTILITY EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION WITH EASEMENT GRANTED TO ORANGE COUNTY
WATER, WASTEWATER, & RECLAIMED WATER	PUBLIC:	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
OPEN SPACE	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION
LID SYSTEM:	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION WITH DRAINAGE EASEMENT DEDICATED TO ORANGE COUNTY

**NOTE:**

1. THE HOA COVENANTS AND RESTRICTIONS SHALL STATE THAT THE PUBLIC OPEN SPACE TRACTS AND THOSE AMENITIES WITHIN THE OPEN SPACE TRACTS ARE OPEN TO THE PUBLIC AND THAT A CHANGE THAT WOULD PROHIBIT PUBLIC ACCESS WILL REQUIRE ORANGE COUNTY BOARD OF COUNTY COMMISSION APPROVAL.

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GENTRY, INC.**

ENGINEERING / PLANNING

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**WINCEY GROVES  
SUBDIVISION**

Exhibit: SITE DATA  
Source: PSP-16-03-102  
Area: ORANGE COUNTY, FL

4 of 7



# TRACT TABLE

TRACT ID	AREAS [AC]					DESCRIPTION
	OPEN SPACE	PARK	STORMWATER	OTHER	TOTAL	
OS-1	0.08				0.08	OPEN SPACE TRACT
OS-2	0.56				0.56	OPEN SPACE TRACT
OS-3	0.26				0.26	OPEN SPACE TRACT
OS-4	0.05				0.05	OPEN SPACE TRACT
OS-5	0.10				0.10	OPEN SPACE TRACT
OS-6	0.06				0.06	OPEN SPACE TRACT
OS-7	0.16				0.16	OPEN SPACE TRACT
OS-8	0.04				0.04	OPEN SPACE TRACT
OS-9	0.38				0.38	OPEN SPACE TRACT
OS-10	1.93				1.93	OPEN SPACE TRACT
OS-11	0.10				0.10	OPEN SPACE TRACT
OS-12	0.12				0.12	OPEN SPACE TRACT
P-1		1.86			1.86	PARK TRACT
LS-1				0.05	0.05	LIFT STATION TRACT
SW-1			2.78		2.78	STORMWATER TRACT
SW-2			0.56		0.56	STORMWATER TRACT
<b>TOTAL</b>	<b>3.84</b>	<b>1.86</b>	<b>3.34</b>	<b>0.05</b>	<b>9.09</b>	

## OPEN SPACE

LAND USE	DEVELOPABLE LAND AREA (AC.)	OPEN SPACE REQUIRED	PROVIDED					TOTAL
			CATEGORY A		CATEGORY B <sup>1</sup>		CATEGORY C <sup>2</sup>	
			PUBLIC PARK & SQUARES	BUFFER/OPEN TRACTS	STORMWATER	LAKES	WETLANDS	
SINGLE FAMILY RESIDENTIAL	53.60	3.75	1.86	3.84	3.34	0	0	
PROVIDED SUBTOTAL =			5.70		3.34		0	9.04
OPEN SPACE PROVIDED B & C MAX 50% (EACH) OF TOTAL <sup>4</sup> =					3.34		0	
ADJUSTED PER 38-1234 (1) B + C MAX 75% OF TOTAL <sup>4</sup> =					3.34			
OPEN SPACE PROVIDED (ADJUSTED)			5.7		3.34			9.04

1. Per 38-1234 (3) [General PD Code] Open Space: Open Space may be provided within Categories A (Parks, Greenbelts, Buffers), B (Stormwater Amenities and Natural Lakes), and C (Wetland areas)

2. Categories B and C may only account for 50% of the required open space individually and shall not combine to account for more than 75% of the required open space

**KELLY,  
COLLINS &  
GENTRY, INC.**

ENGINEERING / PLANNING

Scale: 1: 2000  
Date: 10/04/2016  
S: 19 T: 23 R: 27  
Job # : 1137.000  
Drawn by: GPR  
Appvd. by: SMG

## WINCEY GROVES SUBDIVISION

Exhibit: SITE DATA

Source: PSP-16-03-102

Area: ORANGE COUNTY, FL

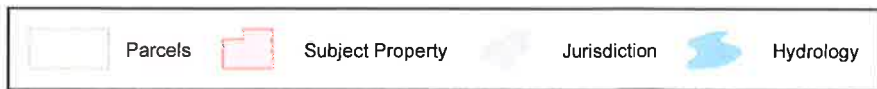
5 of 7







## Wincey Groves - Hamlin West PD / Wincey Groves Subdivision PSP



1 : 4,800  
1 in : 400 ft