



**Interoffice Memorandum**


07-01-14 P02:47 IN

07-01-14P01:41 RCVD

DATE: July 1, 2014

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 PERSONS:** **Lisette M. Egipciaco,**  
**Development Coordinator**  
**Planning Division 407-836-5684**  
[Lisette.Egipciaco@ocfl.net](mailto:Lisette.Egipciaco@ocfl.net)  
**&**  
**Lourdes O'Farrill,**  
**Development Coordinator**  
**Planning Division 407-836-5686**  
[Lourdes.O'Farrill@ocfl.net](mailto:Lourdes.O'Farrill@ocfl.net)

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Savona PD / Savona Preliminary Subdivision Plan Case # PSP-14-02-026

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Mr. Scott Stearns  
Dewberry / Bowyer-Singleton  
520 South Magnolia Avenue  
Orlando, Florida 32801

Commission District: 1

General Location: East of South Apopka Vineland Road / North of Conroy Windermere Road

Parcel ID #: 03-23-28-0000-00-007, 03-23-28-0000-00-029

08/19/14 @2pm

# of Posters: 3

Use: 87 Single-Family Detached Residential Units

Size / Acreage: 56.56

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 abutting and surrounding the subject property.

Spanish Contact Person: Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-5686.

**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):**

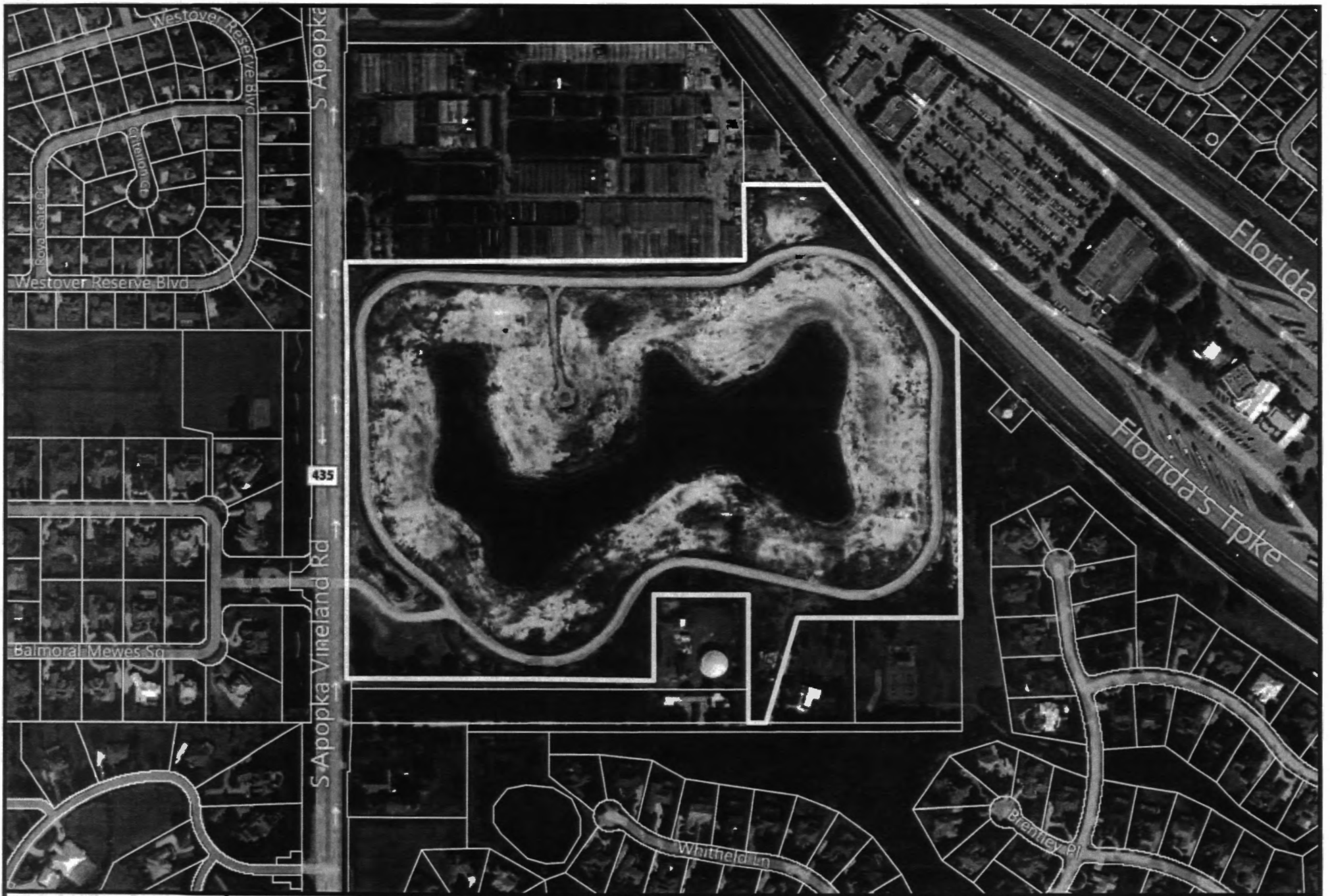
***Please include the following information in the Notice to Abutters - This request is proposing to construct 87 single-family detached residential dwelling units on 56.56 acres; District 1; East of South Apopka Vineland Road / North of Conroy Windermere Road.***

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 Lourdes O'Farrill and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

c: Chris R. Testerman, AICP, Assistant County Administrator



For questions regarding this map, please call Lisette Egipciano at 407.836.5684 Or Lourdes O'Farrill at 407-836-5686

**Savona  
Orange County, Florida  
Aerial Location Map**

Subject Site



0 200 400 Feet

Data Source: Bing Maps 2010  
OCPA Parcels 2011

File: G:\MXD\County\Orange\Savona\Aerial\_8.5x11\_Landscape.mxd



**Savona Preliminary Subdivision Plan**  
 Taylor Morrison of Florida, Inc.  
 Orange County, Florida

**Overall Site Plan**  
 PROJECT NO. 50063310  
 SHEET NO. C2.01  
 DATE 8/10

**1. APPLICANT**  
 TAYLOR MORRISON OF FLORIDA, INC.  
 NORTH FLORIDA DIVISION OF  
 1310 UNIVERSITY BLVD., SUITE 200  
 WILMINGTON, FLORIDA 32791  
 PHONE: (321) 317-7523

**2. TOTAL ACRES**  
 TOTAL DEVELOPABLE AREA  
 OWNERSHIP BY UNIT/ALSA A.  
 11,250 SQ. FT.  
 1,400 SQ. FT.  
 30 FT. (100 FEET)  
 80 FT.

**3. SITE DATA**  
 1.3 UNITS/AC  
 87  
 1,400 SQ. FT.  
 30 FT. (100 FEET)  
 80 FT.

**4. SUPPORT SERVICES**  
 WATER TO BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES  
 SEWER SERVICE TO BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES  
 RECLAIM SERVICE TO BE PROVIDED BY ORANGE COUNTY PUBLIC UTILITIES

**5. SCHOOLS**  
 STORMWATER MANAGEMENT TO BE PROVIDED BY ON-SITE MASTER DEVELOPMENT PLAN AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA

**6. TRAFFIC**  
 35 STUDENTS  
 870 VEH  
 (THIS estimate only does not include)

**7. ZONING**  
 PLANNED DEVELOPMENT (PD)  
 EXISTING LAND USE:  
 UNDEVELOPED LAND USE AREAS

**8. LAND USE**  
 RECREATIONAL (SINGLE-FAMILY)  
 FRONT YARD: 25 FT.  
 REAR YARD: 75 FT.  
 SIDE YARD: 30 FT.  
 STREET CORNER: 7.5 FT.  
 20 FT.

**9. CALCULATION OF EXISTING UTILITIES PRESENT ON SITE, ANY COMBINATION UPON PDP APPROVAL.**  
 10. THE PROJECT IS PROPOSED TO IMC PRIVATE STREETS AND BE GATED.

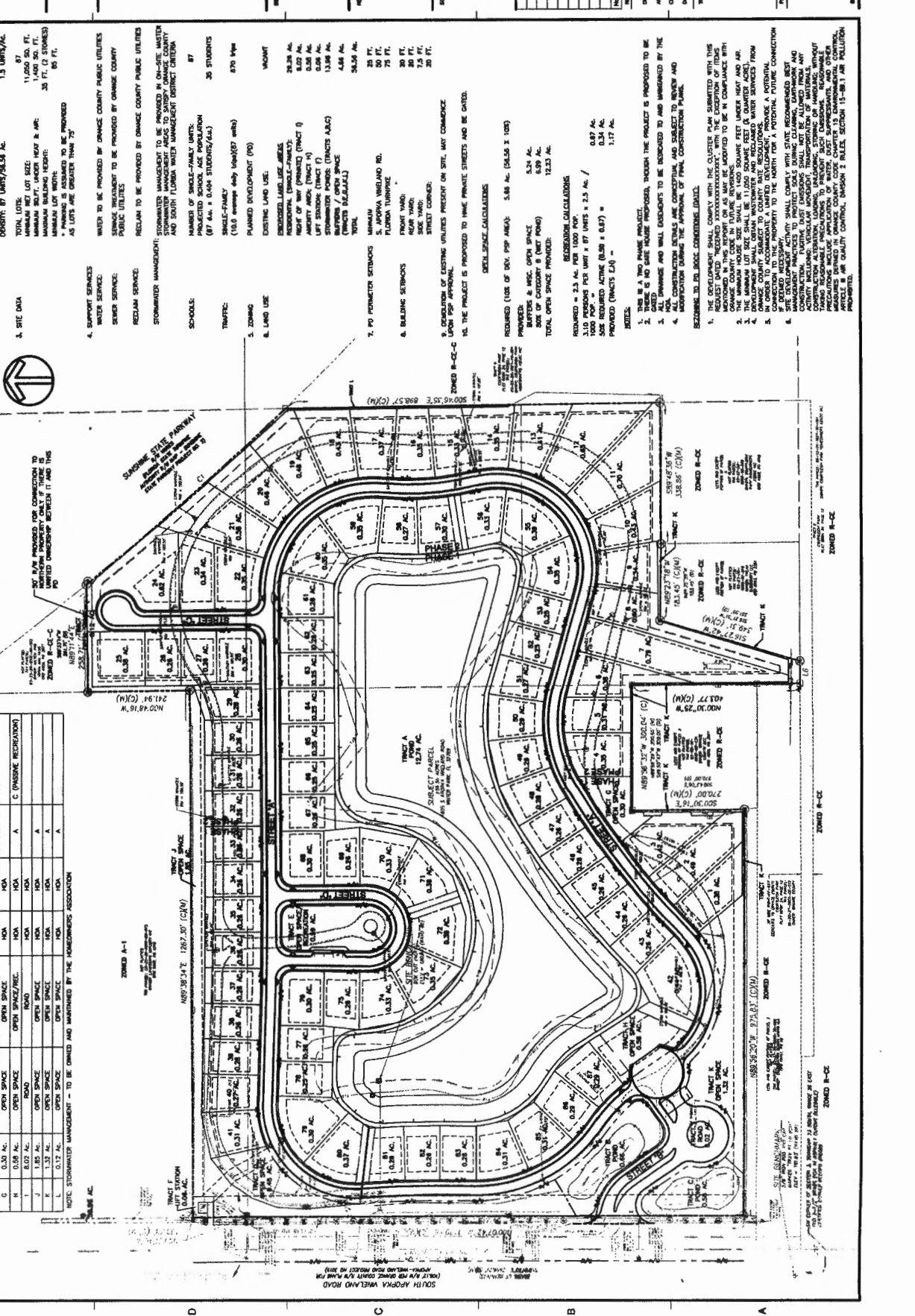
**DETAIL SPACE CALCULATIONS**  
 REQUIRED (LOS OF DOA, POP AREA): 5.98 AC. (0.635 X 1.05)  
 PROVIDED: 5.24 AC.  
 SIZE OF CATEGORY 8 (NET POND): 6.89 AC.  
 TOTAL OPEN SPACE PROVIDED: 12.33 AC.

**RECREATION CALCULATIONS**  
 REQUIRED = 2.3 AC. PER 1000 POP.  
 110 PERSONS PER UNIT X 87 UNITS X 2.5 AC. /  
 0.87 AC.  
 508 REQUIRED ACTIVE (0.89 X 0.87) =  
 0.34 AC.  
 PROVIDED (TRACTS E-I) =  
 1.17 AC.

**NOTES:**  
 1. THIS IS A TWO PHASE PROJECT.  
 2. THERE IS NO USE VALUE PROVISION. THE PROJECT IS PROPOSED TO BE PHASED AND PHASES TO BE DEDICATED TO AND MAINTAINED BY THE DEVELOPER.  
 3. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND APPROVAL DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.  
 4. THE DEVELOPMENT SHALL COMPLY WITH THE CLUSTER CONSTRUCTION REGULATIONS.  
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**REQUIREMENTS:**  
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**KEY**  
 PROPERTY BOUNDARY  
 PROPOSED RIGHT-OF-WAY  
 BUILDING SETBACK  
 STORMWATER POND  
 PHASE LINE



**TRACT SUMMARY**

TRACT	AREA	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE	OPEN SPACE CATEGORY	RECREATIONAL GROUP
A	11.24 AC.	NET POND	STORMWATER	HOA	HOA	B	
B	0.68 AC.	NET POND	STORMWATER	HOA	HOA	B	
C	0.58 AC.	NET POND	STORMWATER	HOA	HOA	B	
D	0.48 AC.	PARK / OPEN SPACE	PLAYFIELD AND TOT LOT	HOA	HOA	A	D (PLAY FIELD/TOT LOT)
E	0.38 AC.	OPEN SPACE	LANDSCAPE AREA	HOA	HOA	A	
F	0.28 AC.	OPEN SPACE	LANDSCAPE AREA	HOA	HOA	A	
G	0.18 AC.	OPEN SPACE	LANDSCAPE AREA	HOA	HOA	A	
H	0.08 AC.	OPEN SPACE	LANDSCAPE AREA	HOA	HOA	A	
I	0.08 AC.	OPEN SPACE	LANDSCAPE AREA	HOA	HOA	A	
J	0.08 AC.	OPEN SPACE	LANDSCAPE AREA	HOA	HOA	A	
K	0.08 AC.	OPEN SPACE	LANDSCAPE AREA	HOA	HOA	A	
L	0.08 AC.	OPEN SPACE	LANDSCAPE AREA	HOA	HOA	A	

NOTE: STORMWATER MANAGEMENT TO BE PROVIDED BY THE HOMEOWNERS ASSOCIATION