

*August 27, 2025 DRC Meeting*

*Commission District: # 2*

**GENERAL INFORMATION**

<b>APPLICANT</b>	Sean Hickman, Burkett Engineering
<b>OWNER(S)</b>	B COM LLC
<b>PROJECT NAME</b>	Evergreen Planned Development (PD)
<b>HEARING TYPE</b>	Change Determination Request to PD
<b>REQUEST</b>	<b><i>This item was continued from the May 28, 2025 and postponed at the June 11, 2025 meeting.</i></b> To revise the minimum residential lot size for the PD from one (1) acre to 0.5 acres and to reflect the requirement for 50% open space in the Wekiva Study Area and to amend the applicable previously approved lot standards.
<b>LOCATION</b>	Southwest of North Old Blossom Trail / East of Dora Drive
<b>PARCEL ID NUMBER(S)</b>	05-20-27-0000-00-021
<b>TRACT SIZE</b>	23.24 acres
<b>COMMUNITY MEETING</b>	A community meeting was held at Tangerine Improvement Society on February 3, 2025. This is further summarized in the report.
<b>TRG SUMMARY/ OUTSTANDING ISSUES:</b>	All departments have approved the plans dated "Received August 8, 2025".

**IMPACT ANALYSIS**

**Overview**

The subject property is zoned Planned Development (PD) and is located southwest of North Old Blossom Trail and east of Dora Drive within the Tangerine Rural Settlement. The Evergreen PD which was originally approved on July 19th, 2005. The Evergreen PD received approval prior to the County's adoption of the Wekiva Study Area policies. However, since the subdivision of the subject property was never completed, any new development must now comply with these policies. Comprehensive Plan Open Space Element Policy OS1.3.6 requires that 50% of the overall PD area be permanently preserved as open space. In response to this requirement, the applicant is requesting a reduction in the minimum lot size while maintaining the same number of previously approved units. This adjustment will facilitate the clustering of residential lots, which is encouraged under the Wekiva policies, including Policy OS1.3.3.

The subject property has an underlying Future Land Use Map (FLUM) designation of Rural Settlement (RS 1/1) on the Future Land Use Map. The Evergreen PD currently allows 20 single-family units. The request to revise the minimum residential lot size for the Planned Development (PD) from 1 acre to 0.5 acres and to reflect the requirement for 50% open space in the Wekiva Study Area is consistent with the approved PD development program and with the Comprehensive Plan.

Additionally, they are proposing to amend the lot standards from the previously approved Conditions of Approval #3, as follows:

- Minimum lot width from 130 feet to 100 feet.
- Minimum front yard setback on the road to be from 50 feet with front yard setbacks varying on adjacent lots to 20 feet.
- Minimum rear yard building setback from 50 feet to 25 feet.

### **SITE ANALYSIS**

#### **Rural Settlement**

The subject property is located within the Tangerine Rural Settlement.

#### **Joint Planning Area (JPA)**

The subject property is not located within a JPA.

#### **Overlay District Ordinance**

The subject property is not located within an Overlay District.

#### **Comprehensive Plan (CP) Consistency**

The subject property has an underlying Future Land Use Map (FLUM) designation of Rural Settlement (RS 1/1) on the Future Land Use Map and is zoned Planned Development (PD). The proposal appears to be consistent with the Comprehensive Plan.

### **SPECIAL INFORMATION**

#### **Community Meeting Summary**

The community meeting was held at Tangerine Improvement Society on February 3, 2025. It began by County staff presenting an overview of the project. Approximately 173 residents were in attendance, not including staff and the applicant team.

Main points of concern and discussion were: increased traffic, lot sizes, home values, drainage/runoff issues, safety on roads, Wekiva Open Space, overcrowding of schools, environmental concerns regarding the well and septic proposed, dislike of proposal to realign Allen Street through PD, and not wanting a “traditional neighborhood” in the rural settlement.

Staff clarified that the previously approved zoning designation of Planned Development (PD) does not expire. What expired was the previously approved Preliminary Subdivision Plan (PSP). This request is amending the PD.

A question was raised whether the open space could be included as part of the lots - staff clarified that the open space cannot be allocated to the lots and must be in a separate tract. Residents proposed using the open space tract to create the feel of acre lots so the property remains in line with surrounding rural feel.

The overall tone of the meeting was **NEGATIVE**.

**Environmental**

A Phase I ESA was reported 5/13/22 for this property. No RECs were identified and no further action was recommended.

Within the Wekiva Study Area, all stormwater management and drainage systems proposed to be constructed in karst sensitive areas, areas with known sinkholes, and areas with shallow depth to limestone bedrock, shall be evaluated for the presence of sinkholes through appropriate geotechnical testing. If there is an existing sinkhole within or adjacent to a development site, or likelihood that a sinkhole may develop in the future, then a detailed geological/geotechnical investigation shall be required. If a geotechnical study has been performed, then submit the report to Development Engineering with the revised plan.

This site is located within the Ocklawaha, Wekiwa/Rock Springs, and Wekiva River/Rock Springs Run/Little Wekiva Canal Basin Management Action Plan (BMAP) Areas and must comply with the applicable requirements of Section 373.811 and Section 403.067, Florida Statutes, as amended; Within a BMAP Area, a RAP Area, or a PRP Area, the installation of new onsite sewage treatment and disposal systems (OSTDS) is prohibited where connection to a central wastewater system is available as defined in s. 381.0065(2)(a). On lots of one acre or less within a BMAP Area, a RAP Area, or a PRP Area where a central wastewater system is not available, the installation of enhanced nutrient-reducing OSTDS that achieve at least 65 percent overall nitrogen reduction is required. Contact the Florida Department of Health (FDOH) for individual determination and details of this enhanced OSTDS. Contact the utility provider regarding options to connect to sewer.

**Transportation Planning**

Existing/Valid transportation concurrency entitlements not found. This development will require transportation capacity via a Capacity Encumbrance Letter (CEL) application. Should this project be located near failing roadways, then a Transportation Impact Analysis will be required with the CEL application.

Based on the Concurrency Management database (CMS) dated 8/16/2024, there are multiple failing roadway segments within the project's impact area along Orange Blossom Tr, from Ponkan Rd to Sadler Rd and Earlwood Ave to Lake County Line (2 segment(s)). This information is dated and subject to change.

**Water / Wastewater / Reclaim**

Water: Individual Wells

Wastewater: Individual Septic Systems

**Schools**

The addition of five (5) more residential units will not trigger the need for a school capacity determination.

**Specific Project Expenditure Report and Relationship Disclosure Forms**

The original Specific Project Expenditure Report and Relationship Disclosure Forms are currently on file with the Planning Division.

**STANDARD CONDITIONS OF APPROVAL (FOR DRC CONSIDERATION):**

1. Development shall conform to the Evergreen Planned Development (PD) dated "Received \*," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received \*," 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 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, as may be amended, 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, or any other development order, 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 land use 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. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. 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 and Wildlife Conservation Commission (FWC).
8. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to

obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

- 9. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code, as may be amended.
- 10. Two vehicular access points onto Allen Street shall be provided in accordance with the Land Use Plan, and cul-de-sacs shall be prohibited.
- 11. A 25 ft. wide tract shall be provided between individual lots and Allen Street. Fences or walls shall be prohibited within this 25 ft. wide tract; with the exception of split-rail style fencing, or other rural or equestrian style fence as approved by the Zoning Manager.
- 12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated July 19, 2005, shall apply:
  - a. ....
  - b. ....

**EXISTING BOARD CONDITIONS OF APPROVAL (JULY 19, 2005)**

- 1. Development shall conform to the Evergreen PD/Land Use Plan (LUP), dated "Received April 13, 2005," and to the following conditions of approval. Development based upon this approval shall comply with all other applicable federal, state, and county laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent the applicable laws, ordinances, and regulations are expressly waived or modified by these conditions, or by action approved by the BCC, or by action of the BCC.
- 2. The uses, densities, intensities, and all of the conditions of approval of the PD/LUP have been negotiated and agreed to by both the applicant and the County. The PD/LUP constitutes an agreement between the parties. The applicant and the applicant's successors in interest have the contract right to develop the PD with the uses, densities, and intensities approved by the County, subject to the restrictions and requirements in the conditions of approval, and neither the applicant nor the County shall have the right to rezone or downzone the property, or otherwise alter the uses, densities, and intensities, or to delete, waive, or amend any condition of approval except through an amendment to the PD/LUP that is negotiated and approved by both parties.
- 3. Conditions that have been agreed to by the owner/developer during the community meeting. In the cases where the following conditions differ from the LUP (dated April 13, 2005), the following conditions apply:

- a. Maximum number of lots, 20.
- b. Maximum number of lots fronting on the adjacent roads, 13. The other lots to be flag type lots with shared ingress/egress.
- c. The shared ingress/egress shall be through executed easements with maintenance requirements and controlled through the homeowners' association and be a minimum of 25 feet in width.
- d. Minimum lot width at building line to be 130 feet.
- e. Minimum front yard building setback on road to be 50 feet with front yard set backs varying on adjacent lots.
- f. Minimum rear yard building setback to be 50 feet.
- g. The 10-foot easement on the road to be identified as a utility easement.
- h. No clear-cutting of existing planted pines during development, only house pad area buffer, grading, thinning, and fire buffer to determine limits of tree removal.
- i. Plant a minimum of 2 live oaks per lot along the roads.









RECEIVED  
By DRC at 4:23 pm, Aug 08, 2025

# LAND USE PLAN CHANGE DETERMINATION

## FOR EVERGREEN PD

### SHEET INDEX

- 1 COVER SHEET 
- 2 EXISTING CONDITIONS 
- 3 PROPOSED LAND USE PLAN   
- 4 TOPOGRAPHIC SURVEY 

### LEGAL DESCRIPTION:

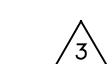
A PORTION OF THE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEGIN AT THE NORTHWEST CORNER OF LOT 13, CHESTERHILL ESTATES PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 41 AND 42 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 27 EAST, NORTH 01°39'24" EAST 31.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID SOUTH LINE, NORTH 89°00'23" WEST 314.28 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, NORTH 89°00'19" WEST 629.07 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG SAID EAST LINE, NORTH 00°58'02" EAST 1335.59 FEET TO A POINT 10.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE, PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, SOUTH 89°40'32" EAST 489.55 FEET; THENCE SOUTH 01°56'25" WEST 46.03 FEET TO THE NORTHWEST CORNER OF LOT 21, CHESTERHILL ESTATES PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 41 AND 42 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH THE WESTERLY BOUNDARY OF SAID CHESTERHILL ESTATES PHASE 4, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1.) SOUTH 01°56'25" WEST 682.06 FEET;
- 2.) THENCE SOUTH 89°51'48" EAST 304.85 FEET;
- 3.) THENCE SOUTH 66°47'52" EAST 191.45 FEET;
- 4.) THENCE SOUTH 01°49'47" WEST 149.35 FEET;
- 5.) THENCE SOUTH 62°57'28" EAST 237.81 FEET;
- 6.) THENCE SOUTH 01°58'53" WEST 319.71 FEET;
- 7.) THENCE NORTH 89°59'30" WEST 221.96 FEET TO THE POINT OF BEGINNING.

### ACRES

NET AREA = 23.24



DATE	DESCRIPTION	REV'D BY	CHK'D BY
08/07/25	PER ORANGE COUNTY COMMENTS	PM	SH
05/27/25	PER ORANGE COUNTY DRC MEETING	SF	SH
04/23/25	ORANGE COUNTY COMMENTS 12/12/2024	SF	SH
03/18/25	ORANGE COUNTY COMMENTS 12/12/2024	SF	SH
11/18/24	ORANGE COUNTY COMMENTS 08/23/24	PM	SH

CDR-24-08-188  
TAX PARCEL ID NUMBER:  
05-20-27-0000-00021

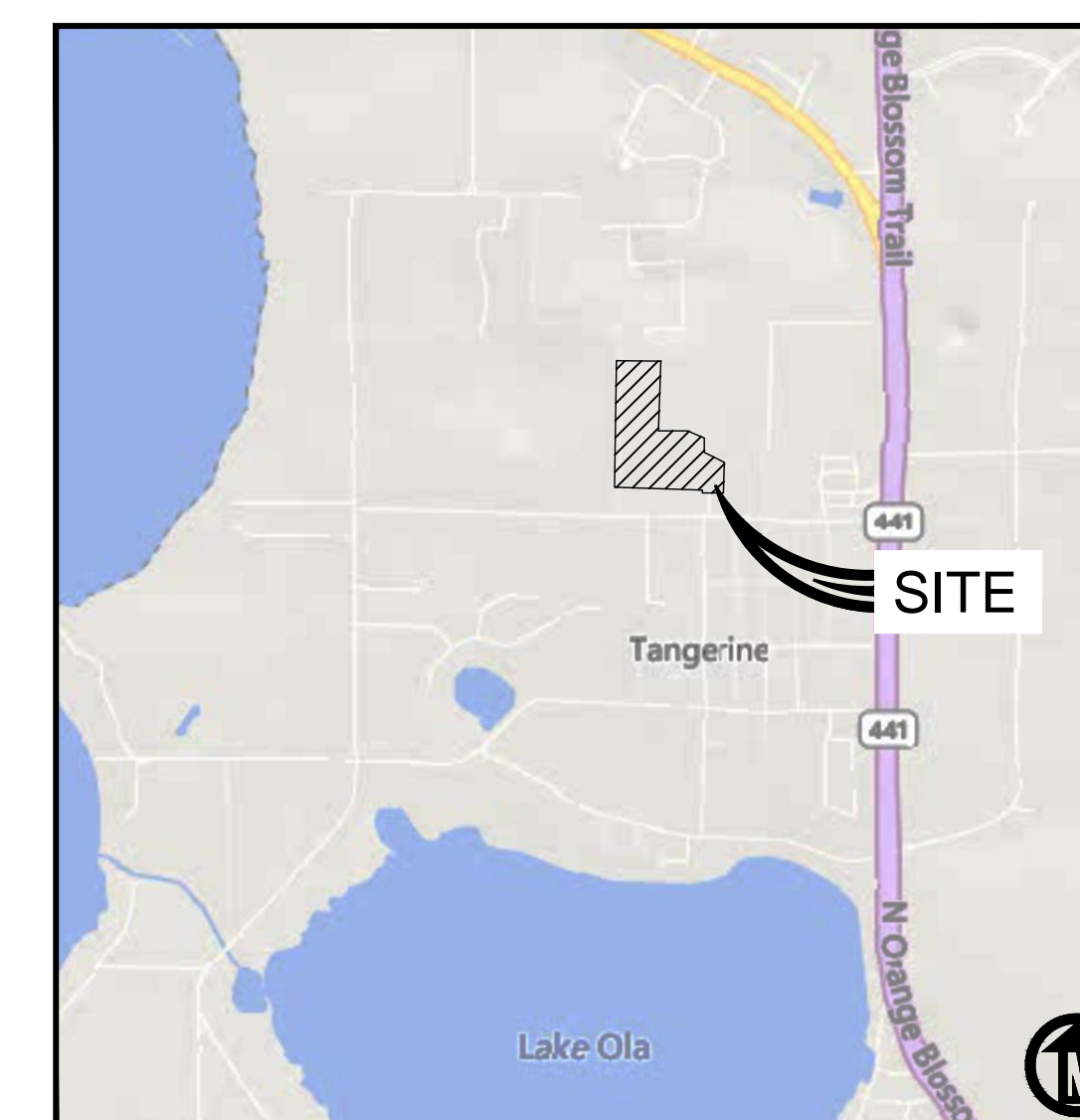
**Burkett** CIVIL ENGINEERING  
engineering CONSULTANTS

105 E. Robinson Street, Suite 501  
Orlando, Florida 32801  
Office: (407) 246-1260 Fax: (407) 246-0423  
burkettengineering.com

ORANGE COUNTY, FLORIDA  
(JULY 2024)  
REVISED AUGUST 2025

### LOCATION MAP

6203 ALLEN STREET MOUNT DORA  
ORANGE COUNTY, FLORIDA 32757  
SCALE 1" = 2000'



ENGINEER IN CHARGE:  
SEAN A. HICKMAN, P.E.

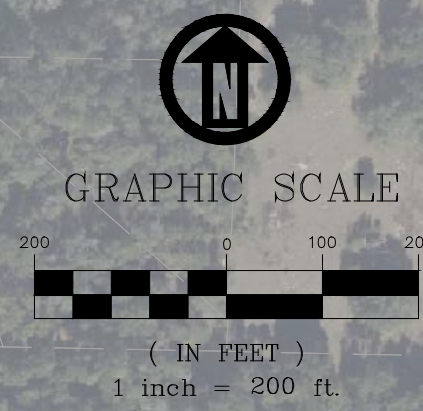
REG. # 82177  
BURKETT ENGINEERING, INC.  
CERT. OF AUTH. NO. 7105



### FLOOD PLAIN MAP

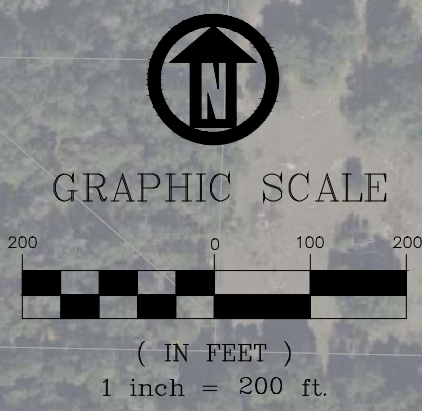
FLOODPLAIN SOURCE: FEMA FLOOD INSURANCE RATE PANEL NUMBER 0020H. MAP NUMBER 12095C0020H. MAP REVISED SEPTEMBER 24, 2021.

ZONE "X"

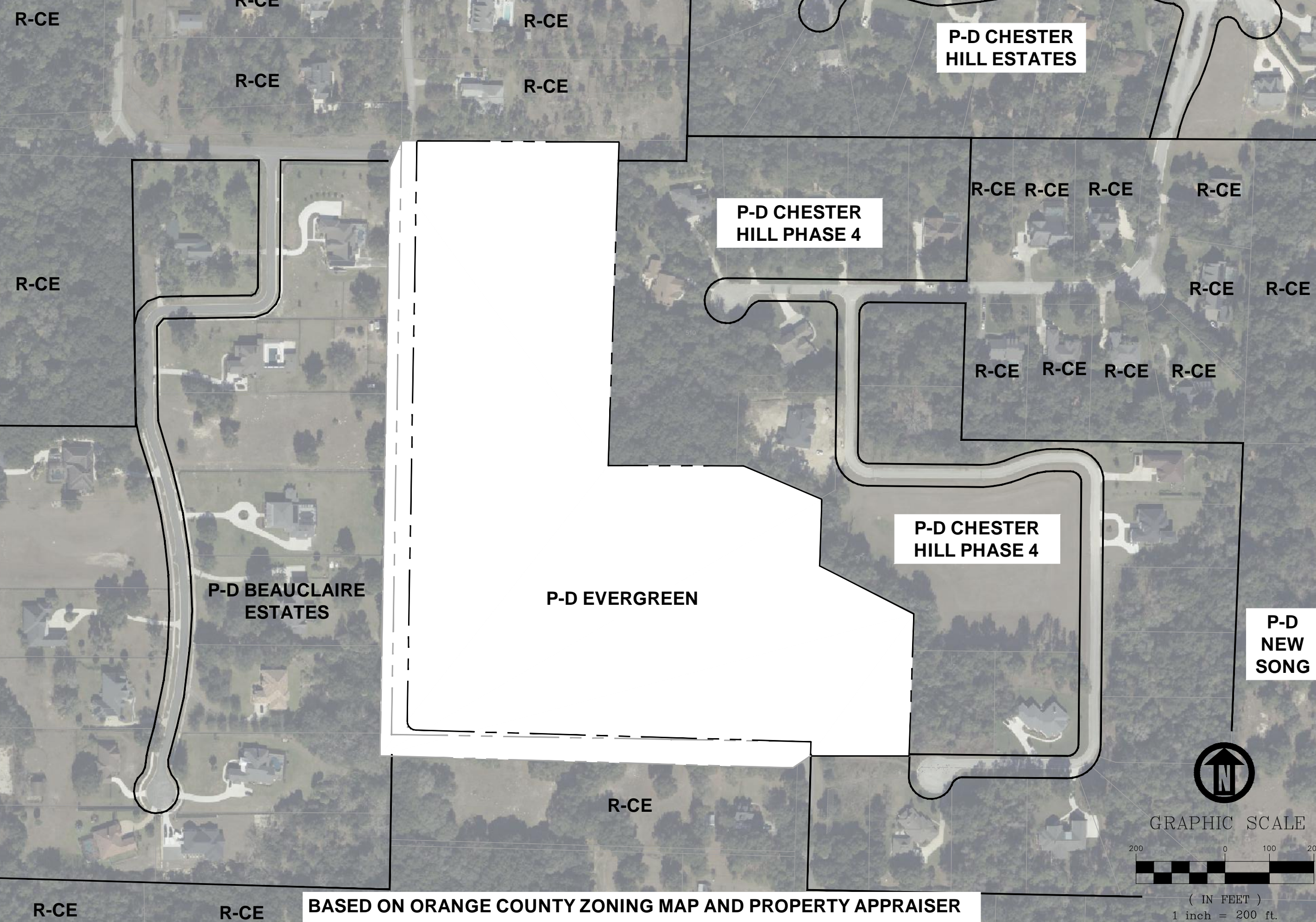


### TOPOGRAPHY MAP (NAVD 88)

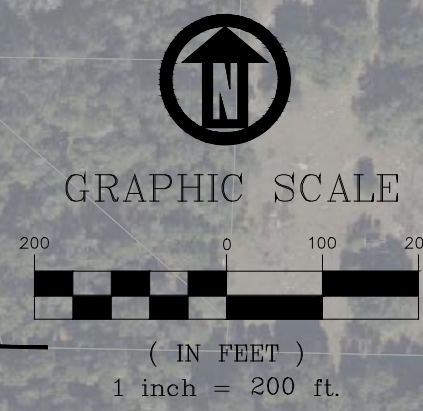
CONTOUR SOURCE BY IRELAND AND ASSOCIATES SURVEYING, INC.



### ZONING AND ABUTTING PROPERTY MAP



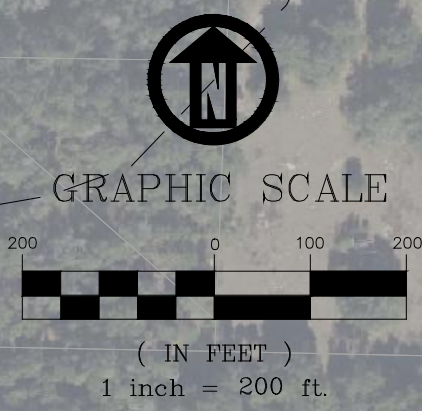
BASED ON ORANGE COUNTY ZONING MAP AND PROPERTY APPRAISER



### SOILS MAP

SOIL NO.	SOIL DESCRIPTION	SOIL TYPE
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES	A
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES	A
6	CANDLER-APOPKA FINE SANDS, 5 TO 12 PERCENT SLOPES	A
47	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES	D

BASED ON WEB SOIL SURVEY - ORANGE COUNTY, FLORIDA BY U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE



DATE	DESCRIPTION
11/18/24	ORANGE COUNTY COMMENTS 09/23/24

## LAND USE PLAN CHANGE DETERMINATION FOR EVERGREEN PD

## EXISTING CONDITIONS

DATE: 10/31/24  
 PROJECT NO.: 2227.11  
 DRAWN BY: PM  
 DESIGNED BY: SH  
 CHECKED BY: SH  
 ENGINEER IN CHARGE:  
 SEAN A. HICKMAN, P.E.

REG. # 82177  
 BURKETT ENGINEERING, INC.  
 CERT. OF AUTH. NO. 7105

SHEET NO.

# 2



**CONDITIONS OF APPROVAL (EDITED)**

CASE: RZ-05-03-020

- A. MAXIMUM NUMBER OF LOTS - 20 (TWENTY)
- B. MAXIMUM NUMBER OF LOTS FRONTING ON THE ADJACENT ROADS - 13 (THIRTEEN) THE OTHER LOTS TO BE FLAG TYPE LOTS WITH SHARED INGRESS/EGRESS.
- C. THE SHARED INGRESS/EGRESS SHALL BE THROUGH EXECUTED EASEMENTS WITH MAINTENANCE REQUIREMENTS AND CONTROLLED THROUGH THE HOMEOWNER'S ASSOCIATION, AND BE A MINIMUM OF 25 (TWENTY-FIVE) FEET IN WIDTH.
- D. MINIMUM LOT WIDTH AT BUILDING LINE TO BE 130 FEET.
- E. MINIMUM FRONT YARD BUILDING SETBACK ON ROAD TO BE FROM ALLEN STREET TO BE 50 FEET WITH FRONT YARD SET BACKS VARYING ON ADJACENT LOTS.
- F. MINIMUM REAR YARD BUILDING SETBACK TO BE 50 FEET.
- G. THE 10 (TEN) FOOT EASEMENT ON THE ROAD TO BE IDENTIFIED AS A UTILITY EASEMENT.
- H. NO CLEAR-CUTTING OF EXISTING PLANTED PINES DURING DEVELOPMENT, ONLY HOUSE PAD AREA BUFFER, GRADING THINNING AND FIRE BUFFER TO DETERMINE LIMITS OF TREE REMOVAL.
- I. PLANT A MINIMUM OF 2 (TWO) LIVE OAKS PER LOT ALONG THE ROADS.

**TRAFFIC GENERATION BASED ON ITE TRIP GENERATION RATES 11TH EDITION**

LAND USE	QUANTITY	UNITS	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
SINGLE FAMILY DETACHED ITE LUC 210	20	DU	189	14	4	10	19	12	7

**DESCRIPTION OF PROJECT:**

THE INTENT OF THIS NEW LUP IS TO CONSTRUCT 22.03 AC. MINIMUM SIZED RESIDENTIAL LOTS WITH INTERIOR STREETS TO SUPPORT THE DEVELOPMENT ADDITIONALLY IT IS PROPOSED TO BRING ALLEN STREET UP TO ORANGE COUNTY STANDARD WITH PROPERTY DEDICATION ALONG THE WEST AND SOUTH SIDES OF THE PROPERTY TO A TOTAL 60' R.O.W. INCLUDING A PAVED 24' WIDE ROADWAY.

**LEGEND**

- PROPOSED PROPERTY BOUNDARY
- EXISTING WESTERN & SOUTHERN PROPERTY BOUNDARIES
- EASEMENT LINE
- SETBACK LINE

**NOTES**

1. ALL CONVEYANCES TO THE COUNTY SHOULD BE FREE AND CLEAR OF ALL ENCUMBRANCES, AND DEDICATED UPON REQUEST BY ORANGE COUNTY, OR PRIOR TO ANY HORIZONTAL OR VERTICAL PLAN APPROVAL AND IN ACCORDANCE WITH ORANGE COUNTY CONVEYANCE PROCEDURES.
2. 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). COORDINATE WITH ENGINEERING YAHAIRA GINES @ 407-836-7808.
3. A CURRENT PHASE ONE ENVIRONMENTAL SITE ASSESSMENT (ESA) AND CURRENT TITLE OPINION SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW AS PART OF ANY PRELIMINARY SUBDIVISION PLAN (PSP) AND/OR DEVELOPMENT PLAN (DP) SUBMITTAL AND MUST BE APPROVED PRIOR TO PRELIMINARY SUBDIVISION PLAN (PSP) AND/OR DEVELOPMENT PLAN (DP) APPROVAL FOR ANY STREETS AND/OR TRACTS ANTICIPATED TO BE DEDICATED TO THE COUNTY AND/OR TO THE PERPETUAL USE OF THE PUBLIC.
4. UTILITY EASEMENTS SHALL BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC OR THE UTILITY PROVIDER AS APPROPRIATE.
5. THIS SITE IS LOCATED WITHIN THE OCKLAWAHA, WEKIVA/ROCK SPRINGS, AND WEKIVA RIVER/ROCK SPRINGS RUN/LITTLE WEKIVA CANAL BASIN MANAGEMENT ACTION PLAN (BMAP) AREAS AND MUST COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 373.811 AND SECTION 403.067, FLORIDA STATUTES, AS AMENDED; WITHIN A BMAP AREA, A RAP AREA, OR A PRP AREA, THE INSTALLATION OF NEW ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS (OSTDS) IS PROHIBITED WHERE CONNECTION TO A CENTRAL WASTEWATER SYSTEM IS AVAILABLE AS DEFINED IN S.381.0065(2)(A). ON LOTS OF ONE ACRE OR LESS WITHIN A BMAP AREA, A RAP AREA, OR A PRP AREA WHERE A CENTRAL WASTEWATER SYSTEM IS NOT AVAILABLE, THE INSTALLATION OF ENHANCED NUTRIENT-REDUCING OSTDS THAT ACHIEVE AT LEAST 65 PERCENT OVERALL NITROGEN REDUCTION IS REQUIRED.
6. WITHIN THE WEKIVA STUDY AREA, ALL STORMWATER MANAGEMENT AND DRAINAGE SYSTEMS PROPOSED TO BE CONSTRUCTED IN KARST SENSITIVE AREAS, AREAS WITH KNOWN SINKHOLES, AND AREAS WITH SHALLOW DEPTH TO LIMESTONE BEDROCK, SHALL BE EVALUATED FOR THE PRESENCE OF SINKHOLES THROUGH APPROPRIATE GEOTECHNICAL TESTING. IF THERE IS AN EXISTING SINKHOLE WITHIN OR ADJACENT TO A DEVELOPMENT SITE, OR LIKELIHOOD THAT A SINKHOLE MAY DEVELOP IN THE FUTURE, THEN A DETAILED GEOLOGICAL/GEO TECHNICAL INVESTIGATION SHALL BE REQUIRED. IF A GEOTECHNICAL STUDY HAS BEEN PERFORMED, THEN SUBMIT THE REPORT TO DEVELOPMENT ENGINEERING WITH THE REVISED PLAN. REFERENCE ORANGE COUNTY COMPREHENSIVE PLAN SM1.5.12, SM1.5.13, AND SM1.5.14.
7. DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING WILDLIFE AND PLANTS LISTED AS IMPERILED SPECIES (ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN). THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERNS AND TO VERIFY AND OBTAIN, IF NECESSARY, ANY REQUIRED HABITAT PERMITTING OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC). AN ENVIRONMENTAL ASSESSMENT DATED 5/12/22 STATED THE PRESENCE OF SEVERAL GOPHER TORTOISE BURROWS AND THE NEED FOR A SAND SKINK SURVEY. FORWARD ANY RELATED PERMITS TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION PRIOR TO ANY EARTHWORK, GRUBBING, MASS GRADING, AND CONSTRUCTION ACTIVITIES.
8. POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNAGE SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE, AS MAY BE AMENDED.
9. PERIMETER NATURAL TRAIL SHALL NOT HAVE ANY CONCRETE, GRAVEL OR FINISHED MATERIALS.
10. OPEN SPACE SHALL BE CONTINUOUS AND NOT SEPARATED BY THE RESIDENTIAL LOTS.
11. CUL-DE-SACS WILL NOT BE ALLOWED AS PART OF THIS PROJECT.
12. ENTRANCES TO THE EVERGREEN NEIGHBORHOOD SHALL BE SPACED GREATER THAN 295 FEET FROM THE CURVES AND TURNS IN ALLEN STREET.

**KEY NOTES**

**OWNERS**  
MR. VENKAT JAMMI  
6203 ALLEN STREET  
MOUNT DORA,  
FLORIDA 32757  
240-994-8094  
jammiv@gmail.com

**ENVIRONMENTAL CONSULTANT**  
STILLWATER ENVIRONMENTAL  
971 SMOKERISE BLVD.  
PORT ORANGE, FLORIDA 32127  
(407) 486-6898  
stillwaterenv@gmail.com

**SURVEYOR**  
IRELAND & ASSOCIATES  
SURVEYING, INC.  
800 CURRENCY CIRCLE  
SUITE 1020  
LAKE MARY, FLORIDA 32746  
(407) 678-3366  
www.irelandsurveying.com

**CIVIL ENGINEER**  
BURKETT ENGINEERING INC.  
105 E. ROBINSON STREET,  
SUITE 501  
ORLANDO, FL 32801  
(407) 246-1260  
shickman@burkettengineering.com

**GENERAL**  
PARCEL ID: 05-20-27-0000-00-021  
EXISTING USE: VACANT  
FUTURE LAND USE: RS/1  
EXISTING ZONING: PD  
PROPOSED ZONING: PD  
PROJECT AREA: 23.22 AC.  
ALLEN STREET TAKE: 1.19 AC.  
NET AREA: 22.03 AC.  
MAX. # OF LOTS SHALL BE: 20  
LOT SIZE PROPOSED: 0.5 AC.  
MIN LOT WIDTH: 130'  
DENSITY: 0.32 DU/AC.  
MIN BLDG AREA: 2,500 SF. UNDER HEAT/AIR  
MAX. BUILDING HEIGHT: 35' (2 STORIES)  
MINIMUM LOT SIZE: 21,780 SF

**SETBACKS**  
FRONT: 20'  
REAR: 25'  
SIDE: 10'  
CORNER: 15'  
PERIMETER: 25'

**WATER:** INDIVIDUAL WELLS  
**SEWER:** INDIVIDUAL SEPTIC SYSTEM  
**RECLAIMED:** INDIVIDUAL WELLS  
**SOLID WASTE:** ORANGE COUNTY

**SCHOOLS**  
20 UNITS X .404 STUDENTS/UNIT = 9 STUDENTS

**STORMWATER STATEMENT**  
THE PROJECT'S STORMWATER MANAGEMENT SYSTEM SHALL COMPLY WITH THE ORANGE COUNTY PUBLIC WORKS CRITERIA AND THE ST. JOHNS RIVER WATER MANAGEMENT CRITERIA FOR TREATMENT. NHWE: 50' (NO NHWE ASSOC. PROJECT)

**PROJECT PHASING**  
THE STORMWATER MANAGEMENT SYSTEM AND COMMON AMENITIES WILL BE CONSTRUCTED IN ONE PHASE. INDIVIDUAL LOTS AND DRIVEWAY WILL BE CONSTRUCTED BY INDIVIDUAL LOT OWNERS.

**FLOOD PLAIN INFORMATION**  
THE PROJECT IS LOCATED IN FLOOD ZONE 'X' (AREA DETERMINED OUTSIDE THE 500 YEAR FLOOD EVENT) FIRM PANEL 12095C0020F, DATED SEPTEMBER 25, 2009.

**RECREATION REQUIREMENTS**  
POPULATION: 20 UNITS X 3.1 RESIDENTS/UNIT = 62 RESIDENTS  
RECREATION SPACE PROVIDED: 0.05 AC.

**RECREATION SPACE REQUIRED:** 2.5 AC/1,000 RESIDENTS = 0.002 AC.

**WEKIVA ADVISORY NOTE**  
THIS SITE IS LOCATED WITHIN THE WEKIVA STUDY AREA, AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 3669916 F.S. ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY. RURAL SETTLEMENTS PER THE ORANGE COUNTY COMPREHENSIVE PLAN SEC. OS 1.36 WHICH REQUIRED 50% OPEN SPACE.

**OPEN SPACE REQUIREMENTS**  
PROJECT AREA: 22.03 AC. (100%)  
OPEN SPACE REQUIRED: 11.01 AC. (50.00%)

**NOTES**  
PROPOSED PROPERTY DEVELOPMENT (P-D) IS COMPATIBLE WITH SURROUNDING ZONING DISTRICTS AS THE SITE WILL BE SINGLE FAMILY DETACHED HOMES.

OPEN SPACE IS 50% OF THE OVERALL SITE. THE SITE CONFORMS TO THE WEKIVA RIVER BASIN CRITERIA 50% OF THE DEVELOPABLE OF SITE ALLOWED (PRESERVATION OF NATURAL FEATURES).

MAXIMUM LOT COVERAGE 70%  
PUBLIC ROADWAY (ALLEN STREET) WITH 60' R.O.W. WILL BE ADEQUATE ONCE IMPROVEMENTS ARE BROUGHT UP TO ORANGE COUNTY CODE REQUIREMENTS. UTILITIES ARE AVAILABLE TO THE SITE WITH POWER, PRIVATE WATER WELLS, PRIVATE SEPTIC TANKS AND DRAIN FIELDS.

**Burkett Engineering**  
CONSULTANTS  
105 E. Robinson Street, Suite 501  
Orlando, Florida 32801  
Office: (407) 246-1260 Fax: (407) 246-0423  
burkettengineering.com

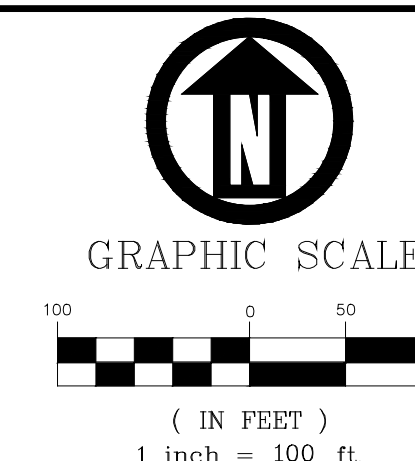
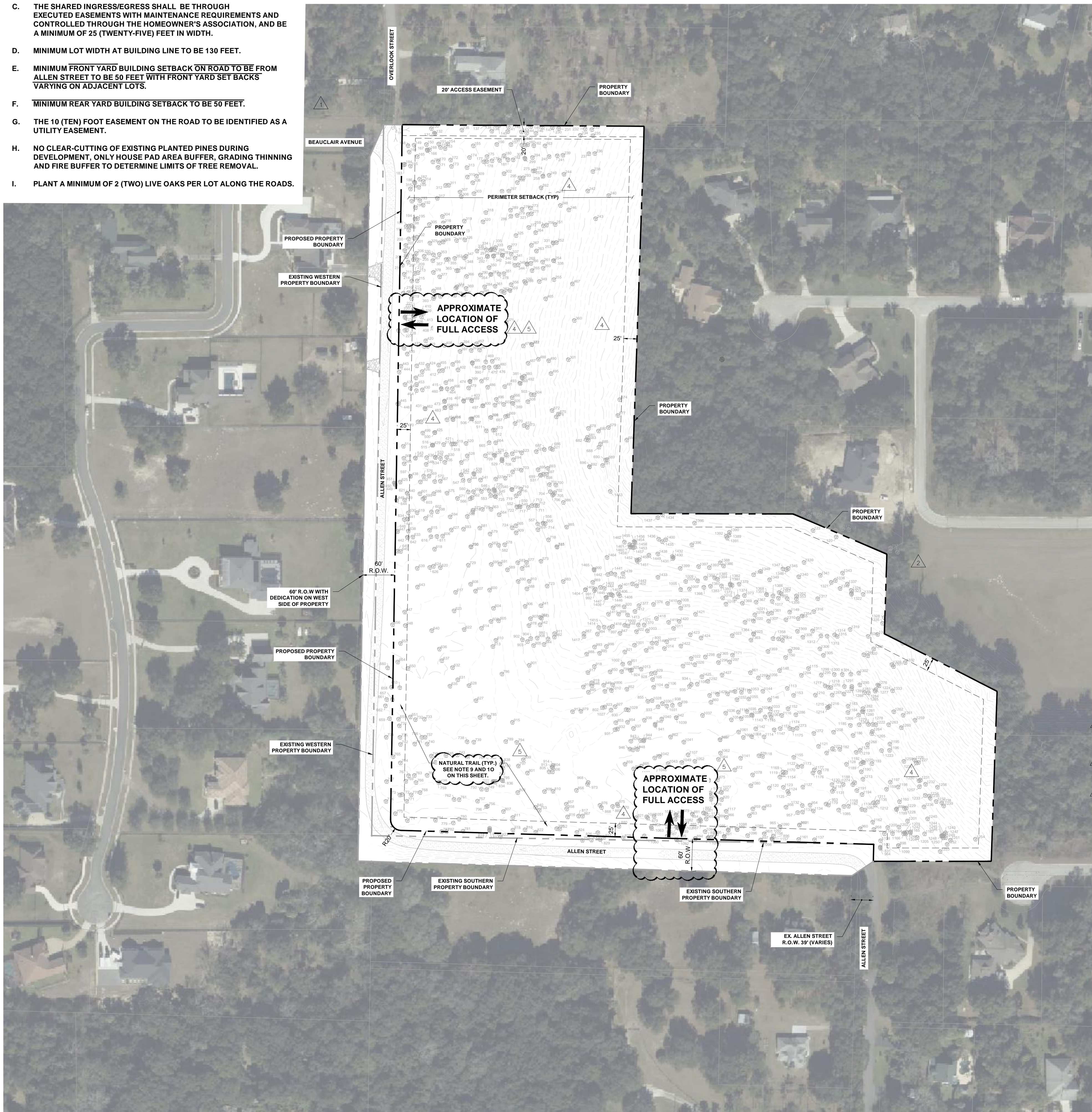
DATE	DESCRIPTION
08/07/25	PER ORANGE COUNTY COMMENTS
08/27/25	PER ORANGE COUNTY PRC MEETING
09/23/25	ORANGE COUNTY COMMENTS 08/23/24
03/18/25	ORANGE COUNTY COMMENTS 08/23/24
11/18/24	ORANGE COUNTY COMMENTS 08/23/24

**LAND USE PLAN CHANGE**  
**DETERMINATION FOR EVERGREEN PD**  
**PROPOSED LAND USE PLAN**

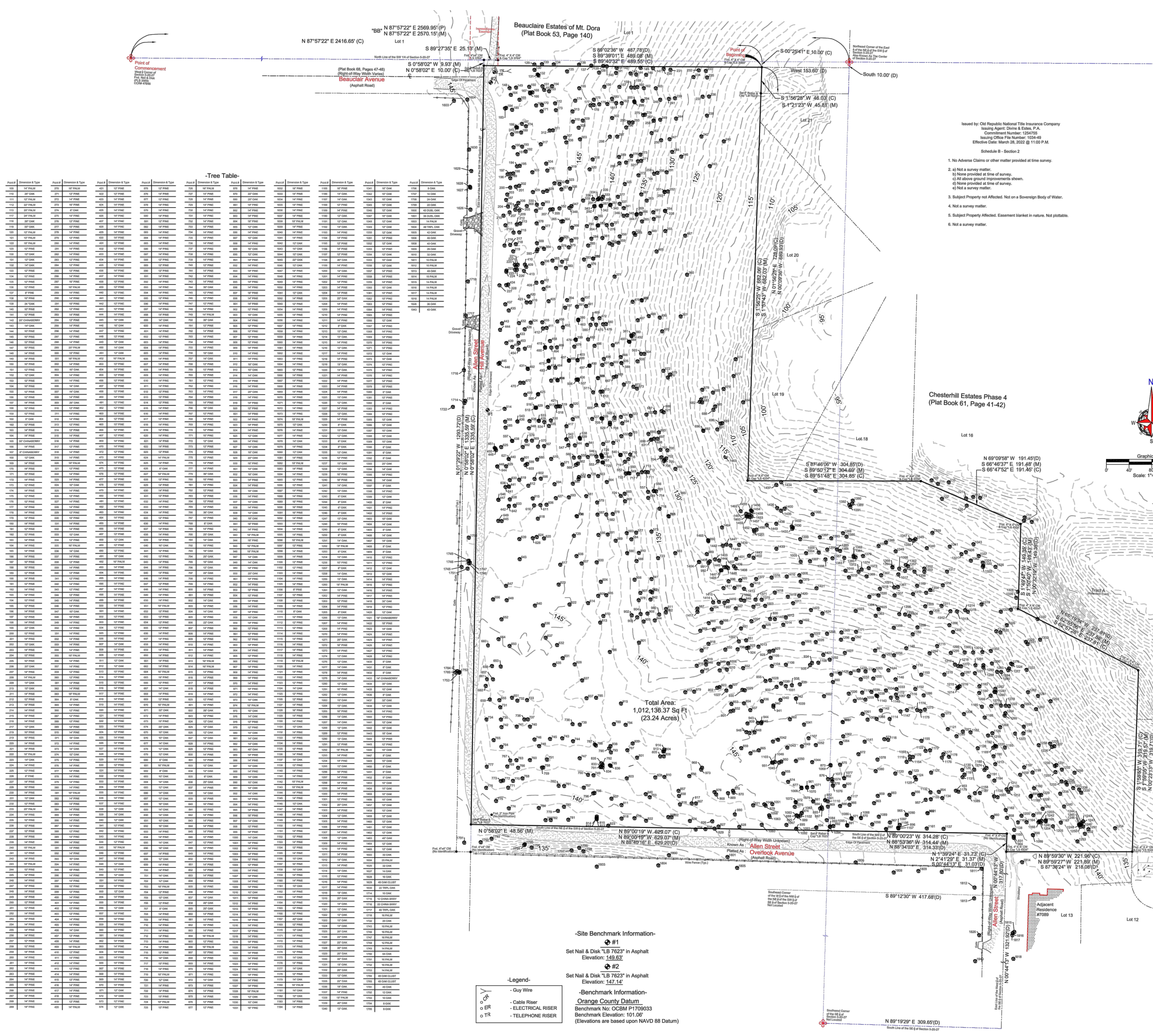
DATE: 10/31/24  
PROJECT NO.: 2227.11  
DRAWN BY: PM  
DESIGNED BY: SH  
CHECKED BY: SH  
ENGINEER IN CHARGE:  
SEAN A. HICKMAN, P.E.

REG. # 82177  
BURKETT ENGINEERING, INC.  
CERT. OF AUTH. NO. 7105

SHEET NO.  
**3**







**Topographic Survey**  
**Legal Description:**

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 5, TOWNSHIP 20 SOUTH, RANGE 27 EAST, RUN THENCE N 89 DEGREES 19'29" E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 5 A DISTANCE OF 309.65 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/8 OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 5, RUN THENCE N 0 DEGREES 44'13" W ALONG SAID LINE A DISTANCE OF 1321.92 FEET FOR A POINT OF BEGINNING, SAID POINT BEING S 89 DEGREES 12'30" W A DISTANCE OF 417.68 FEET AND N 0 DEGREES 44'13" W A DISTANCE OF 317.80 FEET FROM THE SOUTHWEST CORNER OF THE WEST 1/3 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, RUN THENCE N 87 DEGREES 38'24" E A DISTANCE OF 218.08 FEET, THENCE N 0 DEGREES 23'13" W A DISTANCE OF 319.71 FEET, THENCE N 65 DEGREES 19'34" W A DISTANCE OF 237.81 FEET, THENCE N 0 DEGREES 32'19" W A DISTANCE OF 149.35 FEET, THENCE N 69 DEGREES 09'58" W A DISTANCE OF 191.45 FEET, THENCE S 87 DEGREES 46'08" W A DISTANCE OF 304.85 FEET, THENCE N 0 DEGREES 09'36" W A DISTANCE OF 689.93 FEET TO A POINT ON A LINE THAT IS 10.00 FEET SOUTH OF AND 153.00 FEET WEST OF THE NORTHEAST CORNER OF THE AFORESAID EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, THENCE RUN S 89 DEGREES 02'36" W ALONG SAID LINE PARALLEL TO THE NORTH LINE OF THE AFORESAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 A DISTANCE OF 487.78 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, THENCE S 01 DEGREES 29'22" E ALONG SAID WEST LINE A DISTANCE OF 1283.72 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, THENCE N 88 DEGREES 40'16" E ALONG SAID SOUTH LINE A DISTANCE OF 629.20 FEET, THENCE N 88 DEGREES 34'03" E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5 A DISTANCE OF 314.33 FEET, THENCE S 0 DEGREES 44'13" E A DISTANCE OF 31.03 FEET TO THE POINT OF BEGINNING; LESS EXISTING ROAD RIGHT-OF-WAY ON THE WEST AND SOUTH OF SAID PROPERTY.

**Flood Disclaimer:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 09/24/2021.  
**CERTIFIED TO:**  
B COM LLC

**Surveyor's Legal Description:**  
A PORTION OF THE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING:

BEGIN AT THE NORTHWEST CORNER OF LOT 13, CHESTERHILL ESTATES PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 41 AND 42 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 27 EAST, NORTH 01°39'24" EAST 31.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG SAID SOUTH LINE, NORTH 89°00'23" WEST 314.28 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, NORTH 89°00'19" WEST 629.07 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG SAID EAST LINE, NORTH 00°58'02" EAST 1335.59 FEET TO A POINT 10.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/2 OF SAID SECTION 5; THENCE, PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/2 OF SAID SECTION 5, SOUTH 89°40'32" EAST 489.55 FEET; THENCE SOUTH 01°56'25" WEST 46.03 FEET TO THE NORTHWEST CORNER OF LOT 21, CHESTERHILL ESTATES PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 41 AND 42 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH THE WESTERLY BOUNDARY OF SAID CHESTERHILL ESTATES PHASE 4, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1.) SOUTH 01°56'25" WEST 682.06 FEET;
- 2.) THENCE SOUTH 89°51'48" EAST 304.85 FEET;
- 3.) THENCE SOUTH 66°47'52" EAST 191.45 FEET;
- 4.) THENCE SOUTH 01°49'47" WEST 149.35 FEET;
- 5.) THENCE SOUTH 62°57'28" EAST 237.81 FEET;
- 6.) THENCE SOUTH 01°58'53" WEST 319.71 FEET;
- 7.) THENCE NORTH 89°59'30" WEST 221.96 FEET TO THE POINT OF BEGINNING.

Revision: Revised Survey - 12/18/24 - JWW  
Revision: Added West & South Row - 10/29/24 - JWW

Field Date: 10/16/24 Date Completed: 10/24/24  
Drawn By: JWW File Number: IS-1348/4

**Legend:**

PC	Point of Curvature	RT	Right of Turn
CC	Center of Curvature	INT	Intersection
BM	Benchmark	SP	Spot Elevation
CB	Corner	SL	Slope
CM	Corner Mark	SW	Swath
CL	Control	TR	Triangulation
CP	Corner Point	UT	Utility
CR	Corner Reference	VE	Vertical Error
CS	Corner Station	W	Water
CT	Corner Target	WV	Water Valve
CU	Corner Utility	WV	Water Valve
CV	Corner Valve	WV	Water Valve
CA	Corner Arrow	WV	Water Valve
CB	Corner Block	WV	Water Valve
CC	Corner Circle	WV	Water Valve
CD	Corner Disk	WV	Water Valve
CE	Corner Elevation	WV	Water Valve
CF	Corner Flag	WV	Water Valve
CG	Corner Gauge	WV	Water Valve
CH	Corner Hammer	WV	Water Valve
CI	Corner Instrument	WV	Water Valve
CJ	Corner Iron	WV	Water Valve
CK	Corner Knob	WV	Water Valve
CL	Corner Nail	WV	Water Valve
CM	Corner Mark	WV	Water Valve
CN	Corner Nail	WV	Water Valve
CO	Corner Nail	WV	Water Valve
CP	Corner Nail	WV	Water Valve
CQ	Corner Nail	WV	Water Valve
CR	Corner Nail	WV	Water Valve
CS	Corner Nail	WV	Water Valve
CT	Corner Nail	WV	Water Valve
CU	Corner Nail	WV	Water Valve
CV	Corner Nail	WV	Water Valve
CW	Corner Nail	WV	Water Valve
CX	Corner Nail	WV	Water Valve
CY	Corner Nail	WV	Water Valve
CZ	Corner Nail	WV	Water Valve

Patrick K. Ireland, P.E. (Professional Engineer)

Ireland & Associates Surveying, Inc.

800 Courtney Circle Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com  
Office-407.678.3366 Fax-407.320.8165