



Interoffice Memorandum

Continue public hearing to

06-18-13P02:59 RCVD

AUG 06 2013

DATE: June 17, 2013

TO: Katie Smith, Deputy Clerk
Comptroller Clerk's Office

06-18-13P02:59 RCVD

THRU: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development Office, BCC

FROM: Lisette M. Egipciaco, Development Coordinator
Development Engineering Division
Telephone – 407.836.7856
E-mail – Lisette.egipciaco@ocfl.net

CONTACT: Lourdes O'Farrill, Development Coordinator
407.836.7956 or at Lourdes.O'Farrill@ocfl.net

&

Lisette M. Egipciaco, Development Coordinator
407.836.7856 or at Lisette.egipciaco@ocfl.net

RE: **Request for Public Hearing – Bella Isles Limpus Road Preliminary
Subdivision Plan – Substantial Change – Case # CDR-13-02-031**

Project Name:	Bella Isles Limpus Road PSP – Substantial Change
# of Posters	3
Type of Hearing:	This request is proposing to convert a 6 lot public subdivision into a private gated community.
Applicant:	Mr. Broc Althafer D. R. Horton 5850 T.G. Lee Boulevard, Suite 600 Orlando, Florida 32822
Location:	South of Charles E. Limpus Road / West of South Apopka Vineland Road
District #:	1
Parcel ID #(s):	09-24-28-5844-00-590, 09-24-28-5844-00-591, 09-24-28-5844-00-592, 09-24-28-5844-00-593, 09-24-28-5844-00-600, 09-24-28-5844-00-601

BELLA ISLES LIMPUS ROAD PSP – SUBSTANTIAL CHANGE

Size/Acreage: 8.45

Use: Single – family

Estimated time required for public hearing: Two (2) - minutes

Hearing controversial? No

Advertising requirements: Publish once in the legal classified section of the Orlando Sentinel.

Advertising timeframes: Advertise fifteen days prior to public hearing date.

Applicant/Abutters to be notified: Yes - The Administrative & Development Services Division is to forward mailing labels to the Clerk's office.

Hearing required by Fla. Statute #. or code: Article II, Section 34-27

Spanish Contact Person: Para mas información referente a esta vista pública, favor de comunicarse con la División de Ingeniería y de Desarrollos (Development Engineering Division) al numero 407-836-7956.

Material being submitted as backup for public hearing request:

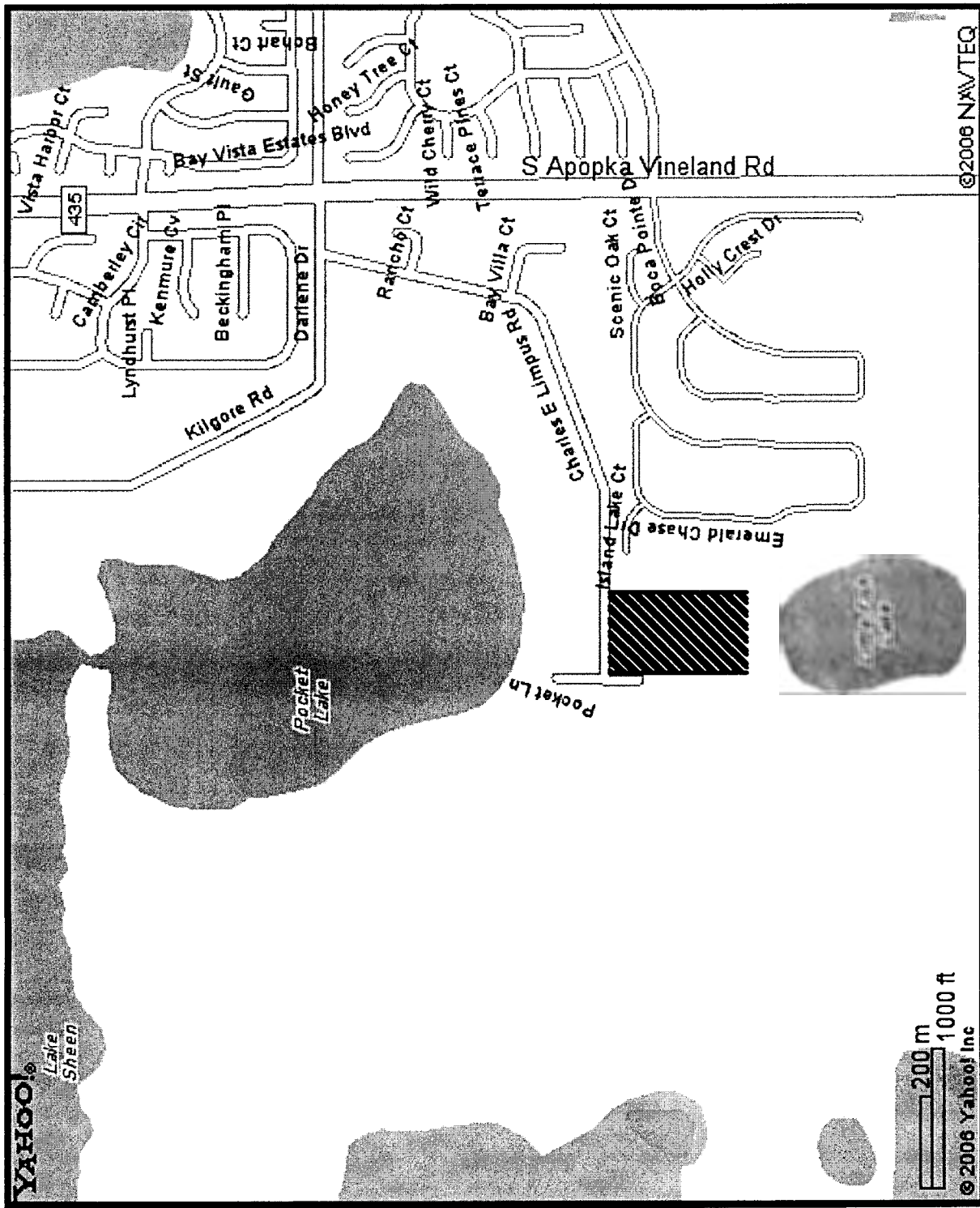
- 8½ x 11 ~ Location Map
- 8½ x 11 ~ Site Plan Sheet

SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

Please include the following information in the Notice to Abutters - This request is proposing to convert a 6 lot public subdivision into a private gated community on a total of 8.45 acres; Parcel ID #'s 09-24-28-5844-00-590, 09-24-28-5844-00-591, 09-24-28-5844-00-592, 09-24-28-5844-00-593, 09-24-28-5844-00-600, 09-24-28-5844-00-601; District 1; South of Charles E. Limpus Road / West of South Apopka Vineland Road.

Please notify Lourdes O'Farrill and Lisette Egipciano of the scheduled date and time. The Development Engineering Division will notify the applicant.

cc: James Jerome, Administrative & Development Services Division [for labels]



LOCATION MAP

N.T.S

For questions regarding this map,
please call Lisette Egipcico at 407-
836-7856 Or Lourdes O'Farrill at 407-
836-7956.

July 13, 2013

07-13-13 PM 4:55 3000

E Mailed, Hand Delivered and Certified Mail
Orange County Development Engineering Department
Lisette.egipciaco@ocfl.net and Lourdes.o'farrill@ocfl.net

Martha O Haynie
Orange County Comptroller
Clerk of the Board of County Commissioners
109 E. Church Street
Orlando, Fl 32801
P.O. Box 38
Orlando, Florida 32802-0038

RE: Objections to Case CDR-13-02-031, District 1, Bella Isles
Limpus Road PSP. Broc Althafer, D R Horton, and Bella Isles
Limpus Road Preliminary Sub.Plan, a Substantial Change Request

Dear Ms. Haynie:

For the record, this serves as my formal objection to the
Bella Isle Development plan and their substantial change request
Case number CDR-13-02-031 to the extent that it includes my
private properties that are my homestead.

My properties border Bella Isles Limpus Road subdivision on
their East and South.

1. There are no Easements across my properties.
2. There are no Easement documents that contain my name.
3. There is no wetland determination on my properties.

My properties are not a conservation area, and if at some
point they were deemed as such, which I have not been made aware
of, I am exempted under the October 1, 1987 Conservation
Ordinance Article I, Section 3.04(a) "Exemptions" that states in
part, "This Ordinance does not apply to any lands which have
been issued a development permit by the County for conservation
Areas prior to the effective date of this Ordinance.".....

Orange County issued me a development permit in 1977.

I object to the requested changes regarding the wall and
the landscape as they include my properties, encroach and or are
not properly set back from my property lines. A dispute exists.

There is a long history regarding Bella Isles Development where the original owners John Piccione, William and Candy Irely and their attorney Keith D Diamond recorded an invalid easement across my properties only to have to cause its recorded termination. They didn't stop there and proceeded to plan a multimillion dollar land scheme in another attempt to gain an easement over my properties and failed.

I am actively adverse to any idea of an easement across my properties until and unless an agreement is made.

Most recent communications regarding the misrepresentation of the Bella Isles development project have included both verbal and written with CNL Bank the prior owner of Bella Isles, their realtor, Eric Day of Bella Isles, Sally Kamarda of Coldwell Banker's when selling the neighbors the "Irely's" properties, and the new neighbors Ash and Zenith.

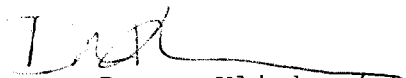
Last week when speaking with an Engineer in the Orange County Development Engineering Division, he gave a copy of the old easement document asserting its accuracy. I informed him "there is no easement" and he said "that's what your records show". I object to the approval of any requested changes until your records have been corrected or more damages will result.

Additionally, I believe that the Bella Isles applicants hold inaccurate information from Orange County regarding my property as outlined above that may cause issues of liability.

I object to your approval of any changes that Bella Isles Development has requested until Orange County corrects their mapping and records regarding my properties.

It is my understanding that Orange County has an obligation to insure that the documents they rely on to make decisions are reasonably correct before approving applicant's plans. You will not find my name anywhere on easements. Thank you

Sincerely,


Donna Brown Klinka /aka Donna Brown

Cc Orange County Development Engineering Division
4200 South John Young Parkway, First Floor
Orlando, Florida (407) 836-7974