



Interoffice Memorandum

05-16-14 P02:40

DATE: May 16, 2014 05-16-14 P02:42 IN

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office *est Joe*

FROM: Lisette M. Egipciaco, Development Coordinator Planning Division *LME*

CONTACT PERSONS: Lisette M. Egipciaco, Development Coordinator Planning Division 407-836-5684 Lisette.Egipciaco@ocfl.net & Lourdes O'Farrill, Development Coordinator Planning Division 407-836-5686 Lourdes.O'Farrill@ocfl.net

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Clarcona Preserve Preliminary Subdivision Plan Case #PSP-13-08-206

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Mr. Donald C. Bieger db Engineering Consultants, LLC 1812 Arbor Park Drive Winter Park, Florida 32789

Commission District: 2

General Location: North of Clarcona Ocoee Road / West of North Hiawassee Road

Parcel ID # (s) 35-21-28-0000-00-136

of Posters: 1

Use: 11 Single-Family Residential Units

Size / Acreage: 11.63

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 11 single-family residential dwelling units on 11.63 acres; District 2; North of Clarcona Ocoee Road / West of North Hiawasse Road.

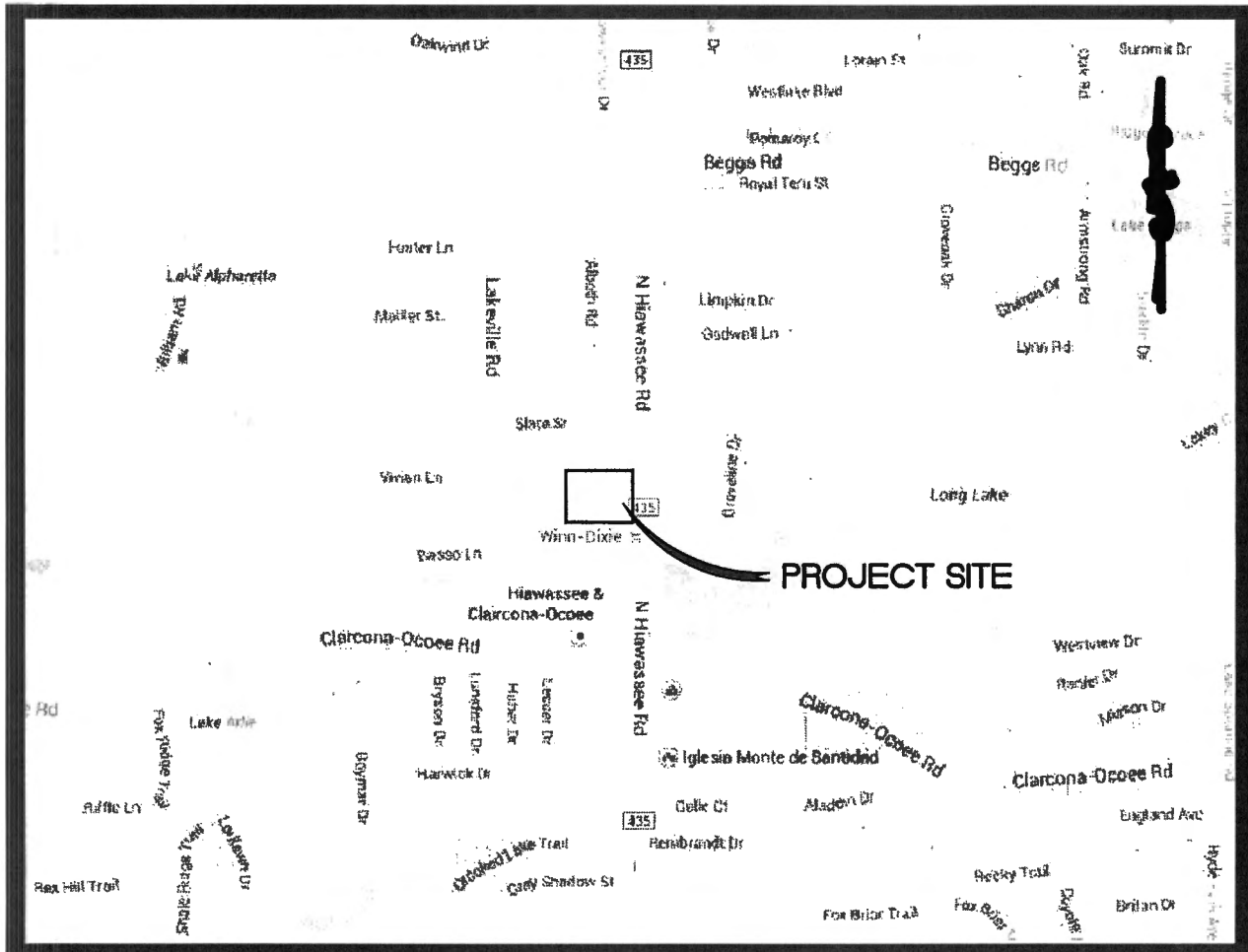
Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

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
Jon V. Weiss, Director, Community Environmental Development Services
Department

LOCATION MAP

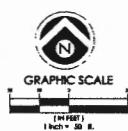
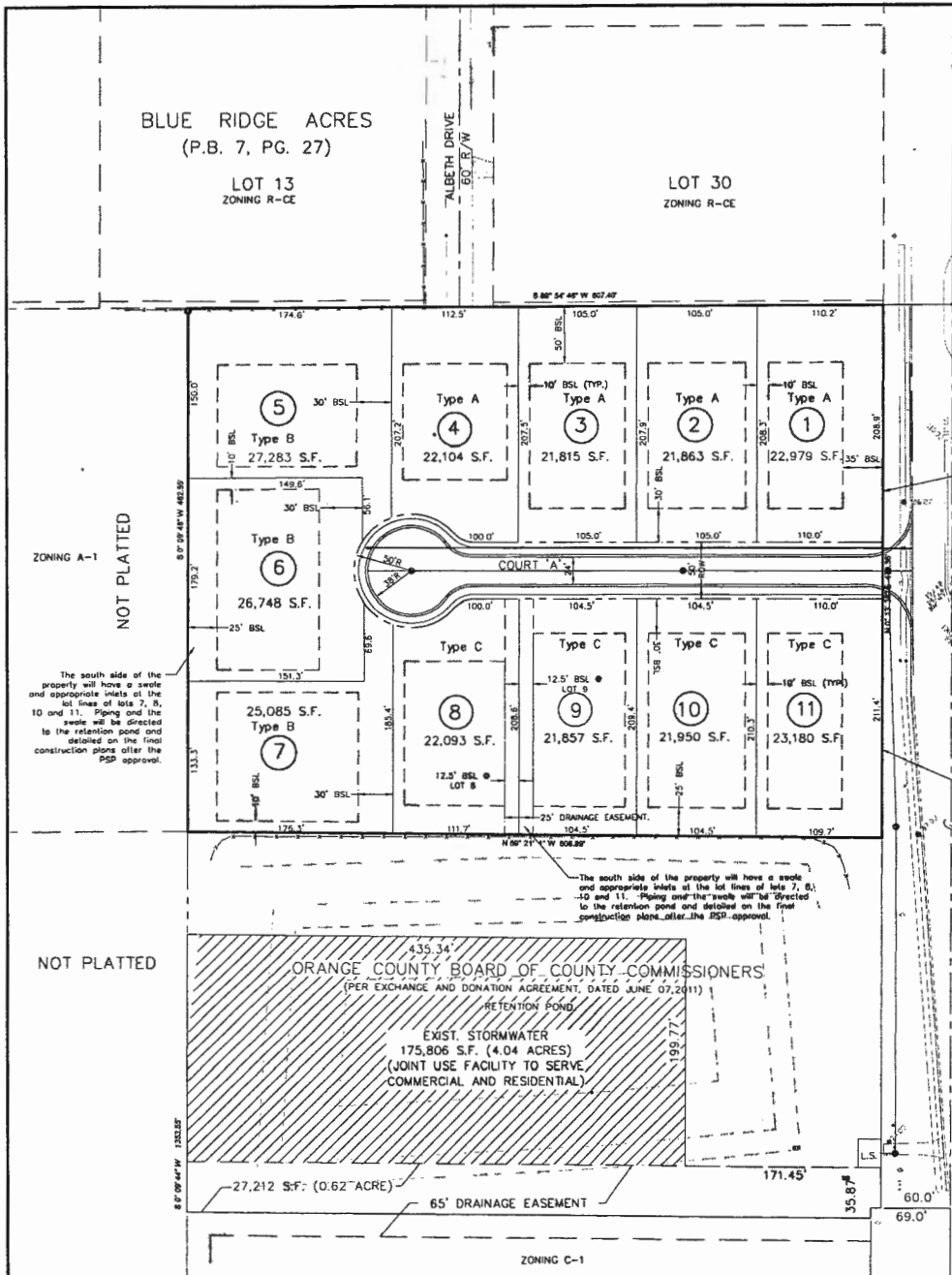


SECTION 22 TOWNSHIP 24S RANGE 29E LATITUDE 28° 22' 24"N LONGITUDE 81° 24' 06"W

CLARCONA PRESERVE N. HIAWASSEE ROAD

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

C:\PROJECTS\10-066 - CLARA CONA PRESERVE - PLANNING\10-066 - CLARA CONA PRESERVE - PLANNING - 10/27/2014 2:20 PM BY: JAC



LEGEND

	25,032 S.F. LOT AREA
	BUILDING SETBACK
DENOTES AREA OWNED BY COMMERCIAL DEVELOPMENT	

General Site Data

Future Land Use	Rural 1/1
Zoning	R-C-C
Project Area (SEC. 35, T 21 S, R 28 E)	11.63 Ac.
Proposed Development (Single Family)	11 Lots
Minimum Living Area	1,500 S.F.
Net Units / Ac.	1.057
Min. Lot Width	100'
Min. Lot Width (Regular Lots)	100' at setback
Maximum Building Height	35' low story
Projected Student Population (11 Dwelling Units x 0.404 Students)	5 Students
ITE Average Daily Trip (11 Lots x 101 ADT)	111.1 ADT (ITE CODE 210)
Potable Water Service	3,850 GPD (2.67 GPM)
Orange County Public Utilities	11 Lots x 300 GPD
Fire Protection	500 GPM
Orange County Public Utilities	11 Lots x 300 GPD
Sanitary Sewer Service	3,300 GPD
Orange County Public Utilities	11 Lots x 300 GPD
Land. Vegetation	Pasture Grass w/ Scattered Oak
Stormwater	Existing Joint Use Stormwater Facility On-Site

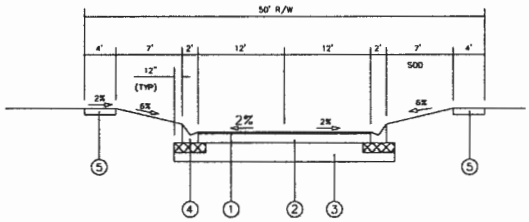
Setbacks

Front	30'
Side	10'
Rear	25'
Rear - North Property Line	50'

Major Collector Road Setbacks

Hiwassee Road	35'
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PROJECT TO BE CONSTRUCTED IN ONE PHASE BEGINNING IN 2014



COURT 'A' TYPICAL SECTION
N.T.S.

TYPICAL SECTION LEGEND

- ① 1 1/2" ASPHALT PAVEMENT
- ② 6" BASE
- ③ 12" STABILIZED SUBGRADE
- ④ 2" MIAMI CURB & GUTTER OR 2" TYPE "T" CURB & GUTTER
- ⑤ 4" CONCRETE SIDEWALK

PARKING MATRIX

UNIT TYPE/LOT WIDTH	REQUIRED PARKING PER UNIT	REQUIRED GUEST PARKING PER UNIT	PARKING PROVIDED
100' BSL	4	0	4 (2 car garage and 2 spaces in front of garage for 2 vehicles)

NO PARKING SIGNS ARE TO BE POSTED AND SHOWN ON THE CONSTRUCTION PLANS ON BOTH SIDES OF THE STREET WITH A MINIMUM SEPARATION OF 150'.

PRELIMINARY PLAN SUBJECT TO FINAL ENGINEERING INCLUDING, STORMWATER, UTILITIES, GEOMETRY AND ORANGE COUNTY REQUIREMENTS.

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

48 HOURS BEFORE DIGGING CALL
1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

CLARA CONA PRESERVE

PRELIMINARY SUBDIVISION PLAN SITE DATA

ORANGE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION

db CONSULTING ENGINEERS, P.A.
1812 Arndt Park Dr.
Winter Park, FL 32789
(407) 446-3382
www.db-engineers.com
State of Professional Engineers
Certificate No. 30033

JOB NO.: LC-104
DESIGNED BY: KCS
DRAWN BY: ACAD
APPROVED BY: OCB
DATE: 10/27/2014
SHEET: **C2.0**