




**Interoffice Memorandum**


06-12-14 A10:35 IN

05-12-14 A10:33 IN

**DATE:** June 12, 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:** **Lourdes O'Farrill, Development Coordinator Planning Division 407-836-5686 Lourdes.O'Farrill@ocfl.net**  
**&**  
**Lisette M. Egipciaco, Development Coordinator Planning Division 407-836-5684 Lisette.Egipciaco@ocfl.net**

**SUBJECT:** Request for Board of County Commissioners Public Hearing

**Project Name:** Kerina Parkside PD / Tract 1 Preliminary Subdivision Plan – Substantial Change - Case # CDR-14-04-114

**Type of Hearing:** Substantial Change

**Applicant(s):** Mr. Timothy Wheeler  
 Meritage Homes of Florida, Inc.  
 5337 Millenia Lakes Boulevard, Suite 410  
 Orlando, Florida 32839

**Commission District:** 1

**General Location:** East of South Apopka-Vineland Road / North and South of Buenavista Woods Boulevard

08/05/14  
2:2 pm

Parcel ID # (s) 10-24-28-0000-00-050; 10-24-28-0000-00-048

# of Posters: 0

Use: 315 Single-Family Residential Dwelling Units

Size / Acreage: 121.91

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):**

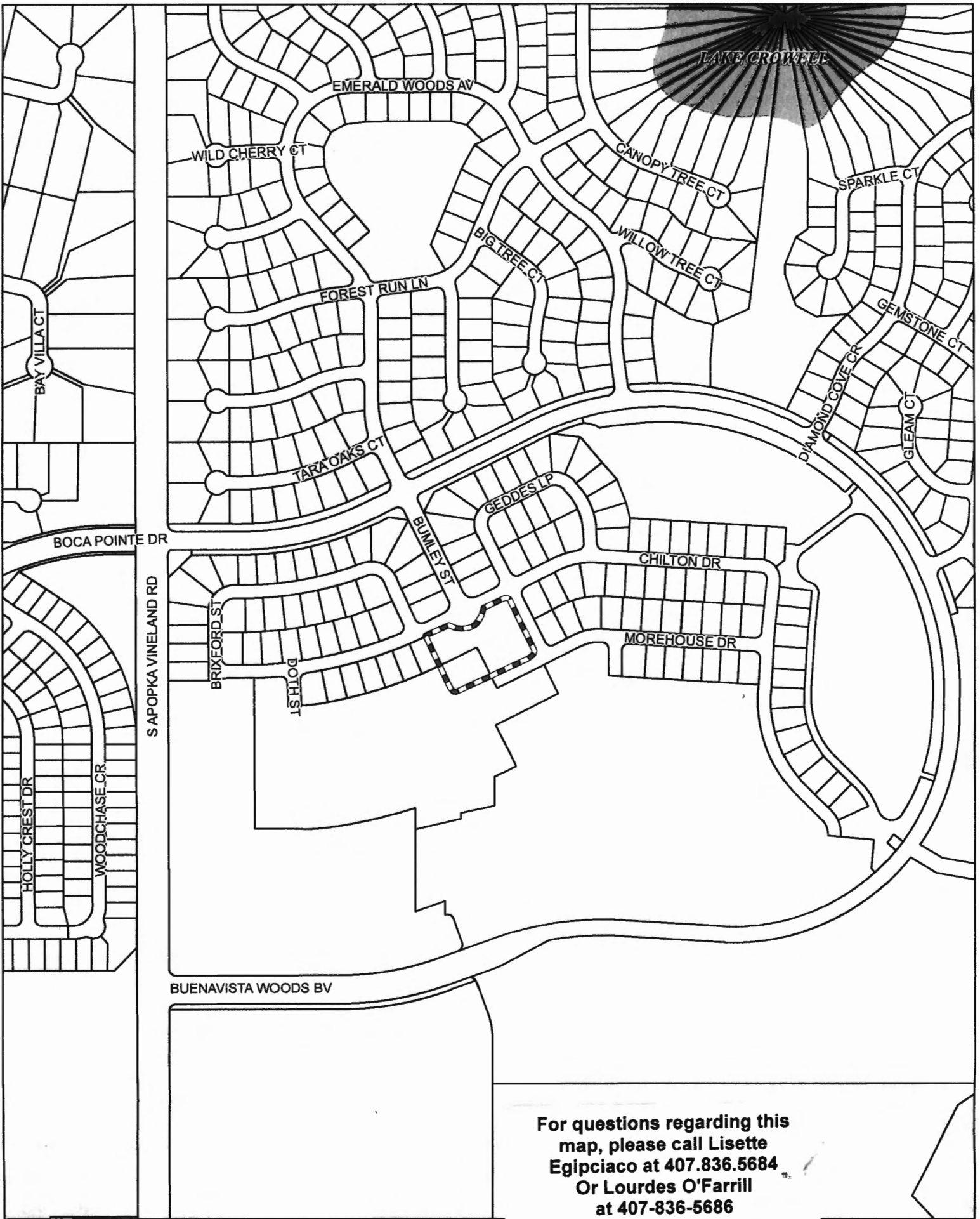
***Please include the following information in the Notice to Abutters - This request is proposing a substantial change to the Kerina Parkside PD / Tract 1 PSP to modify BCC Condition of Approval #20 related to the timing of completion of Park Tract 1; approved by the Board of County Commissioners on September 9, 2008; District 1; East of South Apopka-Vineland Road / North and South of Buenavista Woods Boulevard.***

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.

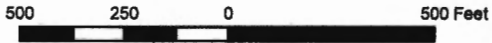
Please notify Lourdes O'Farrill and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

c: Chris R. Testerman, AICP, Assistant County Administrator  
Jon V. Weiss, Director, Community Environmental Development Services  
Department

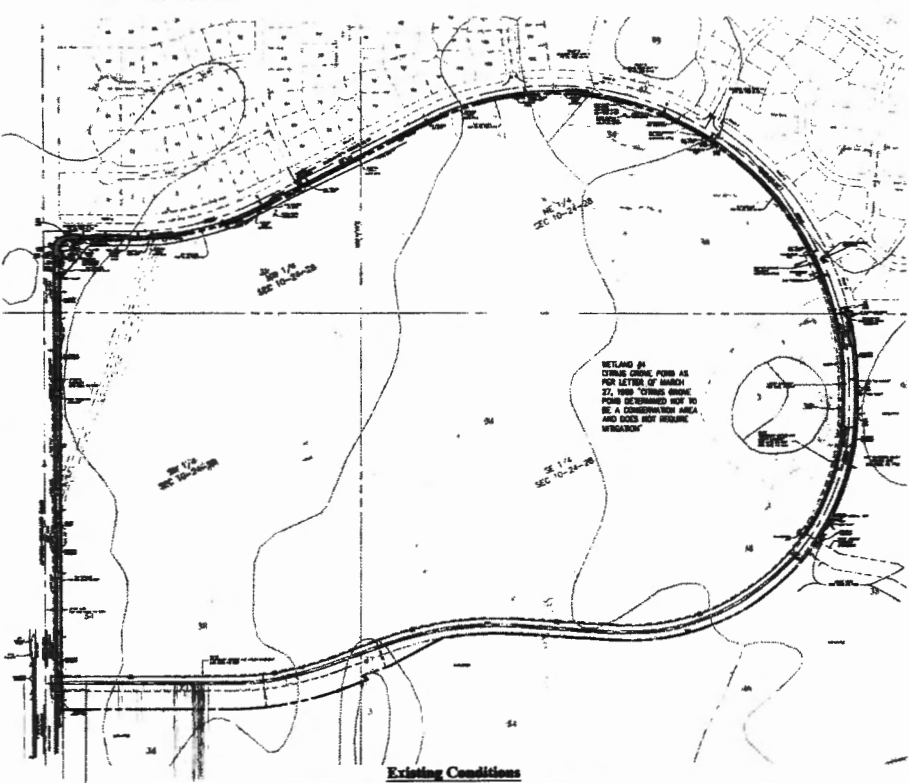


For questions regarding this map, please call Lisette Egipciaco at 407.836.5684 Or Lourdes O'Farrill at 407-836-5686





Valenti Design Studio, Inc.  
323 E. Holladay Street, Suite 300  
Orlando, Florida 32809  
407.338.4884 • FAX: 407.338.4888  
Certificate of Authorization Number FL 00021



1 1/2"=100'  
March 20, 2012

NO	DATE	DESCRIPTION
1	1/20/12	FOR SUBMITTAL TO COUNTY
2	1/20/12	FOR SUBMITTAL TO COUNTY
3	1/20/12	FOR SUBMITTAL TO COUNTY
4	1/20/12	FOR SUBMITTAL TO COUNTY

**Existing Conditions**

Soil Classification		Vegetation Classification	
Symbol	Soils Name	Symbol	Soils Name
34	POSSIBLE FINE SAND, 0-10% SILT	310	OPEN PRAIRIE (S44R AC)
38	LC LOOSE FINE SAND, 0-10% SILT	411	PINE PLANTATION (S44P AC)
46	IMPROVED FINE SAND, 0-10% SILT	413	SHAD PINE (S44C AC)
54	SANDY FINE SAND	434	WOODLAND-OPEN PRAIRIE (S44W AC)
		441	SCATTERED PINEPLANTATION (S44S AC)
		618	MELIOLA PINE SUBSET PRAIRIE (S44M AC)

**Lot Chart**

Phase	Phase 1	Phase 2	Phase 3	Phase 4	Total
Units	12	12	12	12	48

**Required Parking (Buildout)**

BUILD FAMILY	Parking Per Unit	Spaces Per Unit	Total Required	Spaces Provided
				Count
MULTI-FAMILY	300	1	14400	624 (planned)
				200

1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE OF ALL LINES UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE OF ALL LINES UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE OF ALL LINES UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE OF ALL LINES UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE OF ALL LINES UNLESS OTHERWISE NOTED.

2. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.

3. THE SUBMITTER SHALL BE RESPONSIBLE FOR PROVIDING ALL UTILITIES AND SERVICES TO THE DEVELOPMENT. THE SUBMITTER SHALL BE RESPONSIBLE FOR PROVIDING ALL UTILITIES AND SERVICES TO THE DEVELOPMENT. THE SUBMITTER SHALL BE RESPONSIBLE FOR PROVIDING ALL UTILITIES AND SERVICES TO THE DEVELOPMENT. THE SUBMITTER SHALL BE RESPONSIBLE FOR PROVIDING ALL UTILITIES AND SERVICES TO THE DEVELOPMENT.

- Notes:**
- The subdivision shall be subject to the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, if the project is a condominium.
  - The subdivision shall be subject to the provisions of the Florida Planned Community Act, Chapter 719, Florida Statutes, if the project is a planned community.
  - The subdivision shall be subject to the provisions of the Florida Timeshare Act, Chapter 720, Florida Statutes, if the project is a timeshare.
  - The subdivision shall be subject to the provisions of the Florida Mobile Home Act, Chapter 721, Florida Statutes, if the project is a mobile home park.
  - The subdivision shall be subject to the provisions of the Florida Manufactured Home Act, Chapter 722, Florida Statutes, if the project is a manufactured home park.
  - The subdivision shall be subject to the provisions of the Florida Rental Housing Act, Chapter 723, Florida Statutes, if the project is a rental housing development.
  - The subdivision shall be subject to the provisions of the Florida Single-Family Residential Act, Chapter 724, Florida Statutes, if the project is a single-family residential development.
  - The subdivision shall be subject to the provisions of the Florida Multi-Family Residential Act, Chapter 725, Florida Statutes, if the project is a multi-family residential development.
  - The subdivision shall be subject to the provisions of the Florida Commercial Act, Chapter 726, Florida Statutes, if the project is a commercial development.
  - The subdivision shall be subject to the provisions of the Florida Industrial Act, Chapter 727, Florida Statutes, if the project is an industrial development.
  - The subdivision shall be subject to the provisions of the Florida Agricultural Act, Chapter 728, Florida Statutes, if the project is an agricultural development.
  - The subdivision shall be subject to the provisions of the Florida Forest Land Act, Chapter 729, Florida Statutes, if the project is a forest land development.
  - The subdivision shall be subject to the provisions of the Florida State Park Act, Chapter 730, Florida Statutes, if the project is a state park.
  - The subdivision shall be subject to the provisions of the Florida State Cemetery Act, Chapter 731, Florida Statutes, if the project is a state cemetery.
  - The subdivision shall be subject to the provisions of the Florida State Hospital Act, Chapter 732, Florida Statutes, if the project is a state hospital.

Parkside PD  
Tract 1  
Orange County, FL  
44447.01

**Preliminary Subdivision Plan**  
Scale: 1"=50'  
March 20, 2012

2

44447.01

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