



11-17-14A08:17 RCVD


11-17-14A08:14 RCVD

Interoffice Memorandum

DATE: November 14, 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

NOTE: **Schedule this Public Hearing concurrently with the Golden Oak / Northeast Resort Parcel (NERP), Phase 4, Conservation Area Impact Permit Application (CAI-14-07-024) being requested by the Environmental Protection Division.**

Project Name: Northeast Resort Parcel (NERP) PD / NERP Phase 4 Preliminary Subdivision Plan - Case # PSP-14-05-149

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Ms. Kathy Hattaway-Bengochea
 HCI Planning and Land Development Consultants, Inc.
 P. O. Box 149921
 Orlando, Florida 32814

01/06/2015
@ 2pm

Commission District: 1

General Location: North of Vista Boulevard / East of Dream Tree Boulevard

Parcel ID #(s): 17-24-28-0000-00-026, 17-24-28-0000-00-027,
17-24-28-0000-00-024, 17-24-28-0000-00-023,
17-24-28-0000-00-025, 18-24-28-3101-00-003

of Posters: 4

Use: 53 Single-Family Dwelling Units

Size / Acreage: 132.99 gross acres / 60.12 net developable acres

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 53 single-family residential dwelling units on a total of 132.99 acres; District 1; North of Vista Boulevard / East of Dream Tree Boulevard.

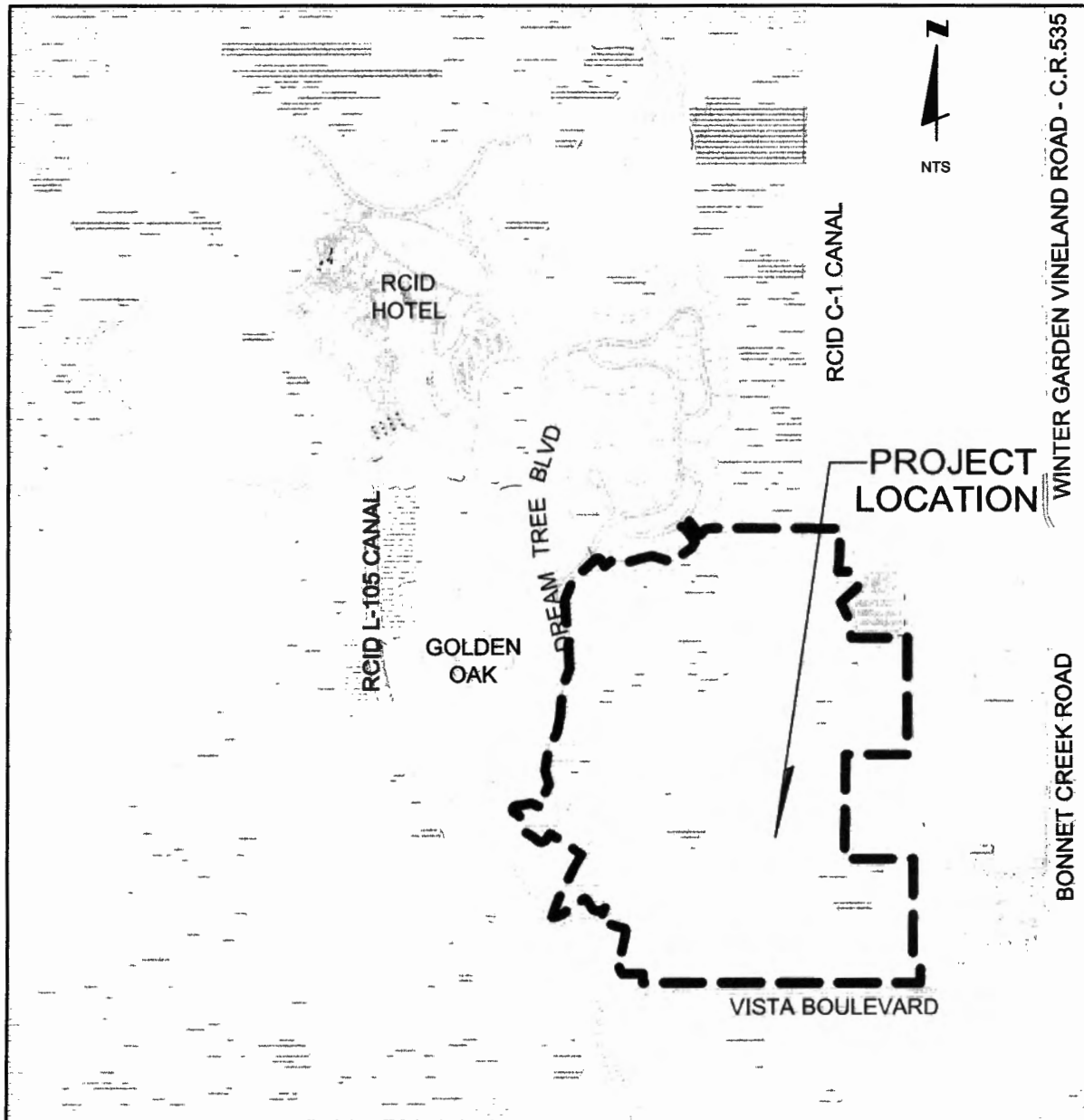
Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

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

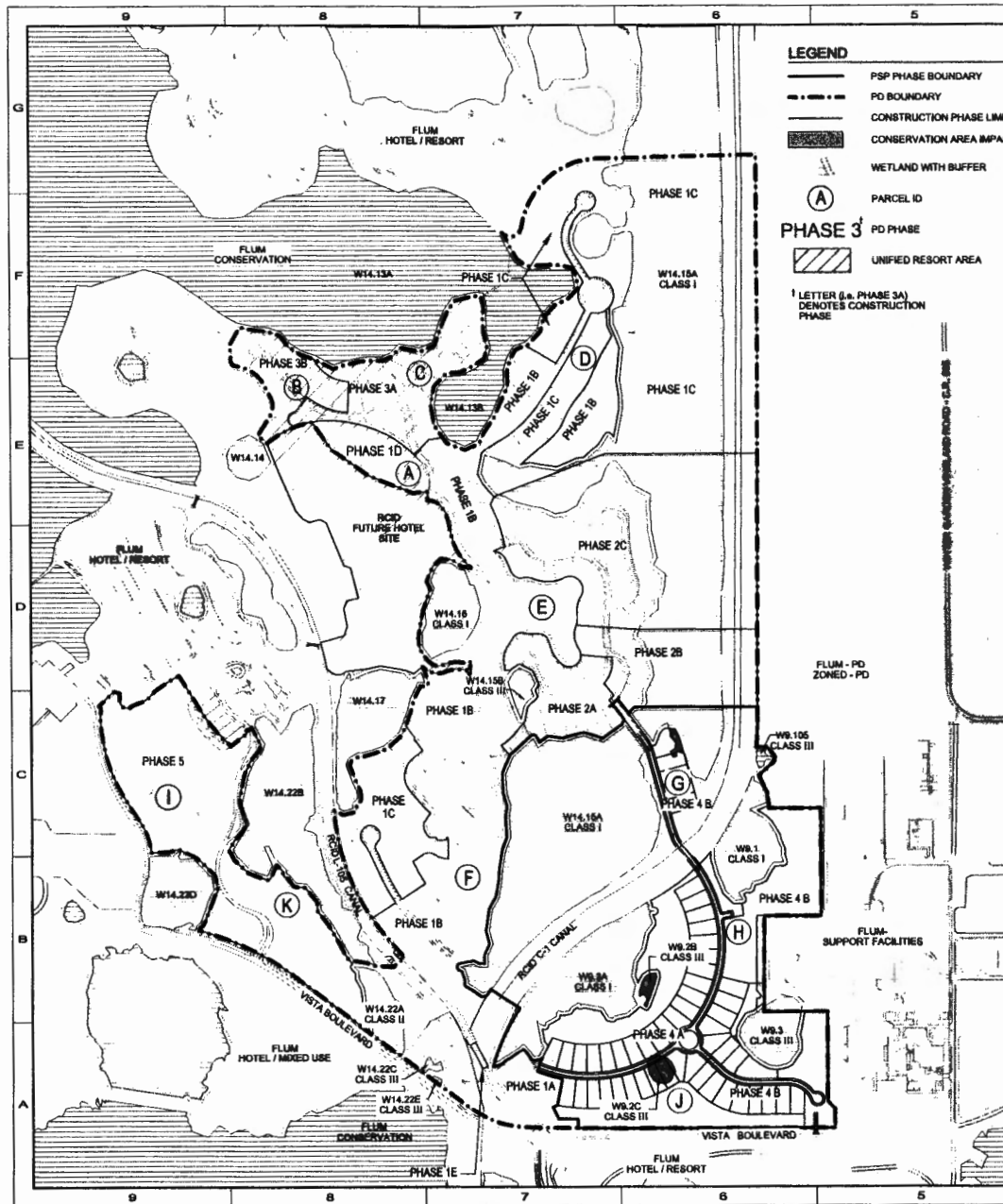
Attachments (location map and site plan sheet)

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

LOCATION MAP



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

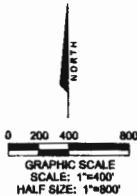


LEGEND

- PSP PHASE BOUNDARY
- PD BOUNDARY
- CONSTRUCTION PHASE LIMIT
- CONSERVATION AREA IMPACT
- WETLAND WITH BUFFER
- A PARCEL ID
- PHASE 3 PD PHASE
- UNIFIED RESORT AREA

PHASE 3 PD PHASE

1 LETTER (i.e. PHASE 3A) DENOTES CONSTRUCTION PHASE



LAND USE TABLE

PHASE	1	2A	2B	2C	3A	3B	4A	4B	TOTAL
PARCEL	A, D, F, J	E	E	E	B	C	H, J	G, H	Units
COMMERCIAL									
Timeshare / Fractional	40								40
Sales Center/Model Home	1								1
Clubhouse	1								1
Gate House	1								1
RESIDENTIAL - DETACHED									
Estate Homes (E)	44						37	16	97
Cluster Villas (C)	37								37
Village Homes (V)		19	10	48	13	17			105

PROPOSED TRACTS

PD PARCEL	TRACT	DESCRIPTION	ACRES	OWNERSHIP
JH	A	ROADWAY	4.59	ASSOC
J	B	STORM WATER	3.77	GOOD
J	C	OPEN SPACE (FUTURE ROADWAY)	0.96	GOOD
H	D	STORM WATER	2.43	GOOD
H	E	WETLAND BUFFER	0.68	GOOD
H	F	WETLAND	3.01	GOOD
H	G	STORM WATER	0.75	ASSOC
H	H	OPEN SPACE (FUTURE DEVELOPMENT)	6.90	GOOD
H	I	WETLAND BUFFER	1.00	GOOD
H	J	WETLAND	4.98	GOOD
JH	K	STORM WATER	3.37	GOOD
J	L	WETLAND BUFFER	0.44	GOOD
J	M	WETLAND BUFFER	0.75	GOOD
J	N	WETLAND	10.10	GOOD
J	O	CANAL	16.89	RCID
G	P	WETLAND	26.48	GOOD
G	Q	WETLAND BUFFER	1.72	GOOD
G	R	WETLAND BUFFER	0.30	GOOD
G	S	OPEN SPACE	0.30	ASSOC
G	T	ROADWAY	1.21	ASSOC
G	U	OPEN SPACE	0.10	ASSOC
G	V	OPEN SPACE	0.12	ASSOC
G	W	WETLAND BUFFER	0.10	GOOD
G	X	WETLAND	3.92	GOOD
G	Y	WETLAND BUFFER	0.21	GOOD
G	Z	OPEN SPACE	0.70	ASSOC
G	AA	WETLAND BUFFER	0.05	GOOD
H	BB	OPEN SPACE	0.05	ASSOC
H	CC	WETLAND BUFFER	0.22	GOOD
H	DD	WETLAND	0.10	GOOD
H	EE	OPEN SPACE	0.01	ASSOC
H	FF	OPEN SPACE	0.01	ASSOC
G	GG	OPEN SPACE	0.19	ASSOC
H	HH	OPEN SPACE	0.28	ASSOC
J	I	OPEN SPACE	2.56	ASSOC
H	JJ	OPEN SPACE	0.17	ASSOC
H	KK	OPEN SPACE	0.56	ASSOC
H	LL	STORM WATER	2.73	GOOD
H	MM	LFTS TATION	0.04	COUNTY

- Notes:
- WETLANDS, WETLAND BUFFERS AND CANALS OUTSIDE OF NERP PD DEVELOPMENT PARCEL DELINEATIONS HAVE BEEN LABELED AS NIA.
 - AT TIME OF FINAL PLAT, TRACT OWNERSHIP SHALL BE DEDICATED TO ONE OF THE FOLLOWING: REEDY CREEK IMPROVEMENT DISTRICT (RCID), GOLDEN OAK DEVELOPMENT, LLC (GOOD), OR AN ASSOCIATION (ASSOC).
 - ALL CONSERVATION AREAS AND THEIR SETBACKS SHALL BE DESIGNATED AS CONSERVATION TRACTS OR CONSERVATION EASEMENTS ACCORDING TO THE APPLICABLE SECTION OF CHAPTER 34 SUBDIVISION REGULATIONS, ARTICLE V DESIGN STANDARDS, DIVISION 1 GENERAL, SECTION 34-162(F)(1). WETLANDS AND WETLAND BUFFERS WITHIN THE NERP PD WILL BE DESIGNATED AS CONSERVATION TRACTS AT THE TIME OF PLATTING WITH DEVELOPMENT RIGHTS DEDICATED TO ORANGE COUNTY.

PSP PHASES AND SUB-PHASES MAY BE DEVELOPED IN ANY SEQUENCE, PROVIDED THAT EACH PHASE HAS ADEQUATE INFRASTRUCTURE TO FUNCTION INDEPENDENTLY.

DATE: 04/18/2014
 PLOT SIZE: 200' x 100' x 100'

ATKINS CONSULTANTS AND ENGINEERS, INC.

100039311

100039311

LAND USE AND PHASING PLAN

PHASE 4 PRELIMINARY SUBDIVISION PLAN

NORTHEAST RESORT PARCEL

C-001