



Interoffice Memorandum

05-20-15 P03:18 RCVD

05-20-15 P03:12 RCVD

DATE: May 20, 2015

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: Reams Road Parcel Commercial Preliminary Subdivision Plan - Case # PSP-14-11-340

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Ms. Constance A. Owens
 Tri3 Civil Engineering Design Studio, Inc.
 P. O. Box 520062
 Longwood, Florida 32752

Commission District: 1

General Location: North of Reams Road / West of County Road 535

Parcel ID # (s) 02-24-27-0000-00-001

06/16/2015
@ 2pm

of Posters: 3

Use: 3 commercial lots

Size / Acreage: 14.68

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 subdivide 3 commercial lots on 14.68 acres; District 1; North of Reams Road / West of County Road 535.

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 Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

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



C:\TRISSHARE_DESIGN\TRISSHARE (CONSTANCE DIMAS)\PROJECTS\2014\028 REAMS RD PROPERTY\TRISSHARE\REAMS_JD-EXHIBIT B-AERIAL MAP.DWG



**Civil Engineering
Design Studio, Inc.**

P.O. Box 520062
Longwood, Florida 32752-0062

Ph: 407-488-9456 Fax: 407-265-9887
CERTIFICATE OF AUTHORIZATION #28312

REAMS ROAD DEVELOPMENT

Sec 2/Twp 24S/Rng 27E
WINDERMERE, Florida

AERIAL MAP

JOB NO. 2014.026
SCALE: AS SHOWN
DATE: 11/2014
DESIGN DMM
DRAWN: DMM
CHECKED: CAO

EXHIBIT B



**Civil Engineering
Design Studio, Inc.**
1101 S.W. 15th Street
Fort Lauderdale, FL 33315
PH: 954-455-5456 Fax: 954-441-9993
www.designstudioinc.com

REAMS ROAD DEVELOPMENT

Orlando, Florida
UNDEVELOPED

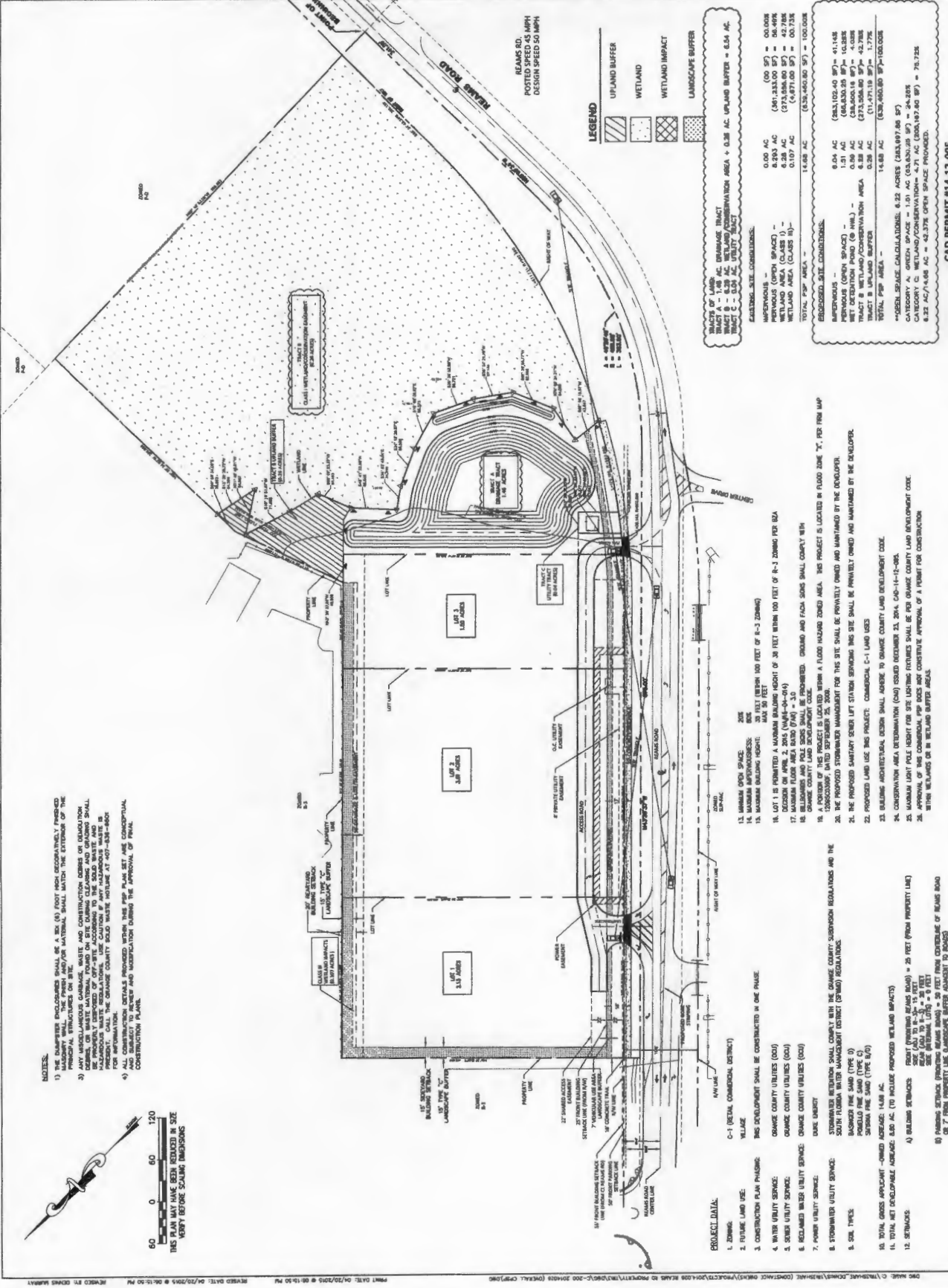
CONSTANCE A. OWENS P.E., LEED AP
FLORIDA LICENSE #94642

REV.	DATE	DESCRIPTION
1	03/27/15	ORANGE CO TRAFFIC
2	04/07/15	ORANGE CO TRAFFIC
3	04/27/15	ORANGE CO TRAFFIC

COMMERCIAL PSP SITE PLAN

Sheet Title
JOB NO. 2014-058
SCALE AS SHOWN
DATE 12/21/14
DESIGN JMM
DRAWING JMM
CHECKED: RED

C-200



- NOTES:**
- 1) THE DIMENSIONS INDICATED SHALL BE A SIX (6) FOOT HIGH OCCASIONALLY FENCED PERIMETER WALL FOR ALL STRUCTURES ON THE SITE.
 - 2) ANY UNDESIRABLE GARBAGE, WASTE AND CONTAMINATION DEPOSITS OR ILLUMINATION SHALL BE REMOVED FROM THE SITE ACCORDING TO THE SOLID WASTE AND LIGHT POLLUTION REGULATIONS OF THE ORANGE COUNTY SOLID WASTE AND LIGHT POLLUTION DEPARTMENT.
 - 3) ALL UTILITIES SHALL BE LOCATED AT A MINIMUM OF 10 FEET FROM THE PROPOSED PERIMETER WALLS AND SHALL BE PROTECTED BY A CONCRETE CURB.
 - 4) ALL UTILITIES SHALL BE LOCATED AT A MINIMUM OF 10 FEET FROM THE PROPOSED PERIMETER WALLS AND SHALL BE PROTECTED BY A CONCRETE CURB.
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- PROJECT DATA:**
1. ZONING: C-1 (RETAIL COMMERCIAL DISTRICT)
 2. FUTURE LAND USE: RETAIL
 3. CONSTRUCTION PLAN PHASE: THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ONE PHASE
 4. WATER UTILITY SERVICE: ORANGE COUNTY UTILITIES (OCU)
 5. SEWER UTILITY SERVICE: ORANGE COUNTY UTILITIES (OCU)
 6. IRRIGATED WATER UTILITY SERVICE: ORANGE COUNTY UTILITIES (OCU)
 7. POWER UTILITY SERVICE: DUCO ENERGY
 8. STORMWATER UTILITY SERVICE: STORMWATER RETENTION SHALL COMPLY WITH THE ORANGE COUNTY STORMWATER REGULATIONS AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REGULATIONS
 9. SOIL TYPES: SHOULLS FINE SAND (TYPE 1) SERRA FINE SAND (TYPE 2)
 10. TOTAL GROSS APPLICANT - OWNED ACREAGE: 14.68 AC. (TO INCLUDE PROPOSED WETLAND IMPACTS)
 11. TOTAL NET DEVELOPABLE ACREAGE: 6.89 AC. (TO INCLUDE PROPOSED WETLAND IMPACTS)
 12. SETBACKS:
 - A) BUILDING SETBACKS: 20 FEET (FROM PROPERTY LINE)
 - B) SIDE SETBACKS: 10 FEET (FROM PROPERTY LINE)
 - C) FRONT SETBACKS: 10 FEET (FROM PROPERTY LINE)
 - D) REAR SETBACKS: 10 FEET (FROM PROPERTY LINE)
 - E) FLOOD PROTECTION (STORMWATER BASINS) = 50 FEET FROM COVERAGE OF BASIN ROAD OR 7 FEET FROM PROPERTY LINE (LANDSCAPE BUFFER ADJACENT TO FLOODING)

- EXISTING SITE CONDITIONS:**
- 0.00 AC (00,000 SF) = 00.00%
 - 8.293 AC (361,333,000 SF) = 56.49%
 - 6.28 AC (273,556,800 SF) = 42.78%
 - 0.107 AC (4,671,000 SF) = 0.13%
 - 14.68 AC (639,400,800 SF) = 100.00%
- PROPOSED SITE CONDITIONS:**
- IMPROVED - 0.04 AC (1,728,000 SF) = 41.14%
 - PERVIOUS - 1.31 AC (57,408,000 SF) = 16.88%
 - WET DETENTION POND (6 INCH) - 0.59 AC (25,608,000 SF) = 4.08%
 - WETLAND CONSERVATION AREA - 0.38 AC (16,632,000 SF) = 1.77%
 - TOTAL PSP AREA - 14.68 AC (639,400,800 SF) = 100.00%
- *USDA BUREAU OF LAND MANAGEMENT (BLM) DATA:**
- WETLAND CONSERVATION AREA - 4.71 AC (206,492,800 SF) = 34.23%
 - CATEGORY C WETLAND/CONSERVATION - 4.71 AC (206,492,800 SF) = 34.23%
 - 6.22 AC / 1.08 AC = 43.37% OPEN SPACE PROVIDED.

- LEGEND:**
- UPLAND BUFFER
 - WETLAND
 - WETLAND IMPACT
 - LANDSCAPE BUFFER

- REMARKS:**
1. A PORTION OF THIS PROJECT IS LOCATED WITHIN A FLOOD HAZARD ZONED AREA. THIS PROJECT IS LOCATED IN FLOOD ZONE "X", PER FIRM MAP 1505000001, DATED SEPTEMBER 25, 2008.
 2. THE PROPOSED STORMWATER RETENTION SYSTEMS FOR THIS SITE SHALL BE PERMANENTLY OWNED AND MAINTAINED BY THE DEVELOPER.
 3. PROPOSED LAND USE: THIS PROJECT: COMMERCIAL C-1 LAND USES
 4. CONSERVATION AREA DETERMINATION (CAD) DATED DECEMBER 31, 2014, CAD-14-12-095.
 5. MAXIMUM LOT FLOOR HEIGHT FOR THIS SITE (LIFTING CRANES) SHALL BE PER ORANGE COUNTY LAND DEVELOPMENT CODE.
 6. APPROVAL OF THIS COMMERCIAL PSP DOES NOT CONSTITUTE APPROVAL OF A PERMIT FOR CONSTRUCTION WITHIN WETLANDS OR IN WETLAND BUFFER AREAS.

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CAD PERMIT #14-12-095



Published Daily
ORANGE County, Florida

STATE OF FLORIDA

ORANGE County

Before the undersigned authority personally appeared **Brian Hall / Charity Casas / Jean M. Gaille** who on oath says that he/ she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of **Reams Road Parcel Commercial PSP** in ORANGE County, Florida, was published in said newspaper in the issues **05/31/15**

Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jean M. Gaille
Signature of Affiant

Sworn to and subscribed before me on this **01** day of **June**, **2015**.

[Signature]
Signature of Notary Public **M. TONEY**
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION # FF 065219
EXPIRES: November 18, 2017

Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

Ad No. 3314314

ORANGE COUNTY
NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct a public hearing on **June 16, 2015**, at **2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding:

Applicant: Constance A. Owens, Tr13 Civil Engineering Design Studio, Inc.
Consideration: Reams Road Parcel Commercial Preliminary Subdivision Plan, Case # PSP-14-11-340, submitted in accordance with Sections 34-69 and 30-89, Orange County Code; This request is proposing to subdivide 3 commercial lots on 14.68 acres
Location: District 1; property generally located North of Reams Road / West of County Road 535; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property description by calling the Orange County Planning Division, 407-836-5684 or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: lissette.espicciaco@ocfl.net 407-836-5684 or lourdes.o'farrill@ocfl.net 407-836-5686.

PARA MAS INFORMACION REFERENTE A ESTA VISTA PUBLICA FAVOR DE COMUNICARSE CON LA DIVISION DE PLANIFICACION (PLANNING DIVISION) AL NUMERO 407-836-5686.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida

ORG3314314

05/31/15