



**Interoffice Memorandum**


09-10-15A09:18 RCVD

09-10-15A09:14 RCVD

**DATE:** September 9, 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](mailto:Lourdes.O'Farrill@ocfl.net)  
**&**  
**Lisette M. Egipciaco,**  
**Development Coordinator**  
**Planning Division 407-836- 5684**  
[Lisette.Egipciaco@ocfl.net](mailto:Lisette.Egipciaco@ocfl.net)

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

**Project Name:** Bella Vita Preliminary Subdivision Plan - Case # PSP-13-10-243

**Type of Hearing:** Preliminary Subdivision Plan

**Applicant(s):** Mr. Chad H. Moorhead  
Madden, Moorhead & Glunt, Inc.  
431 East Horatio Avenue, Suite 260  
Maitland, Florida 32751

**Commission District:** 1

**General Location:** South of Park Ridge Gotha Road / East of Maguire Road

*October 6, 2015 @ 2:00pm*

Parcel ID # (s) 05-23-28-0000-00-044; 05-23-28-000-00-020

# of Posters: 1

Use: 11 single-family residential dwelling units

Size / Acreage: 13.81

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 and construct 11 single-family residential dwelling units on 13.81 acres; District 1; South of Park Ridge Gotha Road / East of Maguire 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)

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

# VICINITY MAP





**MADDEN**  
CIVIL ENGINEERS  
431 E. FOREST AVE  
SUITE 200  
MAITLAND, FLORIDA 32751  
(407) 828-8300

**PRELIMINARY SUBDIVISION PLAN**  
FOR  
**BELLA VITA**  
ORANGE COUNTY, FLORIDA

STANDARD PACIFIC HOMES  
444 W. WASHINGTON AVE., SUITE 200  
MAITLAND, FLORIDA 32751  
(407) 845-1430

ENGINEER IN CHARGE:  
CHANDLER H. MCKINLEY, P.E., REGISTERED  
CIVIL ENGINEER, LICENSE NO. 00000203

NO.	DATE	REVISIONS

JOB # : 10747-0029  
DATE : 09/30/13  
SCALE : 1" = 50'  
DESIGNED BY : HDE  
DRAWN BY : HDE  
APPROVED BY : CLM

**PSP-1**

H:\Data\13074\Temp\PSD\PSD-1\13074.dwg

### OPEN SPACE

- COMMON OPEN SPACE:
  - REQUIRED COMMON OPEN SPACE FOR A GIVEN RESIDENTIAL DENSITY LESS THAN OR EQUAL TO 1 D.U./AC PER ORANGE COUNTY CODE, CHAPTER 24, ARTICLE 1, OPEN SPACE REGULATIONS. NO COMMON OPEN SPACE IS REQUIRED.
  - PROVIDED COMMON OPEN SPACE: 2.36 AC (TRACT B, TRACT C, TRACT D)
- PRIVATE OPEN SPACE:
  - REQUIRED PRIVATE OPEN SPACE ON INDIVIDUAL LOTS - 400 SQ. FEET (MINIMUM SURFACE)

### GENERAL NOTES

- PARCEL ID: 05-23-28-0000-00-004  
05 23 28 0000 00 020
- SITE AREA: 13.81 AC.
- PROPOSED PROJECT SHALL BE SINGLE FAMILY HOMES.
- EXISTING LAND USE: RURAL/AGRICULTURAL & AGRICULTURAL CONSERVATION
- PROPOSED LAND USE: SINGLE FAMILY
- FUTURE LAND USE DESIGNATION: RES-1 (RURAL SETTLEMENT RELATED)
- EXISTING ZONING: R-CE-C
- MINIMUM LOT SIZE: 0.5 AC (100' MIN. WIDTH)
- NUMBER OF PROPOSED UNITS: 11
- MINIMUM LIVING AREA: MINIMUM FLOOR AREA: 3000 SF
- MAXIMUM BUILDING HEIGHT: 30 FT (2 STORIES)
- WATER SERVICES WILL BE PROVIDED BY ORANGE COUNTY UTILITIES.
- WASTEWATER SERVICES TO BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. NO PUBLIC SERVICE AVAILABLE IN THE AREA.
- STORMWATER SYSTEM TO BE DESIGNED TO MEET ORANGE COUNTY AND S.W.M.D. REQUIREMENTS.
- FIRE PROTECTION WILL BE DESIGNED IN ACCORDANCE TO ORANGE COUNTY REQUIREMENTS.
- MAXIMUM ALLOWABLE GROSS DENSITY: 1 D.U./AC (11 UNITS)  
PROPOSED GROSS RESIDENTIAL DENSITY: 1 D.U./AC (11 UNITS)
- WETLAND AREA = 2.79 AC  
NET DEVELOPABLE AREA = 3.81 AC 2.79 AC = 11.03 AC
- PROPOSED SETBACKS PER R-CE-C STANDARDS:  
FRONT: 10'  
SIDE: 30' FROM R.O.W.  
REAR: 25'  
BACK WEDGE: 55' FROM C.O.
- ESTIMATED SCHOOL AGE POPULATION: 5 (11 LOTS X 0.5)
- DAILY TRIPS (PD) = 133  
LN (1) = 0.92 LN (2) = 2.71 FOR SINGLE FAMILY USE  
PD PEAK HOUR TRIPS (PH) = 15  
LN (1) = 0.90 LN (2) = 0.33 FOR SINGLE FAMILY USE
- FINISHED FLOOR GRADES WILL RANGE FROM 1' TO 5' OF FIN. ABOVE NATURAL GRADE.
- A HOMEOWNER'S ASSOCIATION SHALL BE CREATED TO PROMOTE FOR THE MAINTENANCE OF COMMON AREAS AND FACILITIES.
- PER ORANGE COUNTY FIRE MARSHALL, "NO PARALLEL" SIGNS SHALL BE INSTALLED ALONG ONE SIDE OF PROPOSED ROADWAY.
- THIS PROJECT IS TO BE CONSTRUCTED IN 1 PHASE.

### PROJECT TEAM INFORMATION:

**ENGINEER:**  
MADDEN, MCKINLEY & CLUNT INC  
431 E. HORATIO AVENUE, STE 200  
MAITLAND, FL 32751  
(407) 828-8300

**LANDSCAPE ARCHITECT:**  
DAVE DESIGN GROUP  
913 N. PENNSYLVANIA AVE.  
WINTER PARK, FL 32789  
(407) 740-7375

**OWNER:**  
STANDARD PACIFIC HOMES  
444 W. NEW ENGLAND AVE, STE 220  
WINTER PARK, FL 32789  
(407) 845-8555

**GEOTECHNICAL:**  
YONASHI ENGINEERING  
933 SUNSHINE LAKE  
ALAMONITE SPRINGS, FL 32741  
(407) 774-9383

**SURVEYOR:**  
ALLEN & COMPANY  
18 E. PLANT STREET  
WINTER GARDEN, FL 34787  
(407) 804-3200

**ENVIRONMENTAL:**  
ECO-TECH CONSULTING, INC.  
2002 E. ROBINSON STREET  
ORLANDO, FL 32803  
(407) 804-9969

### UTILITY PROVIDERS:

**WATER:**  
ORANGE COUNTY UTILITIES  
145 SOUTH MADONOLA AVENUE  
ORLANDO, FL 32801  
(407) 836-5515

**ELECTRIC:**  
DUKE ENERGY  
2801 WEST STATE ROAD 426  
OWEHO, FL 32785  
(407) 338-0874

**CABLE:**  
BRIGHT HOUSE NETWORKS  
814 WAGNER ROAD  
OWEHO, FL 32786  
(407) 532-8596

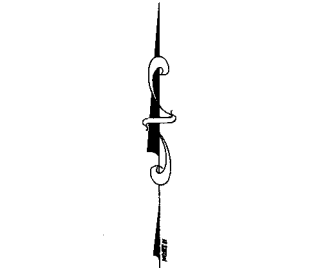
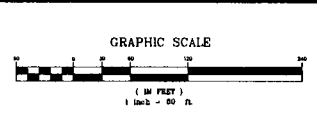
**TELEPHONE:**  
BELLSOUTH  
450 NORTH COLDSPOD ROAD  
ORLANDO, FL 32807  
(407) 382-1490

**NATURAL GAS:**  
TECO PROFILES GAS  
600 WEST ROBINSON STREET  
ORLANDO, FL 32801  
(407) 420-6649

TRACT TABLE			
TRACT	USE	OWNERSHIP	AREA (AC.)
A	RIGHT-OF-WAY	ORANGE COUNTY	1.69 (12,240)
B	OPEN SPACE	H.O.A.	0.37 (2,688)
C	RECREATION/OPEN SPACE	H.O.A.	0.21 (1,528)
D	POND/OPEN SPACE	ORANGE COUNTY	1.78 (12,880)
E	WETLAND (CONSERVATION)	H.O.A.	3.03 (21,940)
SINGLE FAMILY LOTS			6.73 (48,720)
TOTAL AREA			13.81 (100,000)

SOILS		LEGEND	
(1) UNWAKALE FINE SAND	(4) UNDISTURBED NATURAL BUFFER	(1) UNWAKALE FINE SAND	(4) UNDISTURBED NATURAL BUFFER
(2) SABELL MUCK	(5) PVC FENCE	(2) SABELL MUCK	(5) PVC FENCE
(3) SAVANNA FINE SAND		(3) SAVANNA FINE SAND	
(4) SAVANNA FINE SAND, 0 TO 5 PERCENT SLIPES		(4) SAVANNA FINE SAND, 0 TO 5 PERCENT SLIPES	
SOIL DIVISION LINE			

**WETLAND BUFFER CALCULATIONS**  
REQUIRED (25' AND WETB)  
412' (LENGTH OF WETLANDS) x 25' = 10,300 SF  
PROPOSED (10' MIN. WIDTH)  
240' (LENGTH OF 10') x 15' = 3,600 SF  
172' (LENGTH OF VARIABLE) x 30' = 5,160 SF

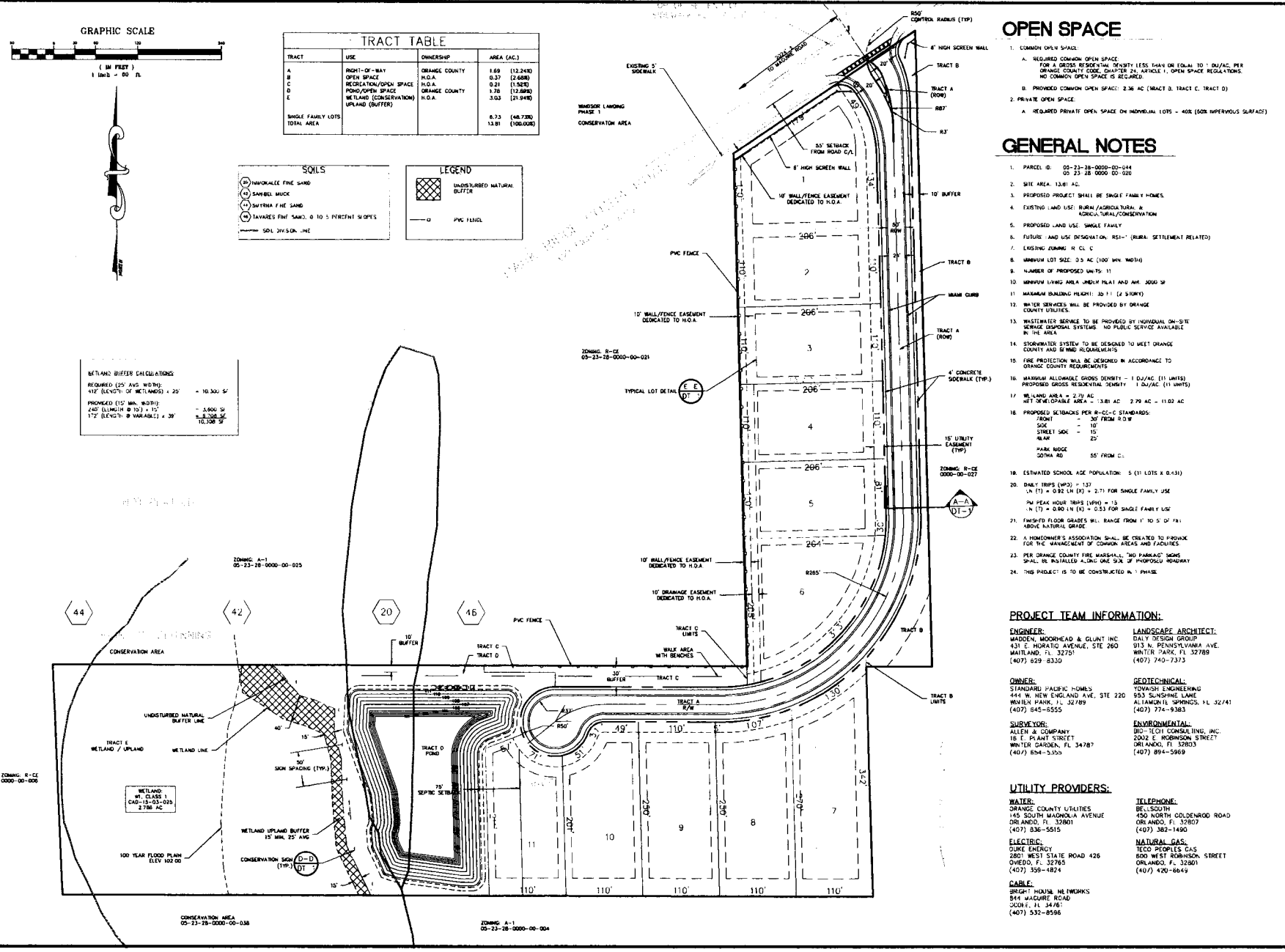


**ZONING: R-CE**  
05-23-28-0000-00-021

**ZONING: R-CE**  
05-23-28-0000-00-020

**ZONING: R-CE**  
05-23-28-0000-00-008

**ZONING: R-CE**  
05-23-28-0000-00-004



# Orlando Sentinel

Published Daily  
ORANGE County, Florida

## STATE OF FLORIDA

## COUNTY OF ORANGE

Before the undersigned authority personally appeared **Sheri Schmitz / Adys DelValle / 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 **Bella Vita PSP** in ORANGE County Florida, was published in said newspaper in the issues **09/20/15**

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*

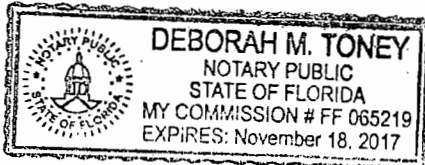
Printed Name of Affiant

*Jean M. Gaille*

Signature of Affiant

Sworn to and subscribed before me on this **21** day of **September, 2015** by above said affiant, who is personally known to me (X) or who has produced identification ( ).

*[Signature]*  
Signature of Notary Public (Typed, Printed or Stamped)



Ad No. 3586273

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct a public hearing on **October 6, 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: Chad H. Moorhead, Madden, Moorhead & Glunt, Inc., Bella Vita Preliminary Subdivision Plan  
Consideration: Bella Vita Preliminary Subdivision Plan, Case # PSP-13-10-243, submitted in accordance with Sections 34-69 and 30-89, Orange County Code; This request is proposing to subdivide and construct 11 single-family residential dwelling units on 13.81 acres.  
Location: District 1; property generally located South of Park Ridge Gotha Road / East of Maguire Road; 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'farrell@ocfl.net 407-836-5686.

PARA MÁS INFORMACIÓN REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN 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

ORG3586273 09/20/15