



**Interoffice Memorandum**


01-14-16 10:50 RCVD

14-01-16 10:47 RCVD

**DATE:** January 14, 2016

**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:** Lake Reams Neighborhood PD / Parcel 3 – Lakeside Neighborhood Development Plan - Case # DP-15-06-148

**Type of Hearing:** Development Plan

**Applicant(s):** Mr. Cas Suvongse  
 SK Consortium, Inc.  
 1053 North Orlando Avenue, Suite 3  
 Maitland, Florida 32751

**Commission District:** 1

**General Location:** East of Reams Road / North of Taborfield Avenue

*February 16, 2016 @ 2pm*

Parcel ID # (s) 01-24-27-0000-00-021

# of Posters: 2

Use: Two (2) commercial buildings with a total of 19,994 square feet

Size / Acreage: 2.0

BCC Public Hearing Required by: Section 38-1381, Orange County Code

Clerk's Advertising Requirements: (1) At least 15 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 10 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.

Advertising Language:

The request is to construct two (2) commercial buildings with a total of 19,994 square feet on a total of 2.0 acres.

The request also includes the following waivers from the Orange County Code:

1. A waiver is requested from Section 38-1388(c)(7) to allow zero (0) percent of the façade to be placed at the ten (10) foot building setback line in lieu of the requirement that facades shall be built directly in the front building setback line for at least fifty (50) percent of the linear frontage.
2. A waiver is requested from Section 38-1388(c)(8) to eliminate the requirement that buildings within the Neighborhood Commercial areas shall have a side yard setback of zero (0) feet on at least one (1) property line.
3. A waiver is requested from Section 38-1388(c)(12)(c) to eliminate the requirement of sidewalk areas at the front of Neighborhood Commercial areas shall be placed in an easement and not made part of the public right-of-way.
4. A waiver is requested from Section 38-1384(d) to allow zero (0) street trees along Taborfield Avenue in lieu of the requirement of six (6) trees.

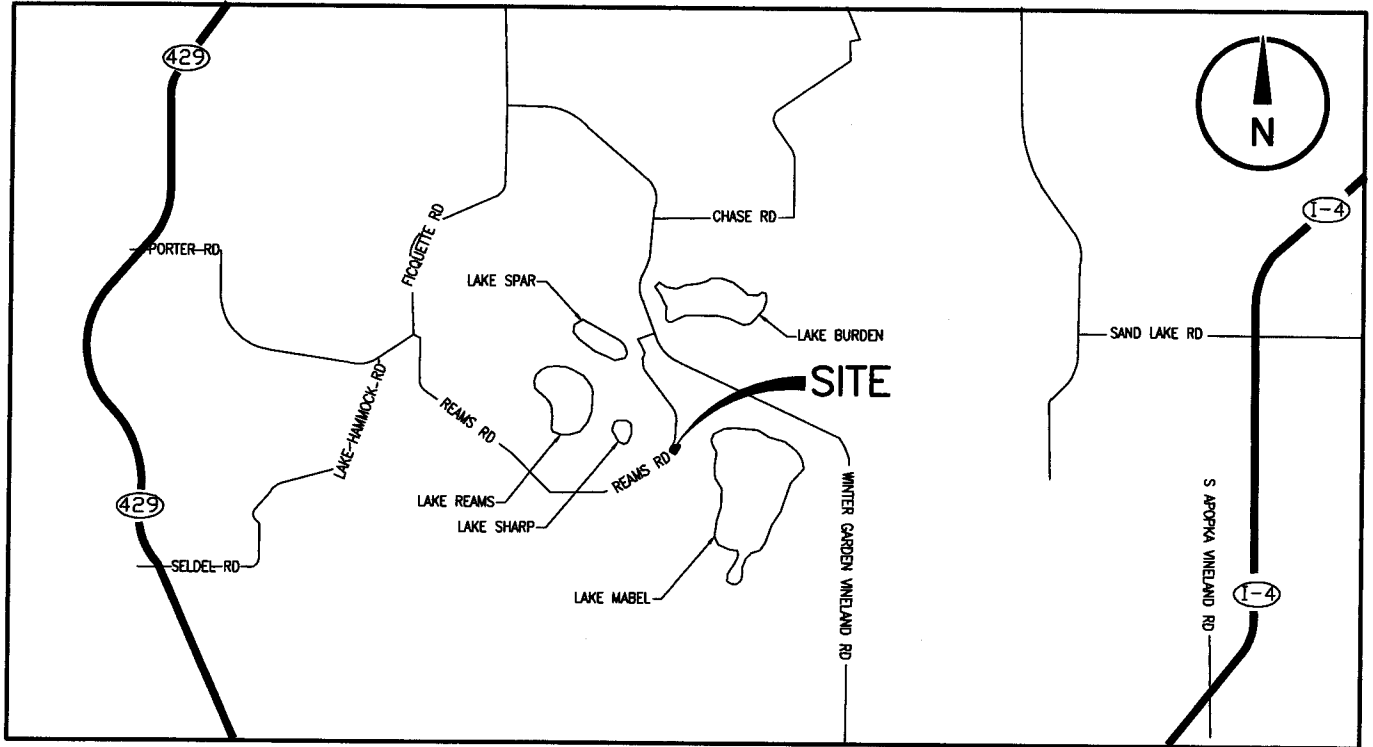
**Material Provided:**

- (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*).

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.

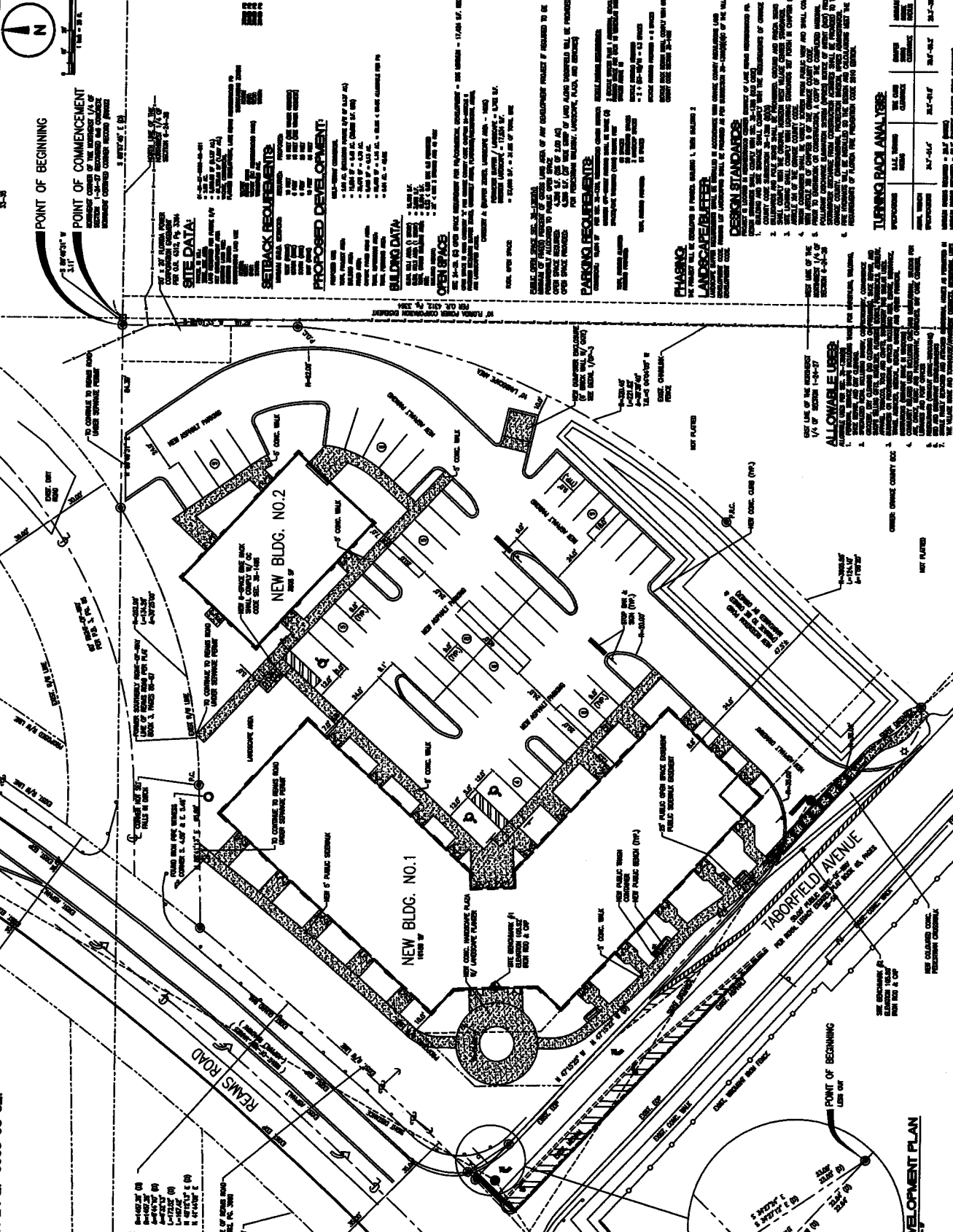
Attachments (location map and site plan sheet)



VICINITY MAP

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

PARCEL ID NO. 01-24-27-0000-00-021



**POINT OF BEGINNING**

**POINT OF COMMENCEMENT**

THE CORNER OF THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 10, T42N, R10E, S10W, AND THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 11, T42N, R10E, S10W.

**SITE DATA:**

1. TOTAL AREA: 10.0 ACRES

2. TOTAL AREA OF IMPROVEMENTS: 1.5 ACRES

3. TOTAL AREA OF OPEN SPACE: 8.5 ACRES

4. TOTAL AREA OF PARKING: 1.0 ACRES

5. TOTAL AREA OF BUILDINGS: 0.5 ACRES

**SETBACK REQUIREMENTS:**

1. FRONT SETBACK: 10 FT.

2. REAR SETBACK: 10 FT.

3. SIDE SETBACK: 5 FT.

4. CORNER SETBACK: 10 FT.

**PROPOSED DEVELOPMENT:**

1. NEW BLDG. NO. 1: 10,000 SQ. FT.

2. NEW BLDG. NO. 2: 10,000 SQ. FT.

3. PARKING: 100 SPACES

4. OPEN SPACE: 8.5 ACRES

**BUILDING DATA:**

1. BUILDING TYPE: OFFICE

2. BUILDING HEIGHT: 3 STORIES

3. BUILDING AREA: 10,000 SQ. FT.

**OPEN SPACE:**

1. OPEN SPACE TYPE: LAWN

2. OPEN SPACE AREA: 8.5 ACRES

**PARKING REQUIREMENTS:**

1. PARKING TYPE: SURFACE

2. PARKING AREA: 1.0 ACRES

3. PARKING SPACES: 100

**CHASING:**

1. CHASING TYPE: CONCRETE

2. CHASING AREA: 1000 SQ. FT.

**LANDSCAPE/BUFFER:**

1. LANDSCAPE TYPE: TREES

2. LANDSCAPE AREA: 1000 SQ. FT.

**DESIGN STANDARDS:**

1. DESIGN STANDARD TYPE: CONCRETE

2. DESIGN STANDARD AREA: 1000 SQ. FT.

**ALLOWABLE USES:**

1. ALLOWABLE USE TYPE: OFFICE

2. ALLOWABLE USE AREA: 10,000 SQ. FT.

**TURNING RADIUS ANALYSIS:**

1. TURNING RADIUS TYPE: CONCRETE

2. TURNING RADIUS AREA: 1000 SQ. FT.

**DEVELOPMENT PLAN:**

1. DEVELOPMENT PLAN TYPE: CONCRETE

2. DEVELOPMENT PLAN AREA: 1000 SQ. FT.

**LAKE REAMS NEIGHBORHOOD DEVELOPMENT PLAN**

**SITE DEVELOPMENT PLAN**

LAKE REAMS NEIGHBORHOOD DEVELOPMENT PLAN PD

ORANGE COUNTY, FL

SK Consortium, Inc.

URBAN DESIGN • PLANNING • ENGINEERING

1003 N. ORANGE AVE., SUITE 2 • ORLANDO, FLORIDA 32810

TELEPHONE: 407-427-4200 • FAX: 407-427-4201 • WWW.SKCONSORTIUM.COM

DATE: 10/15/2010

PROJECT: LAKE REAMS NEIGHBORHOOD DEVELOPMENT PLAN

CLIENT: SK CONSORTIUM, INC.

SCALE: AS SHOWN

THIS PLAN IS THE PROPERTY OF SK CONSORTIUM, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SK CONSORTIUM, INC.

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