



Interoffice Memorandum

Continued public hearing to APR 05 2016 CAS


02-10-16 P01:16 RCVD

02-10-16 P12:54 RCVD

DATE: February 5, 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: Lourdes O'Farrill, Development Coordinator Planning Division 

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

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Hamlin PD / UNP / CCM - 7 Preliminary Subdivision Plan – Case # PSP-15-04-101

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Mr. Dennis Seliga
 Boyd Horizon West, LLC
 7586 West Sand Lake Road
 Orlando, Florida 32819

Commission District: 1

General Location: South of Porter Road / West of Hamlin Groves Trail

3-15-16
2 PM

Parcel ID #(s) 29-23-27-0000-00-053 & 29-23-27-0000-00-044

of Posters: 2

Use: 115 Single Family Residential Units

Size / Acreage: 37.26

BCC Public Hearing
Required by: Section 34-69 Orange County Code (Subdivision Regulations); and Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

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 within 300 feet of the subject property and beyond.

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:

This Preliminary Subdivision Plan (PSP) is a request to subdivide and construct 115 single family residential dwelling units on 37.26 gross acres in two (2) phases; District 1; South of Porter Road / West of Hamlin Groves Trail.

The following waivers from Chapter 38 of the Orange County Code are also requested:

1. A waiver from Orange County Code Section 38-1384(F)(2) is granted to eliminate the required pedestrian path or walkway from the primary entrance to the sidewalk, in lieu of all lots with alleys or lots sixty feet (60') in width or less requiring a pedestrian path or walkway from the primary entrance to the sidewalk.
2. A waiver from Orange County Code Section 38-1384(G)(B) is granted to allow for double wide garage entries on front-loaded lots that are less than sixty-five feet (65') in width, but greater than fifty feet (50') in width, specifically on lots 4, 8, 25, 33, 37, 42, 61, 67, 72, 82, 86, 92, 99, 104, 111; in lieu of the requirement that prohibits double-wide garage entries on all front-loaded lots less than sixty-five feet (65') in width.
3. A waiver from Orange County Code Section 38-1384(G)(3) is granted to allow side-loaded/ courtyard entry garages to be placed in front of the primary structure on lots equal to or greater than fifty feet (50') in width (subject to applicable design standards), specifically on lots 2, 13, 14, 29, 30, 50, 51, 58, 59, 63, 64, 79, 80, 94, 95, 112, 113; in lieu of only lots greater than sixty-five feet (65') in width to allow side-loaded / courtyard entry garages to be placed in front of the primary structure.
4. A waiver from Orange County Code Section 38-1390.54(A)(4) is granted to eliminate the requirement for three (3) steps to elevate the finished floor of residential buildings above the adjacent sidewalk grade, where side-loaded/ courtyard entry garages are proposed, in lieu of the requirement that residential building finished floor elevations shall be elevated a minimum of three (3) steps above the adjacent sidewalk grade.

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):

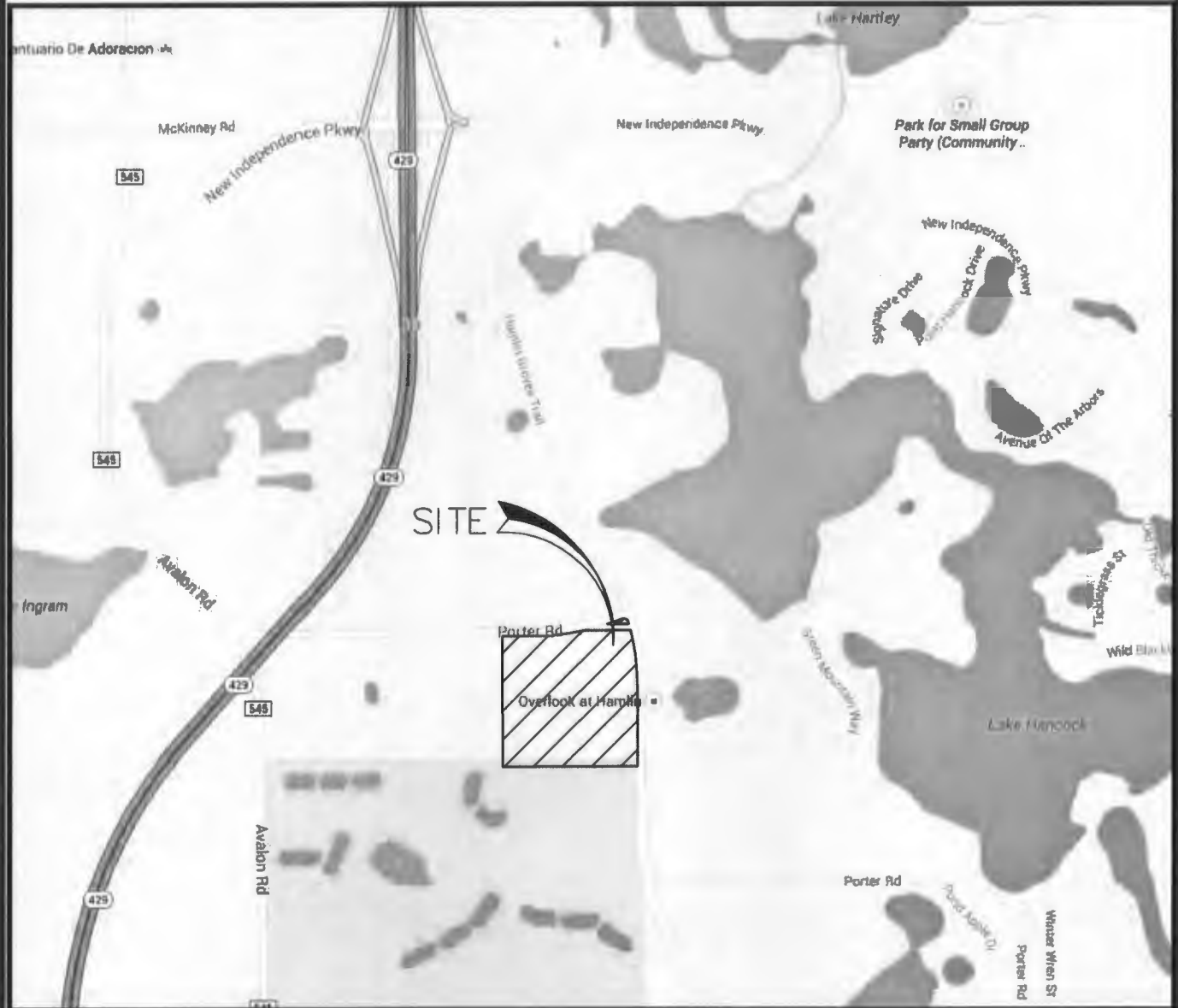
Please schedule this request concurrent with CDR-15-09-255 Hamlin PD/UNP Substantial Change.

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 Egipciaco at 407.836.5684 Or Lourdes O'Farrill at 407-836-5686



KELLY, COLLINS & GENTRY, INC.	Scale: 1" = 1500'	CCM-7 SUBDIVISION HAMLIN PD / UNP
	Date: 1/28/2016	
ENGINEERING / PLANNING	S: 29 T: 23 R: 27	Exhibit: LOCATION MAP
	Job # : 1078.000	Source: PSP-15-04-101
	Drawn by: GPR	Area: ORANGE COUNTY
	Appvd. by: GRR	1 of 6

PARCEL DESCRIPTION:

PARCEL 1

A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PORTER ROAD PER DEED BOOK 688, PAGE 508 AND OFFICIAL RECORDS BOOK 10416, PAGE 5907, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID NORTHEAST 1/4 OF SECTION 29; THENCE RUN SOUTH 89°45'00" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29 FOR A DISTANCE OF 90.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PORTER ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 10416, PAGE 5907 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°45'00" WEST, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4, FOR A DISTANCE OF 1284.83 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°11'47" WEST FOR A DISTANCE OF 1243.92 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PORTER ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 10416, PAGE 5907 OF THE AFORESAID PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°39'42" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 494.57 FEET; THENCE RUN NORTH 00°20'18" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1925.00 FEET, A CHORD BEARING OF NORTH 81°03'10" EAST, AND A CHORD DISTANCE OF 300.62 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°57'25" FOR AN ARC DISTANCE OF 300.93 FEET; THENCE DEPARTING SAID CURVE, RUN NORTH 89°39'29" EAST FOR A DISTANCE OF 424.31 FEET TO THE POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET, A CHORD BEARING OF SOUTH 08°01'37" EAST, AND A CHORD DISTANCE OF 457.83 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°08'41" FOR AN ARC DISTANCE OF 458.84 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 01°27'17" EAST FOR A DISTANCE OF 294.67 FEET; THENCE RUN SOUTH 00°11'47" EAST FOR A DISTANCE OF 547.56 FEET TO THE POINT OF BEGINNING. CONTAINING 37.12 ACRES, MORE OR LESS.

AND

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 29 THENCE RUN NORTH 00°11'47" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 29 FOR A DISTANCE OF 1356.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PORTER ROAD PER DEED BOOK 688, PAGE 508 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°39'42" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 175.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE RUN SOUTH 89°39'42" WEST FOR A DISTANCE OF 202.54 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PORTER ROAD PER OFFICIAL RECORDS BOOK 10146, PAGE 5782; THENCE DEPARTING AFORESAID NORTHERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; NORTH 70°15'50" EAST FOR A DISTANCE OF 163.85 FEET; THENCE RUN SOUTH 63°48'28" EAST FOR A DISTANCE OF 41.73 FEET; THENCE RUN SOUTH 16°54'54" EAST FOR A DISTANCE OF 37.33 FEET TO THE POINT OF BEGINNING. CONTAINS 6080 SQUARE FEET, 0.14 ACRES MORE OR LESS.

TOTAL ACRES = 37.26

KELLY, COLLINS & GENTRY, INC.	Scale: NTS	CCM-7 SUBDIVISION HAMLIN PD / UNP
	Date: 1/28/2016	
ENGINEERING / PLANNING	S: 29 T: 23 R: 27	Exhibit: LEGAL DESCRIPTION
	Job # : 1078.000	Source: PSP-15-04-101
	Drawn by: GPR Appvd. by: GRR	Area: ORANGE COUNTY
		2 of 6

GENERAL/MISCELLANEOUS

EXISTING USE:	AGRICULTURE
EXISTING VEGETATION:	PLANTED PINES
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
ZONING:	PLANNED DEVELOPMENT (PD)
AVERAGE DAILY TRAFFIC:	1150 (10 TRIPS PER DU)

SITE DATA

TOTAL PSP AREA:	37.26 AC
RIGHT OF WAY:	7.23 AC
PARK AREA:	0.99 AC
GREEN BELT:	1.65 AC
LOTS / UNITS:	
50.1' LOTS:	33
60' LOTS:	82
TOTAL:	115 LOTS / UNITS
WETLANDS TO REMAIN:	N/A
STORMWATER MANAGEMENT AREA:	6.31 AC

SCHOOLS

SCHOOL AGE CHILDREN:	BASED ON LOT COUNT OF 115	
ELEMENTARY:	115 X 0.196 =	23 CHILDREN
MIDDLE SCHOOL:	115 X 0.100 =	12 CHILDREN
HIGH:	115 X 0.134 =	15 CHILDREN

ADEQUATE PUBLIC FACILITIES (APF) COMPLIANCE

THE APF OBLIGATION FOR ALL PARCELS WITHIN THE HAMLIN PD/UNP, INCLUDING UR-1 AND UR-2 HAS BEEN SATISFIED PURSUANT TO PARAGRAPH 7.0 ON SHEET 12 OF THE HAMLIN PD/UNP AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON MARCH 12, 2013. SAID OVERALL PD/UNP APF CALCULATION RESULTED IN A APF SURPLUS FOR THE HAMLIN PD/UNP OF 18.74 AC.

OPEN SPACE

SEE SHEET C-3.0

LOT CRITERIA / BUILDING CRITERIA (PROVIDED)**SETBACKS (MINIMUMS)**

FRONT:	20' FOR GARAGE; 10' FOR FRONT PORCH
CORNER/ STREET SIDE:	10'
SIDE:	5'
REAR:	20'
DRIVEWAY:	5' MIN FROM SIDE PROPERTY LINE WITHIN 10' OF ROW, OTHERWISE 2' FROM SIDE PROPERTY LINE.
LOT WIDTH:	50.1', 60'
LOT DEPTH:	125' (MIN)

AVERAGE LOT AREA:

TOTAL LOT AREA:	883,832 SF
TOTAL LOTS:	115 LOTS
AVERAGE LOT AREA:	7,685 SF

LIGHTING

SITE LIGHTING SHALL COMPLY WITH ARTICLE XVI OF ORANGE COUNTY CODE.

SIGNAGE

SIGNAGE SHALL COMPLY WITH HORIZON WEST VILLAGE CENTER STANDARDS FOR RESIDENTIAL DEVELOPMENT, UNTIL SUCH TIME THAT A MASTER SIGN PLAN INCLUDING THIS PSP IS ADOPTED, IN WHICH CASE SIGNAGE SHALL BE IN ACCORDANCE WITH THE ADOPTED MASTER SIGN PLAN.

SOILS

CANDLER FINE SAND, 0 TO 5% SLOPES	75%
CANDLER FINE SAND, 5 TO 12% SLOPES	25%

FLOOD PLAIN

ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
FROM FIRM MAP NUMBER 12095C0380F, REVISED SEPTEMBER 25, 2009

**KELLY,
COLLINS &
GENTRY, INC.**

ENGINEERING / PLANNING

Scale: NTS
Date: 1/28/2015
S: 29 T: 23 R: 27
Job # : 1078.000
Drawn by: GPR
Appvd. by: GRR

**CCM-7 SUBDIVISION
HAMLIN PD / UNP**

Exhibit: SITE DATA
Source: PSP-15-04-101
Area: ORANGE COUNTY

3 of 6

PHASING

PROJECT WILL BE DEVELOPED IN 2 PHASES. MASS GRADING OF ENTIRE SITE TO BE COMPLETED WITH PHASE I.

CONSERVATION AREA

AN ORANGE COUNTY CONSERVATION AREA DETERMINATION CAD-15-08-105 WAS COMPLETED THAT INCLUDED THIS PROJECT SITE. NO WETLANDS WERE DETERMINED TO BE PRESENT WITHIN THE PROJECT BOUNDARY. THIS PLAN WILL COMPLY WITH ALL RELATED PERMIT CONDITIONS OF APPROVAL.

RECREATION AREA

REQUIRED RECREATION AREA PER O.C. CODE 38-1253

3.1 PERSONS PER SINGLE FAMILY RESIDENCE X 115 UNITS = 357 POPULATION
 2.5 AC RECREATION AREA PER 1000 POPULATION X 357 PEOPLE = **0.89 ACRES**

PROVIDED RECREATION AREA

TRACT ID	ACTIVE		PASSIVE		TOTAL AREA (AC.)
	AREA (AC)	REC. GROUP TYPE ¹	AREA (AC)	REC. GROUP TYPE ¹	
P 1	0.50	GROUP D	0.49	GROUP C	0.99

¹ RECREATION AREA GROUP TYPE PER SEC. 34-131(b) (2)(i)

OWNERSHIP/MAINTENANCE

ROADWAYS	PUBLIC:	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY
STORMWATER TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION
PARK TRACT P-1	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION
DRAINAGE EASEMENTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION WITH EASEMENT GRANTED TO ORANGE COUNTY
UTILITY EASEMENTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION WITH EASEMENT GRANTED TO ORANGE COUNTY UTILITIES
WATER, WASTEWATER, & RECLAIMED WATER	PUBLIC:	TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES
OPEN SPACE	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION
LANDSCAPE/ WALL TRACT/ EASEMENT	PRIVATE:	TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION

NOTE:

1. THE HOA COVENANTS AND RESTRICTIONS SHALL STATE THAT THE PUBLIC OPEN SPACE TRACTS AND THOSE AMENITIES WITHIN THE OPEN SPACE TRACTS ARE OPEN TO THE PUBLIC AND THAT A CHANGE THAT WOULD PROHIBIT PUBLIC ACCESS WILL REQUIRE ORANGE COUNTY BOARD OF COUNTY COMMISSION APPROVAL.

KELLY, COLLINS & GENTRY, INC. ENGINEERING / PLANNING	Scale: NTS Date: 1/28/2015 S: 29 T: 23 R: 27	CCM-7 SUBDIVISION HAMLIN PD / UNP Exhibit: SITE DATA Source: PSP-15-04-101 Area: ORANGE COUNTY
	Job # : 1078.000 Drawn by: GPR Appvd. by: GRR	

NOTE:

IN ACCORDANCE WITH SECTION 23-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

WAIVER REQUESTS:

- 1. A WAIVER FROM SECTION 38.1384(F)(2) TO ELIMINATE THE REQUIRED PEDESTRIAN PATH OR WALKWAY FROM THE PRIMARY ENTRANCE TO THE SIDEWALK, IN LIEU OF ALL LOTS WITH ALLEYS OR LOTS SIXTY FEET (60') IN WIDTH OR LESS REQUIRING A PEDESTRIAN PATH OR WALKWAY FROM THE PRIMARY ENTRANCE TO THE SIDEWALK.

JUSTIFICATION STATEMENT: THE APPLICANT/BUILDER INTENDS TO PROVIDE DRIVEWAYS IN THE FRONT YARD SETBACKS AND PROPOSES TO CONNECT THE PRIMARY ENTRANCE TO THE DRIVEWAYS IN THE FRONT YARD. THE WAIVER WILL PROVIDE FOR ADDITIONAL OPEN SPACE IN THE FRONT YARD AND GIVE THE BUILDER FLEXIBILITY IN THE DESIGN. FINAL LOCATION OF INDIVIDUAL LOT WALKWAY DETERMINATION WILL BE THE RESPONSIBILITY OF THE COMMUNITY HOA ARCHITECTURAL REVIEW COMMITTEE.

- 2. A WAIVER FROM SECTION 38.1384(G)(B) TO ALLOW FOR DOUBLE WIDE GARAGE ENTRIES ON FRONT-LOADED LOTS THAT ARE LESS THAN SIXTY-FIVE FEET (65') IN WIDTH, BUT GREATER THAN FIFTY FEET (50') IN WIDTH, SPECIFICALLY ON LOTS 4, 8, 25, 33, 37, 42, 61, 67, 72, 82, 86, 92, 99, 104, 111; IN LIEU OF THE REQUIREMENT THAT PROHIBITS DOUBLE-WIDE GARAGE ENTRIES ON ALL FRONT-LOADED LOTS OF LESS THAN SIXTY-FIVE FEET (65') IN WIDTH.

JUSTIFICATION STATEMENT: THIS WAIVER IS REQUIRED TO PROVIDE ADEQUATE MIXING OF PRODUCT ACROSS THE DEVELOPMENT .

- 3. A WAIVER FROM SECTION 38.1384(G)(3)(F) TO ALLOW SIDE-LOADED / COURTYARD ENTRY GARAGES TO BE PLACED IN FRONT OF THE PRIMARY STRUCTURE ON LOTS EQUAL TO OR GREATER THAN FIFTY FEET (50') IN WIDTH (SUBJECT TO APPLICABLE DESIGN STANDARDS), SPECIFICALLY ON LOTS 2, 13, 14, 29, 30, 50, 51, 58, 59, 63, 64, 79, 80, 94, 95, 112, 113; IN LIEU OF ONLY LOTS GREATER THAN SIXTY-FIVE FEET (65') IN WIDTH TO ALLOW SIDE-LOADED / COURTYARD ENTRY GARAGES TO BE PLACED IN FRONT OF THE PRIMARY STRUCTURE.

JUSTIFICATION STATEMENT: THIS WAIVER WOULD ALLOW THE BUILDER TO PROVIDE MORE SIDE-LOADED/COURTYARD GARAGE PRODUCTS TO THE MARKET; THE BUILDER OFFERS A SIDE-ENTRY/ COURTYARD PRODUCT THAT WILL FIT ON LOTS EQUAL TO OR GREATER THAN FIFTY FEET (50') IN WIDTH. THE APPLICANT/BUILDER AGREES TO FOLLOW ALL BUILDING SETBACKS FOR SIDE-LOADED GARAGES. THEY WILL ALSO PROVIDE SIMILAR ROOF LINES, ROOFING MATERIAL, AND FINISH, SIMILAR WINDOW (REAL OR FAUX) AND DOOR TRIM, AND COMPARABLE FAÇADE TREATMENT INCLUDING SIDING, STUCCO, OR OTHER MATERIAL FINISH.

- 4. A WAIVER FROM SECTION 38-1390.54(A)(4) TO ELIMINATE THE REQUIREMENT FOR THREE (3) STEPS TO ELEVATE THE FINISHED FLOOR OF RESIDENTIAL BUILDINGS ABOVE THE ADJACENT SIDEWALK GRADE, WHERE SIDE-LOADED / COURTYARD ENTRY GARAGES ARE PROPOSED, IN LIEU OF THE REQUIREMENT THAT RESIDENTIAL BUILDING FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED A MINIMUM OF THREE (3) STEPS ABOVE THE ADJACENT SIDEWALK GRADE.

JUSTIFICATION STATEMENT: THIS WAIVER IS REQUIRED TO ALLOW MORE FLEXIBILITY IN DESIGN OF THE COURTYARD AREAS.

PROPOSED CONDITIONS:

CONDITION #1

THE VISUAL PROMINENCE OF FRONT-LOADED GARAGES ON SINGLE FAMILY DETACHED UNITS ON LOTS ARE LESS THAN SIXTY-FIVE FEET (65') IN WIDTH, BUT GREATER THAN FIFTY FEET (50') SHALL BE DIMINISHED BY INCORPORATING THE FOLLOWING DESIGN STANDARDS:

- A. GARAGE DOORS SHALL INCORPORATE WINDOWS ALONG THE UPPER ONE-QUARTER (1/4) OF THE DOOR PLANE.
- B. GARAGE DOOR OPENINGS SHALL BE NO WIDER THAN TWELVE (12) FEET. ADJACENT GARAGE DOORS SHALL BE SEPARATED BY A COLUMN, PILASTER, OR OTHER SUPPORTING VERTICAL COMPONENT WHICH IS AT LEAST TWELVE (12) INCHES WIDE. A MAXIMUM OF TWO (2) GARAGE DOOR OPENINGS PER RESIDENTIAL UNIT ARE PERMITTED.
- C. AN ARCHITECTURAL FEATURE TO SOFTEN THE VISUAL PLANE OF THE GARAGE FAÇADE WHICH MAY INCLUDE TRELLIS, AWNING, GARAGE PERGOLA, OR OTHER PROJECTED FORM SHALL BE CONSTRUCTED DIRECTLY OVER ALL GARAGE DOOR OPENINGS. THE DESIGN OF THE OVERHEAD COMPONENT SHALL COMPLIMENT THE ARCHITECTURAL STYLE, TRIM, AND FINISHED MATERIALS OF THE HOME, AND SHALL EXTEND A MINIMUM OF TWENTY-FOUR(24) INCHES FROM THE WALL PLANE SURROUNDING THE GARAGE OPENING.

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	Drawn by: GPR	Area: ORANGE COUNTY
	Appvd. by: GRR	5 of 6



934 92'

ASHTON WOODS
(PD / UNP, VACANT
RESIDENTIAL)

PORTER ROAD

OS-4



LAKE HANCOCK
BOULEVARD

LAKE HANCOCK
ESTATES
(PD, VACANT
RESIDENTIAL)

PLANTED TREES
NOT INCLUDED

PHASE II PHASE I

NOT PLATTED
ORANGE COUNTY NATIONAL
GOLF COURSE
(A-1, COUNTY)

POINT OF BEGINNING
POINT OF COMMENCEMENT

TRACT L-6
LANDSCAPE
/ WALL TRACT

TRACT A-4
ACCESS TRACT

**KELLY,
COLLINS &
GENTRY, INC.**

ENGINEERING / PLANNING

Scale: 1" = 250'
Date: 1/28/2015
S: 29 T: 23 R: 27
Job #: 1078.000
Drawn by: GPR
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**CCM-7 SUBDIVISION
HAMLIN PD / UNP**

Exhibit: SITE PLAN SHEET
Source: PSP-15-04-101
Area: ORANGE COUNTY