



**Interoffice Memorandum**

05-22-16 10:44 AM RCVD

**DATE:** June 20, 2016 05-22-16 A10:44 RCVD

**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:** West Lake Hancock Estates PD / West Lake Hancock Estates Preliminary Subdivision Plan / Development Plan – Substantial Change - Case # CDR-16-05-174

**Type of Hearing:** Substantial Change

**Applicant(s):** Ms. Sarah M. Maier  
Dewberry  
800 North Magnolia Avenue, Suite 1000  
Orlando, Florida 32803

**Commission District:** 1

July 19, 2016  
@ 2pm

General Location: East of Porter Road along the Southwest side of Lake Hancock

Parcel ID # (s) 28-23-27-9151-10-000 (affected parcel)

# of Posters: 2

Use: Approved for 381 single-family residential dwelling units with a proposed dock and boat launch area on Tract JJ within Phase 2

Size / Acreage: 270.19 (entire PSP)

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*)

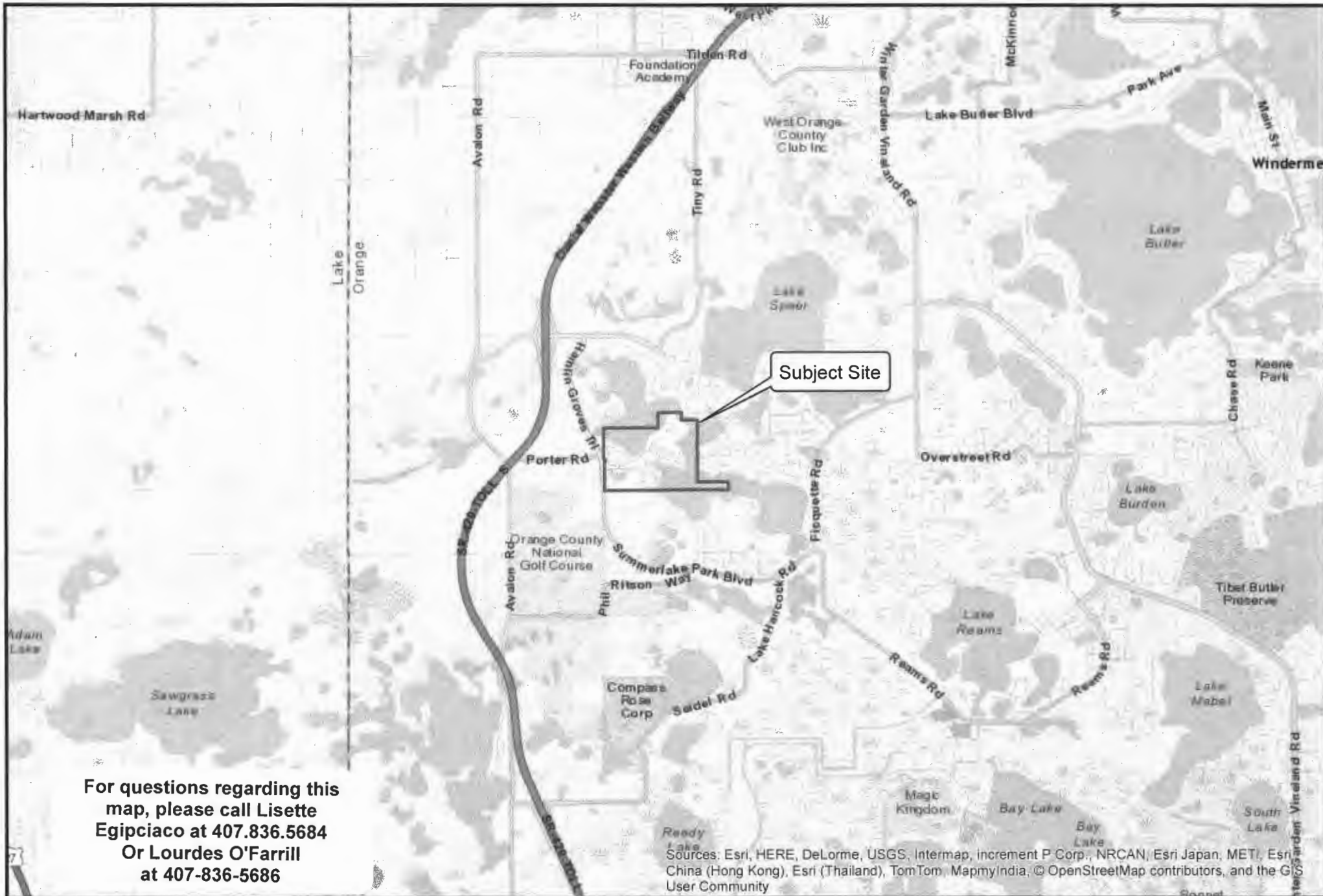
**SPECIAL INSTRUCTIONS TO CLERK (IF ANY):**

***Please include the following information in the Notice to Abutters - This request is to add a dock and boat launch area on Tract JJ within Phase 2; District 1; East of Porter Road along the Southwest side of Lake Hancock.***

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)

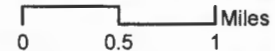


For questions regarding this map, please call Lisette Egipciaco at 407.836.5684 Or Lourdes O'Farrill at 407-836-5686

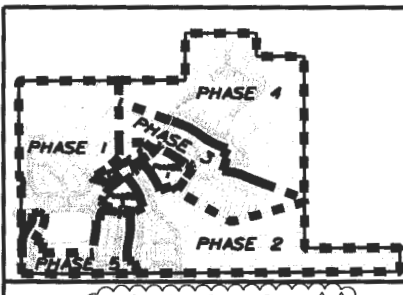
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

### The Overlook at Hamlin

(aka West Lake Hancock Estates)  
Orange County, Florida  
Location Map



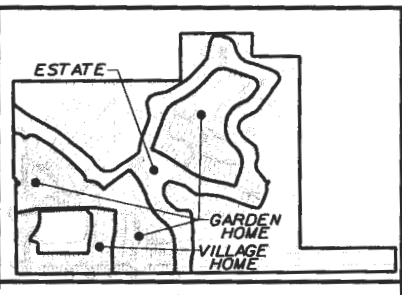
Data Source: OCPA  
Image Source: ESRI



PLAT PHASING PLAN

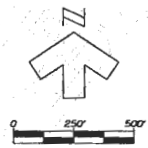
PHASE 1 INCLUDE TRACTS:  
A-1, A-2, B, C, D, E, F, G, H, I, J, L, AA, BB, II & KK.

NOTE: A BOAT DOCK/RAMP IS PROPOSED ON TRACT JJ OF THE PROJECT & WILL BE PERMITTED SEPARATELY AS REQUIRED BY THE ORANGE COUNTY CODE.

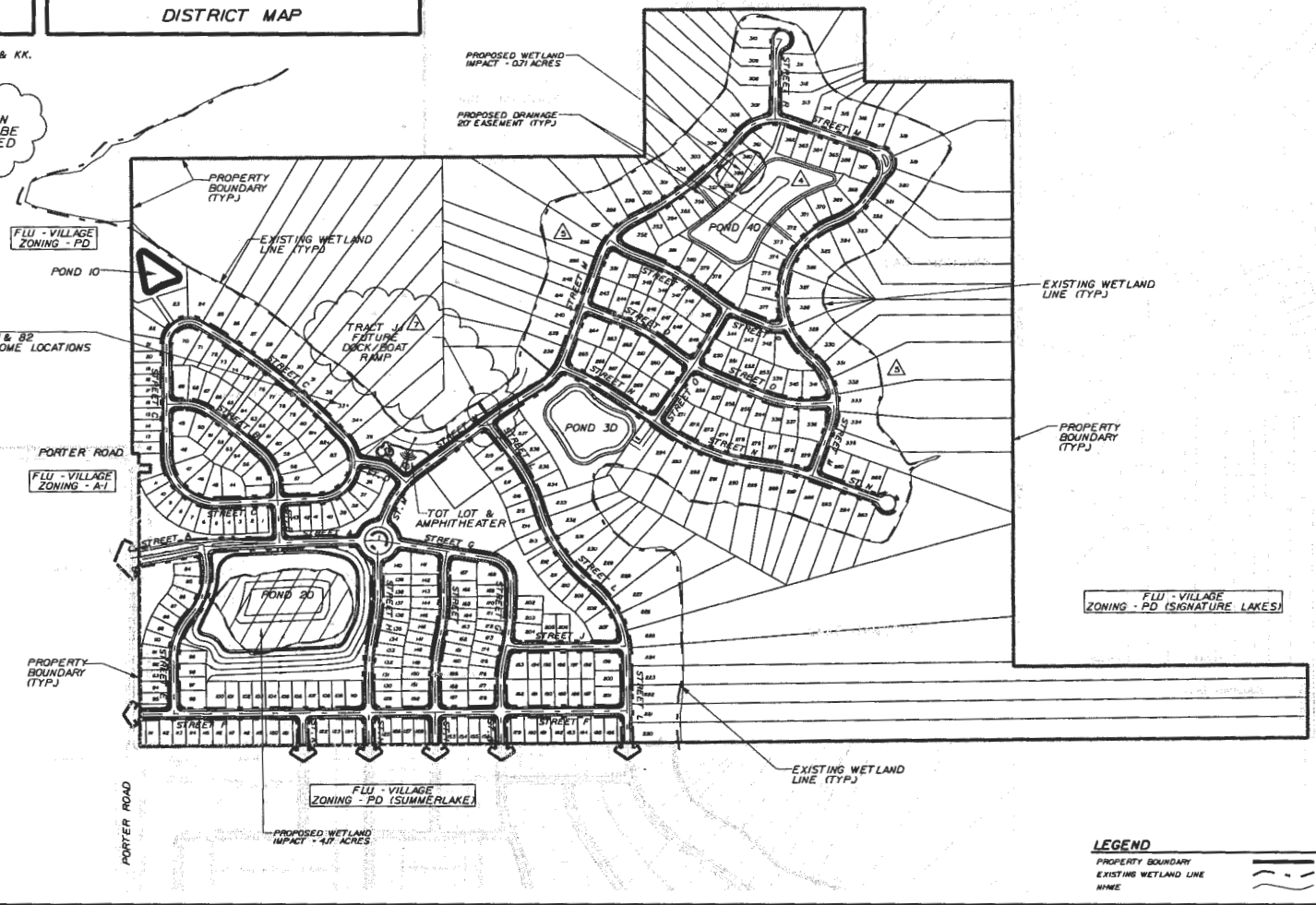


DISTRICT MAP

FLU - VILLAGE ZONING - PD (SIGNATURE LAKES)



FLORIDA  
ORANGE COUNTY  
OVERALL SITE PLAN  
WEST LAKE HAMMOCK ESTATES  
CORPORATE OFFICE: 1000 BOYD AVENUE, SUITE 200, ORLANDO, FL 32838  
407.841.1200 FAX: 407.841.1201



NOTE: LOTS 33, 34, 81 & 82 ARE MODEL HOME LOCATIONS

FLU - VILLAGE ZONING - PD (SIGNATURE LAKES)

FLU - VILLAGE ZONING - PD (SUMMERLAKE)

LEGEND  
PROPERTY BOUNDARY  
EXISTING WETLAND LINE  
NAME

DATE	BY	DESCRIPTION
4-23-16	BAK	ADDED BOAT DOCK
8-23-16	TYS	REV. LOT NUMBERS AND LOT LINES
7-1-16	TYS	REV. PER PHASE 4
5-14-15	MAK	REV. PER 2-1-13 MEETING
8-23-12	MAK	DELETE WETLAND BUFFER PER SP4MD MITIGATION

DATE	APPROVED BY
8/23/16	MAK
8/23/16	TYS
7/1/16	TYS
5/14/15	MAK
8/23/12	MAK

CONTRACTOR: "AS BUILT" DRAWING SHALL BE THE BASIS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

CONTRACTOR'S NAME: BOWYER SINGLETON  
REGISTERED PROFESSIONAL ENGINEER: STATE OF FLORIDA REGISTRATION NO. 12878  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT: STATE OF FLORIDA REGISTRATION NO. 12878