




Interoffice Memorandum

DATE: June 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: 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: Moss Park PD / Parcel C1 Preliminary Subdivision Plan – Case # PSP-15-12-369

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Ms. Christina Baxter
Poulos & Bennett, LLC
2602 East Livingston Street
Orlando, Florida 32803

Commission District: 4

General Location: North & South of John Wycliffe Boulevard / West of Moss Park Road

August 2, 2016 @ 2pm

Parcel ID #(s) 09-24-31-0000-00-023; 15-24-31-0000-00-015

of Posters: 10

Use: 112 Single Family Residential Units

Size / Acreage: 24.4

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 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 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 112 single family residential dwelling units on 24.4 gross acres; District 4; North & South of John Wycliffe Boulevard / West of Moss Park Road.

The following waiver from Section 34-209 of the Orange County Code is also requested:

1. A waiver from Orange County Code Section 34-209 is requested to allow a four (4) – six (6) foot high berm, split rail fence and landscape buffer in lieu of a six (6) foot high masonry screen wall along Moss Park Road.

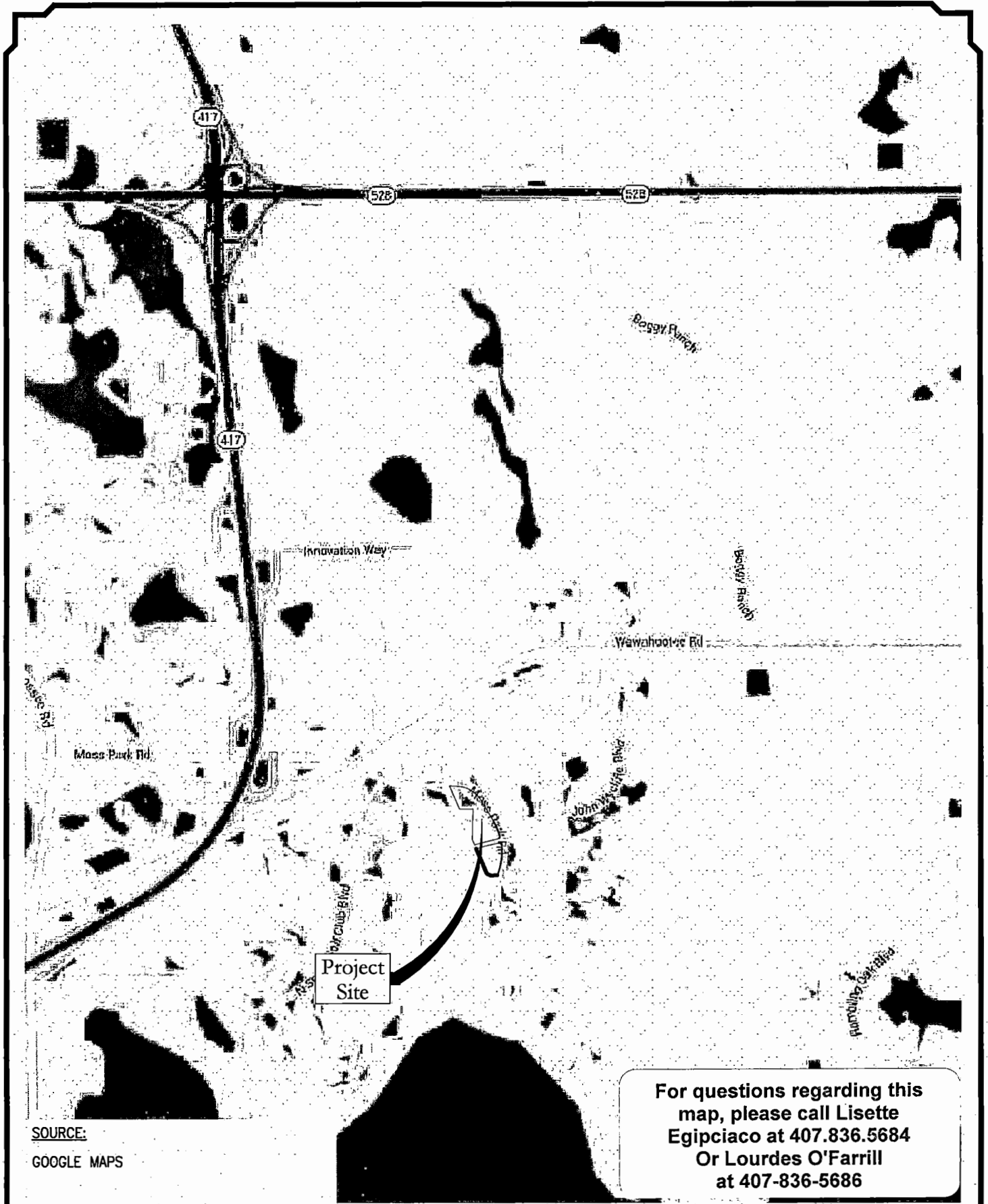
Material Provided:

- (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.

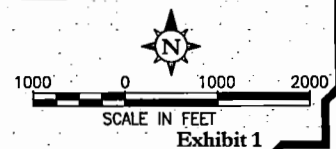
Attachments (location map and site plan sheet)



SOURCE:
GOOGLE MAPS

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

Location Map
Moss Park



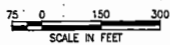
March 17 2016
P & B Job No.: 13-001

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

2/2013/13-001 LDMW - MOSS PARK PL/PA/REL CD/CD/LEH & FES/13-001 LOCATION MAP



PB Trip Generation Statement							
DESCRIPTION	ITE Code	PEAK TRIP GENERATION RATES*			UNITS	PEAK HOUR TRIPS	
		WEEKDAY	AM	PM		DAILY	AM
Single Family Homes	210	9.52	0.75	1.00	112	1066	84 112

*NOTE: BASED ON ITE TRIP GENERATION - 9TH EDITION

General Site Data	
Project Site Area	24.42 Ac
Total Wetlands	0.00 Ac
Total Stormwater Provided	6.54 Ac
Net Developable Acres	17.88 Ac.
Proposed Dwelling Units	112 Units
Density	6.26 DU/Ac.
Zoning	Planned Development (PD)
Existing Land Use	Vacant
Proposed Land Use	Single-Family Residential (Attached)
Building & Lot D:	
Max. Building Height (2 Stories)	35'
Building Setbacks:	
Front	20'
Street Side	5'
Inferior Side	0'
Rear	20'
PD Perimeter	0'
Building Separation	20'
Min. Lot Width	20'
Min. Lot Depth	92'
Min. Net Lot Size	1,680 S.F.
Min. Net Floor Area	1,000 S.F.

Open Space Category	Required	Provided
Required 50% = 24.42 Ac. x 50% = 12.21 Ac. (See Note 2 & 4)		
'A' - Landscape/Buffer/Open Space	3.05 Ac. Min.	6.59 Ac.
'B' - Stormwater Tracts	6.11 Ac. Max.	6.11 Ac. (6.54 Ac. Prov.)
'C' - Conservation Area	0.00 Ac. Min.	0.00 Ac.
Total Open Space	12.21 Ac.	12.70 Ac.
Recreation Space Analysis (See Note 3)	0.87 Ac. Min.	1.05 Ac.

Phasing	The project will be constructed in 1 phase.
Topographic Survey	Survey prepared by Allen & Co., dated 11/16/2015. Vertical Datum NAVD 88.
Landscape	Final landscape plans are required to be submitted for review and approval prior to landscape construction. Landscape plans to be in accordance with Orange County Zoning.
Garbage Pickup	Single family units to be picked up at front right of way.
Public Works Streets & Drainage	1. Street Lights will be provided in accordance with Orange County code. 2. Final crosswalk locations and advisory signage to be determined at construction plan approval. 3. All construction details are conceptual and subject to review and modification during the approval of final construction plans.
Lighting	Lighting shall comply with Orange County Code, Ch. 9, Art. XVI.
Schools	At the time of platting, documentation shall be provided from Orange County Public Schools that this project is in compliance with the capacity enhancement agreement, unless the property is vested and/or exempt, the applicant shall be subject to school concurrency and required to go through the review process prior to platting.
Signage	Signage shall comply with Orange County Code, Chapter 31.5. Billboards and Pole Signs shall be prohibited.
Utilities	The size location and points of connection for water, wastewater and residential water mains shall be finalized at time of construction plan review. 1. Fire hydrants shall be installed so that the design and calculation meet the requirements in the Orange County subdivision regulations. 2. Fire access shall be from the front of the proposed dwelling units. 3. Fire hydrants shall be placed no further than 500' apart, measured along the roadway. No building intended for occupancy shall exceed 250' from the nearest fire hydrant.
Fire Protection	1. During construction, when combustibles are brought on to the site, access roads and a suitable temporary or permanent supply of water acceptable to the fire department shall be provided and maintained chapter 16, NFPA 1 2012 Edition (IFPC 2012 Edition). 2. All acreages are subject to change with final engineering and final plat review and approval. 3. In accordance with Section 38-1222, any variations from county code minimum standards represented on this plan that have not been expressly approved by the BCC are invalid.
Miscellaneous	
Wetlands	An Orange County Conservation Area Determination (CAD 99-033) on impact permit (CAIP) 00-123 and subsequent modifications, were completed for this PD. This plan shall comply with all related conditions of approval.

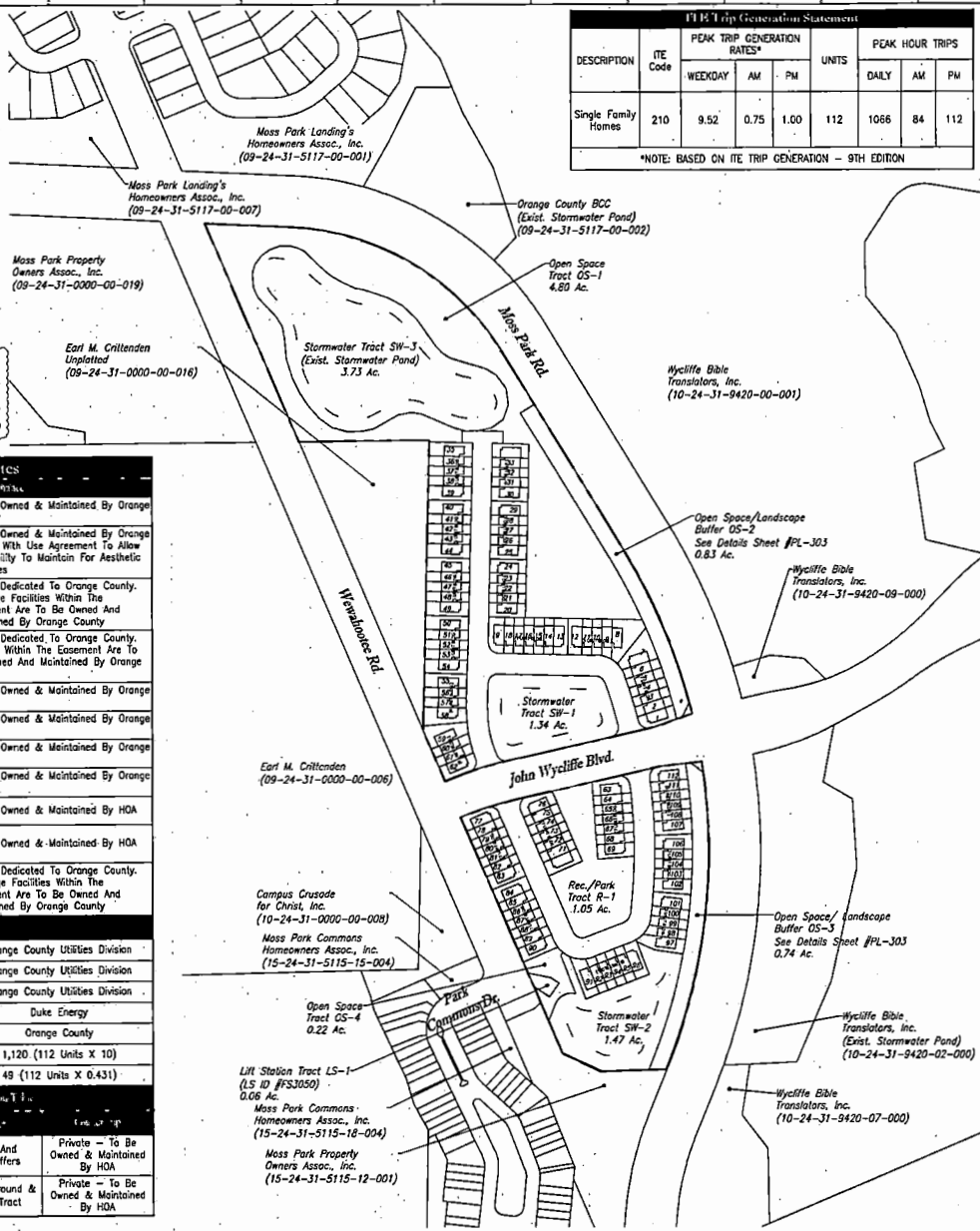
- NOTES:
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
 2. OPEN SPACE PER ORANGE COUNTY CODE, SEC. 24-30, CATEGORY 'A' SHALL NOT BE LESS THAN 25% OF TOTAL OPEN SPACE. CATEGORY 'B' SHALL NOT EXCEED 50% OF TOTAL OPEN SPACE. CATEGORY 'C' & 'D' CUMULATIVE SHALL NOT EXCEED 75% OF TOTAL OPEN SPACE.
 3. RECREATION SPACE REQUIRED IS 1.5 AC PER 1,000 RESIDENTS, ASSUMING 3.1 RESIDENTS/UNIT. IF 112 UNITS, MINIMUM RECREATIONAL AREA IS 0.87 ACRES.
 4. MINIMUM OPEN SPACE REQUIRED = 50% PER APPROVED PD (LATEST REVISION DATED 9/23/2014 - COB-14-03-067).
 5. IN ACCORDANCE WITH SECTION 38-1221, ANY VIOLATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

MAJOR REQUEST:
1. A ROADWAY FROM SECTION 31-209 TO ALLOW A 4'-4" HIGH METAL SPRING RAIL FENCE AND LANDSCAPE BUFFER IN LIEU OF A 6" HIGH METAL SPRING RAIL FENCE AND LANDSCAPE BUFFER ARE PROPOSED ALONG THE WEST SIDE OF THIS ROADWAY.

ADDITIONAL:
THIS REQUEST IS TO MAINTAIN THE RURAL CHARACTER DESIRED FOR THESE FARM PLOTS. IN LIEU OF THE 6" HIGH METAL SPRING RAIL FENCE AND LANDSCAPE BUFFER ARE PROPOSED ALONG THE WEST SIDE OF THIS ROADWAY.

General Notes		
Roadways	Public	To Be Owned & Maintained By Orange County
Stormwater Tracts	Public	To Be Owned & Maintained By Orange County With Use Agreement To Allow HOA Ability to Maintain For Aesthetic Purposes
Drainage Easement	Public	To Be Dedicated To Orange County. Drainage Facilities Within The Easement Are To Be Owned And Maintained By Orange County
Utility Easement	Public	To Be Dedicated To Orange County. Utilities Within The Easement Are To Be Owned And Maintained By Orange County
Wastewater	Public	To Be Owned & Maintained By Orange County
Reclaim Water	Public	To Be Owned & Maintained By Orange County
Potable Water	Public	To Be Owned & Maintained By Orange County
Sidewalk In Public R/W	Public	To Be Owned & Maintained By Orange County
Recreation Tracts	Private	To Be Owned & Maintained By HOA
Open Space & Landscape Buffer Tracts	Private	To Be Owned & Maintained By HOA
Stormwater Tract SW-3 (Exist. Stormwater Pond)	Public	To Be Dedicated To Orange County. Drainage Facilities Within The Easement Are To Be Owned And Maintained By Orange County
UTILITIES		
Potable Water Services		Orange County Utilities Division
Reclaim Services		Orange County Utilities Division
Wastewater Services		Orange County Utilities Division
Electric Services		Duke Energy
Fire Protection		Orange County
Average Daily Traffic		1,120 (112 Units X 10)
School Age Population		49 (112 Units X 0.431)
UTILITIES - RESERVATION		
OS-1 Through OS-4	6.58 Ac.	Open Space And Landscape Buffers
R-1	1.05	Recreation Playground & Pool/Cabana Tract

NOTE:
1. Playground Shall Be Constructed Prior To Certification Of Completion Of Site Infrastructure. The Pool & Cabana May Be Constructed After Certification Of Completion Of Site Infrastructure.



Key Map:

Scale: 1" = 150'

Project Name: **MOSS PARK P.D. PARCEL C1**

Submitted To: **ORANGE COUNTY, FL**

Sheet Title: **MASTER SITE PLAN**

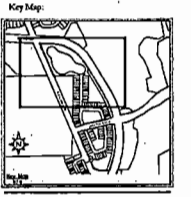
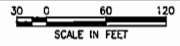
Sheet No.: **C2.00**

Date: **June 18, 2015**

Prepared By: **POULOS & BERNETT**

15 04/20/14 BCC & B-SUBMIT TO ORANGE COUNTY
14 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY
13 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY
12 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY
11 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY
10 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY
09 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY
08 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY
07 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY
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04 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY
03 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY
02 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY
01 04/16/14 BCC & B-SUBMIT TO ORANGE COUNTY

POULOS & BERNETT, LLC
2002 E. Livingston St., Orlando, FL 32803
Tel: 407.481.2294 www.poulosandbernett.com
Eng. Reg. No. 28567



Consultant

05	04/15/14	REV A	RESUBMIT TO ORANGE COUNTY
04	04/04/14	REV A	RESUBMIT TO ORANGE COUNTY
03	04/15/14	REV A	RESUBMIT TO ORANGE COUNTY
02	04/15/14	REV A	RESUBMIT TO ORANGE COUNTY
01	12/15/13		SUBMIT TO ORANGE COUNTY
00	DATE:	DESCRIPTION:	

VERTICAL DATE:	NAVD 83
SUBMIT DATE:	13-201
DESIGNED BY:	DD/D/D
DRAWN BY:	J/D
CHECKED BY:	J/D
APPROVED BY:	CMB
SCALE IN FEET:	1" = 60'

Project Name:
**MOSS PARK P.D.
 PARCEL C1**

Submitted To:
ORANGE COUNTY, FL.

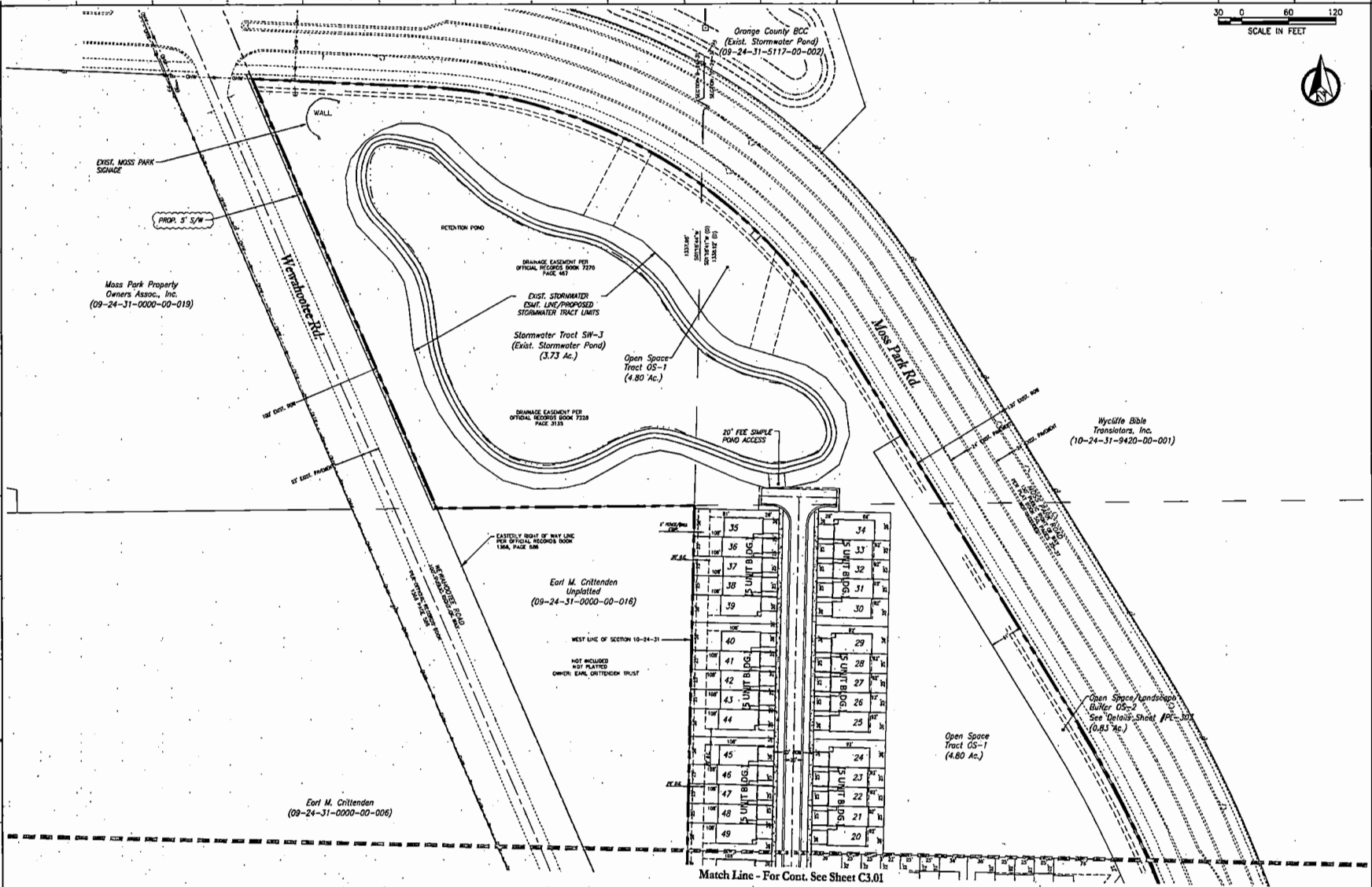
Sheet Title:
SITE PLAN

Sheet No.:
C3.00

Scale:
 DATE: **June 10, 2015**



Poulos & Bennett, LLC
 2402 E. Livingston St., Orlando, FL 32803
 Tel. 407.417.5204 www.poulosandbennett.com
 Reg. Bus. No. 25597



Match Line - For Cont. See Sheet C3.01

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