



Interoffice Memorandum

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JUL 11 19 12:51 PM

DATE: July 8, 2019

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 *jme*

CONTACT PERSON(S): 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: Rainbow Ridge Planned Development / Rainbow Ridge Preliminary Subdivision Plan Case # PSP-15-10-304

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Larry Poliner
RCE Consultants, LLC
617 Arvern Drive
Altamonte Springs, Florida 32701

Commission District: 2

General Location: South of Haas Road / East of Plymouth Sorrento Road

LEGISLATIVE FILE # 19-11A9

August 20, 2019 @ 2 PM

Parcel ID #(s) 07-20-28-0000-00-007, 07-20-28-0000-00-072

of Posters: 1

Use: 20 Detached Single-Family Residential Dwelling Units

Size / Acreage: 43.99

BCC Public Hearing Required by: Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89

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 407-836-8181.

Advertising Language:

This Preliminary Subdivision Plan (PSP) is a request to subdivide 43.99 acres in order to construct 20 detached single-family residential dwelling units; District 2; South of Haas Road / East of Plymouth Sorrento Road.

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

1. A waiver from Orange County Code Section 34-208(c), to allow the subdivision without street lighting in lieu of the requirement of installation of street lights.
2. A waiver from Orange County Code Section 34-171(7), to eliminate the requirement of constructing four-foot wide concrete sidewalks on both sides of the street.

Material Provided:

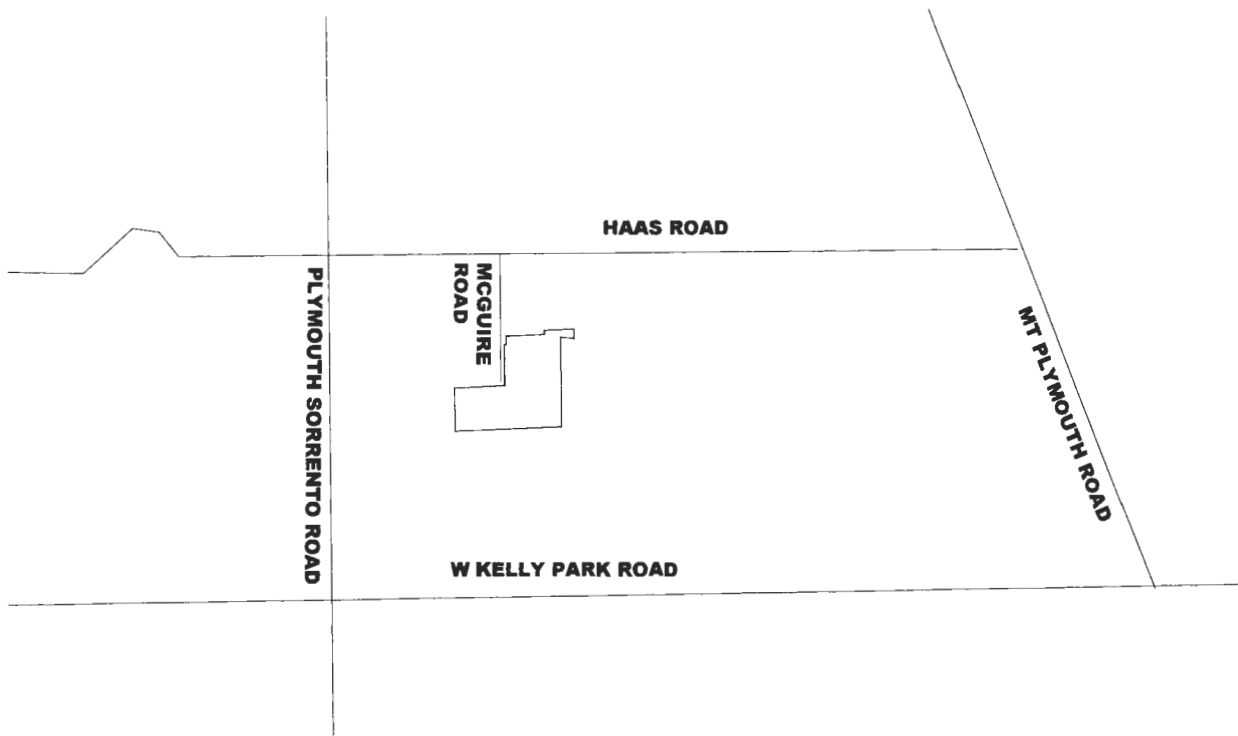
- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

Special Instructions to Clerk (if any):

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 Lisette Egipciano and Sapho Vatel of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)



If you have any questions regarding this map, please call the Planning Division at 407-836-5600.



Scale: NTS
Date: AUG 2017
Job No.: 13-2016
COA No. 29307

LOCATION MAP
RAINBOW RIDGE
ORANGE COUNTY

FIGURE
1

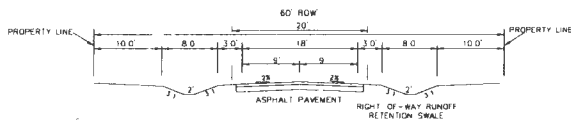
**RAINBOW RIDGE
 PRELIMINARY SUBDIVISION PLAN
 ORANGE COUNTY**

LAND USE TABLE

TRACT/LOT	AREA (SF)	TOTAL AREA (AC)	*POA/PRIVATE
TRACT A (ROW)	49,858 SF	3.32 AC	POA
TRACT B (OPEN)	958,326 SF	22.00 AC	POA
LOT 1	32,404 SF	0.74 AC	PRIVATE
LOT 2	34,199 SF	0.79 AC	PRIVATE
LOT 3	31,351 SF	0.72 AC	PRIVATE
LOT 4	37,052 SF	0.85 AC	PRIVATE
LOT 5	34,203 SF	0.79 AC	PRIVATE
LOT 6	54,311 SF	1.25 AC	PRIVATE
LOT 7	44,866 SF	1.03 AC	PRIVATE
LOT 8	44,508 SF	1.02 AC	PRIVATE
LOT 9	42,105 SF	0.97 AC	PRIVATE
LOT 10	40,443 SF	0.93 AC	PRIVATE
LOT 11	51,836 SF	1.19 AC	PRIVATE
LOT 12	52,707 SF	1.21 AC	PRIVATE
LOT 13	38,633 SF	0.89 AC	PRIVATE
LOT 14	39,647 SF	0.91 AC	PRIVATE
LOT 15	50,104 SF	1.15 AC	PRIVATE
LOT 16	48,351 SF	1.11 AC	PRIVATE
LOT 17	38,025 SF	0.87 AC	PRIVATE
LOT 18	32,124 SF	0.74 AC	PRIVATE
LOT 19	35,143 SF	0.81 AC	PRIVATE
LOT 20	30,500 SF	0.70 AC	PRIVATE

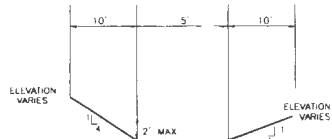
TOTAL AREA = 43.99 ACRES

*PROPERTY OWNERS ASSOCIATION



ROADWAY CROSS SECTION

N T S

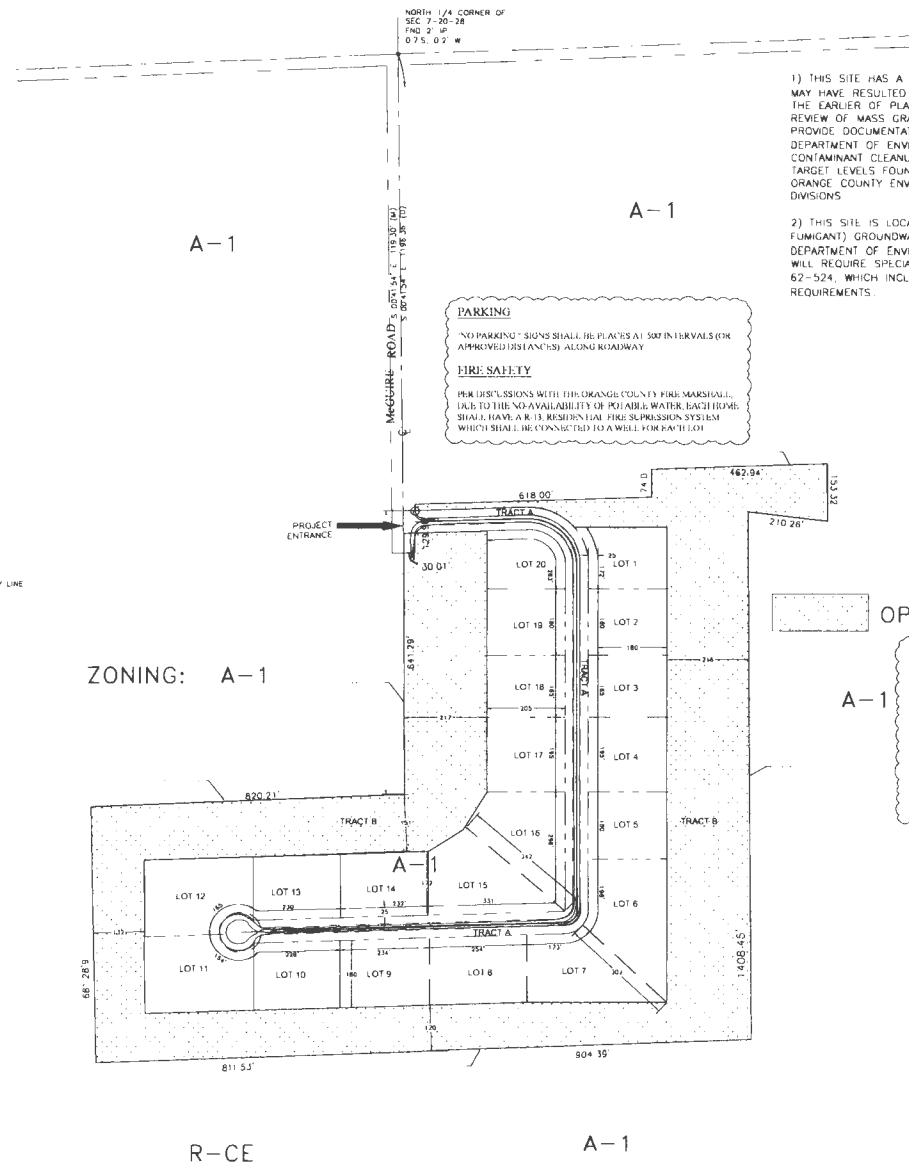


LOT SWALE

N T S

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE WEKIVA STUDY AREA, AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 369.316 OF THE FLORIDA STATUTES (F.S.) ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY.



- 1) THIS SITE HAS A PRIOR AGRICULTURAL LAND USE (CITRUS GROVES) THAT MAY HAVE RESULTED IN SOIL AND/OR GROUNDWATER CONTAMINATION PRIOR TO THE EARLIER OF PLATTING, DEMOLITION, SITE CLEARING, GRADING, GRUBBING, REVIEW OF MASS GRADING OR CONSTRUCTION PLANS. THE APPLICANT SHALL PROVIDE DOCUMENTATION TO ASSURE COMPLIANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) REGULATION 62-777 CONTAMINANT CLEANUP TARGET LEVELS, AND ANY OTHER CONTAMINANT CLEANUP TARGET LEVELS FOUND TO APPLY DURING FURTHER INVESTIGATIONS, TO THE ORANGE COUNTY ENVIRONMENTAL PROTECTION AND DEVELOPMENT ENGINEERING DIVISIONS.
- 2) THIS SITE IS LOCATED WITHIN AN ETHYLENE DIBROMIDE (EDB, A SOIL FUMIGANT) GROUNDWATER CONTAMINATION ZONE DELINEATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). ANY NEW WATER WELLS WILL REQUIRE SPECIAL PERMITTING PER FLORIDA ADMINISTRATIVE CODE FAC 62-524, WHICH INCLUDES SPECIFIC CONSTRUCTION AND/OR TREATMENT REQUIREMENTS.

PARKING
 NO PARKING SIGNS SHALL BE PLACED AT 500' INTERVALS (OR APPROVED DISTANCES) ALONG ROADWAY.

FIRE SAFETY
 PER DISCUSSIONS WITH THE ORANGE COUNTY FIRE MARSHALL, DUE TO THE UNAVAILABILITY OF POTABLE WATER, EACH HOME SHALL HAVE A R-13 ROOMS/FIRE SUPPRESSION SYSTEM WHICH SHALL BE CONNECTED TO A WELL FOR EACH LOT.

OPEN SPACE (TRACT B)

WAIVERS REQUESTED

A WAIVER FROM ORANGE COUNTY CODE SECTION 34-208 (c), TO ALLOW THE SUBDIVISION WITHOUT STREET LIGHTING IN LIEU OF INSTALLATION OF STREET LIGHTS.

A WAIVER FROM ORANGE COUNTY CODE SECTION 34-171 (7), TO ELIMINATE THE REQUIREMENT OF CONSTRUCTING 4 FOOT WIDE SIDEWALKS ON BOTH SIDES OF THE STREET.

NOTES

- MAXIMUM BUILDING HEIGHT 35'
- SOILS**
- (4-5) CENTER/BIPOPOKPAHINE SAND SOIL TYPE A
- SOILS DATA FROM SOILS USIDA GOV SURVEY FOR ORANGE CO.
- ALL OPEN SPACE OWNED BY THE HOMEOWNERS ASSOCIATION SHALL BE OPEN TO THE GENERAL PUBLIC. THIS SHALL BE INCLUDED IN THE SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
- PROPOSED LOT GRADES MAY VARY MORE THAN 1 FT FROM THE EXISTING GRADES AT THE PROPERTY LINE.
- POLLUTION ABATEMENT SWALES SHALL BE PROVIDED ON EACH LOT AND WITHIN THE RIDGE OR WAY PER ORANGE COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RULES.
- ALL SUBDIVISION SHALL COMPLY WITH CHAPTER 315 OF THE ORANGE COUNTY CODE OF ORDINANCES.

NO.	REVISION/REMARK DATE

REC Engineering, LLC
 817 Tavares Drive
 University Park, FL 32781
 407 532 8925
 REC LLC www.receng.com

Engineer of Record

Lawson Palmer
 19874
 REC CONSULTANTS, LLC
 Certificate of Authorization 22007

PROJECT #	2014
DRAWN	CHECKED
DATE	SHEET
JULY 2014	2
SCALE	
SITE PLAN	