



**Interoffice Memorandum**

Received: September 29, 2020 @ 3:53pm

Publish: October 11

Deadline: October 6

DATE: September 29, 2020

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](mailto:Lisette.Egipciaco@ocfl.net)

SUBJECT: Request for Board of County Commissioners Public Hearing

---

Project Name: Blue Diamond Preliminary Subdivision Plan  
Case # PSP-20-03-092

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Sam J. Sebaali  
Florida Engineering Group, Inc.  
5127 S Orange Avenue  
Orlando, Florida 32828

Commission District: 3

General Location: North of Heather Road / West of Forsyth Road

Parcel ID #(s): 22-22-30-00000-00-027 & 22-22-30-0000-00-134

# of Posters: 5

Use: 49 Single-Family Residential Dwelling Units

Size / Acreage: 31.5 gross acres

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 31.50 acres in order to construct 49 single-family residential dwelling units; District 3; North of Heather Road / West of Forsyth Road

**Material Provided:**

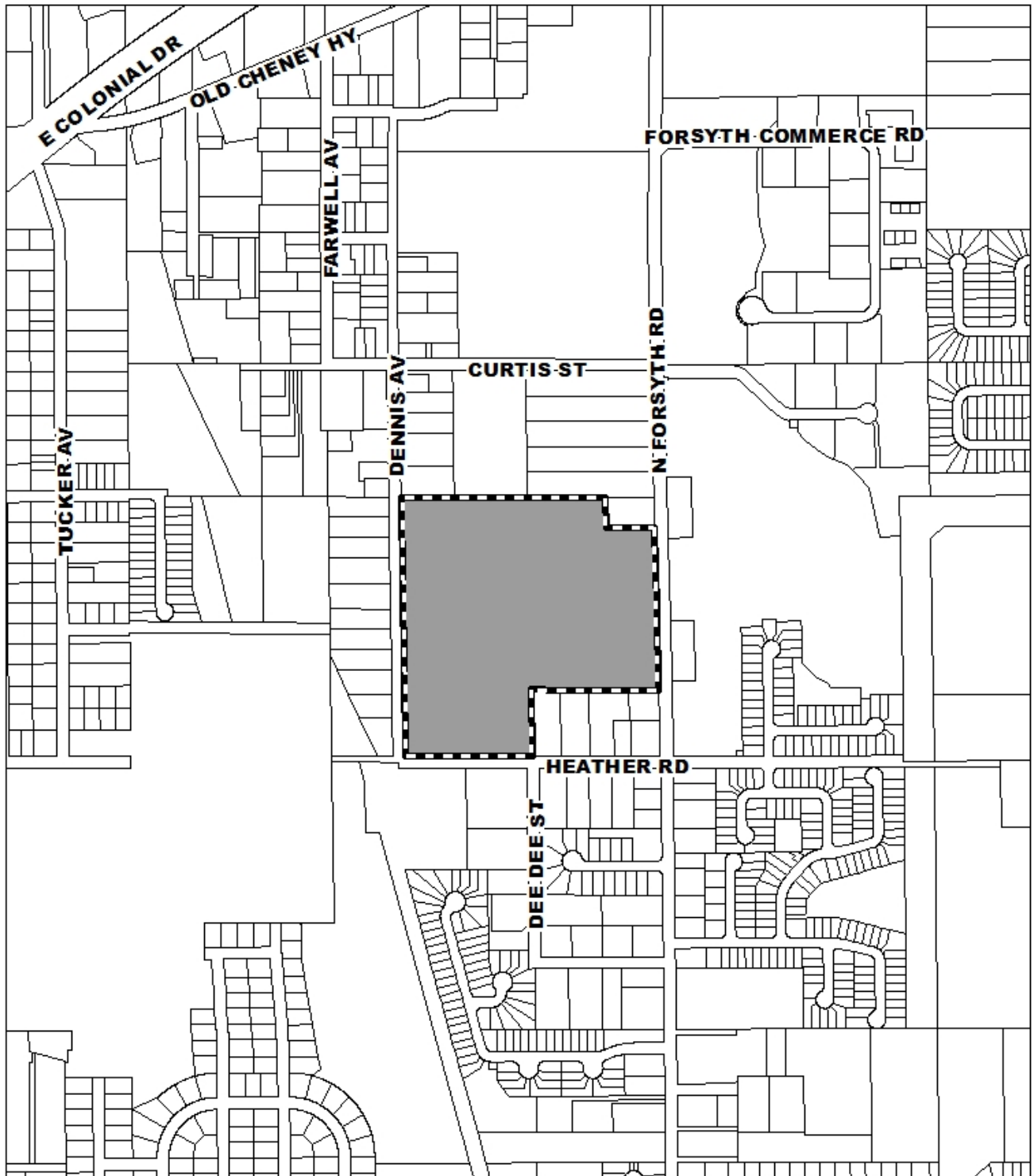
- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

***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 of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)



 Subject Property



1 inch = 650 feet

**RESIDENTIAL SITE DATA**

1. PARCEL ID: 22-22-20-0000-00-007 & 22-22-20-0000-00-014
2. ZONING: R-1
3. EXISTING USE: LOW-MEDIUM DENSITY RESIDENTIAL
4. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
5. SURFACE AREA: 31.02 ACRES
6. SURFACE WATER: 1.54 ACRES
7. METLANDS: 1.17 ACRES
8. METLANDS: 4.2 ACRES
9. METLANDS: 1.17 ACRES
10. METLANDS: 1.17 ACRES
11. METLANDS: 1.17 ACRES
12. METLANDS: 1.17 ACRES
13. METLANDS: 1.17 ACRES
14. METLANDS: 1.17 ACRES
15. METLANDS: 1.17 ACRES
16. METLANDS: 1.17 ACRES
17. METLANDS: 1.17 ACRES
18. METLANDS: 1.17 ACRES
19. METLANDS: 1.17 ACRES
20. METLANDS: 1.17 ACRES
21. METLANDS: 1.17 ACRES
22. METLANDS: 1.17 ACRES
23. METLANDS: 1.17 ACRES
24. METLANDS: 1.17 ACRES
25. METLANDS: 1.17 ACRES

**BCC CONDITIONS OF APPROVAL (02-19-10-046) 02/17/2020:**

1. DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF FIFTY (50) DETACHED SINGLE-FAMILY INCLUDING:
2. THE MINIMUM LOT WIDTH FOR LOTS FORMING ON DENNIS AVENUE AND HANCOCK ROAD SHALL BE 35 FEET.
3. THE MINIMUM LOT WIDTH FOR LOTS ALONG FOREST ROAD SHALL BE 40 FEET.
4. SPECIFIC PLANS FOR FINISHING AND LANDSCAPING THE AREA SURROUNDING THE BROWDER PIT AND THE BROWDER PIT SHALL BE PROVIDED AS PART OF THE PRELIMINARY SUBDIVISION PLAN APPROVAL.
5. THE PROJECT SHALL NOT INCLUDE A TOWN HOUSE OR ROW OR ANY OTHER RESIDENTIAL FORMS.
6. 600 SQUARE FOOT MINIMUM PORCH.

**STORMWATER SYSTEM:**

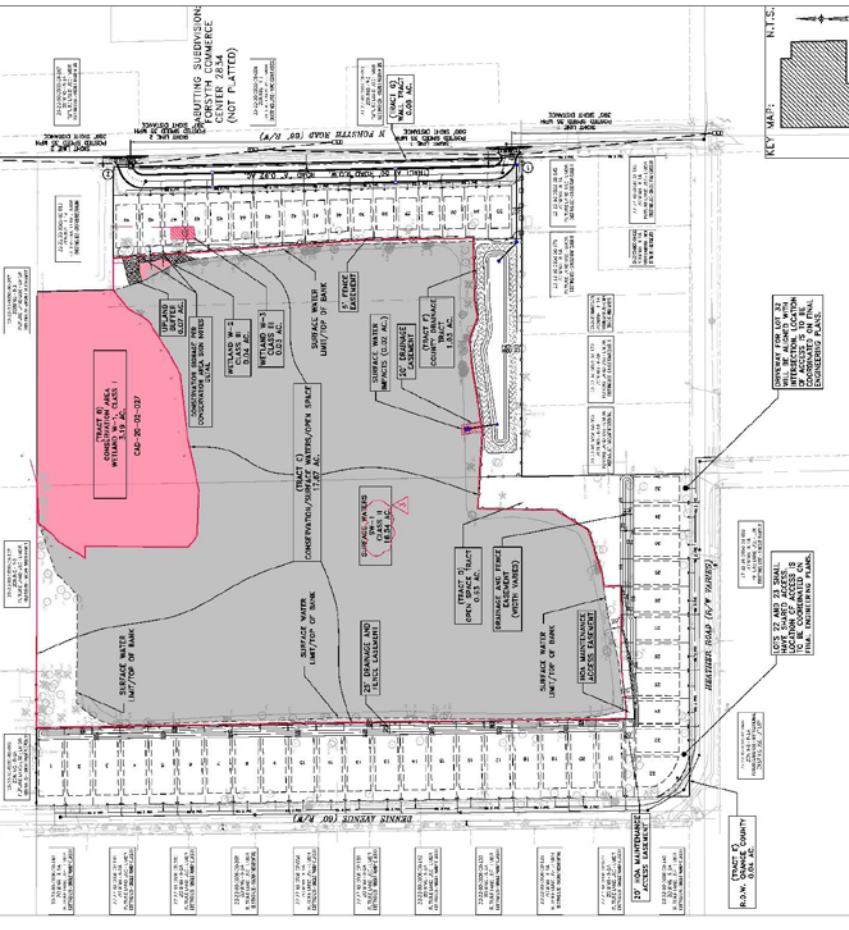
1. THE STORMWATER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH CHANCE COUNTY AND SUMMIT COUNTY STANDARDS.

**SITE UTILITY NOTES:**

1. THE UTILITIES SHALL BE MAINTAINED SYSTEM SHALL COMPLY WITH CHANCE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR MAINTENANCE AND WATER MAIN CONSTRUCTION.
2. THE UTILITIES SHALL BE MAINTAINED SYSTEM SHALL COMPLY WITH CHANCE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR MAINTENANCE AND WATER MAIN CONSTRUCTION.
3. THE UTILITIES SHALL BE MAINTAINED SYSTEM SHALL COMPLY WITH CHANCE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR MAINTENANCE AND WATER MAIN CONSTRUCTION.
4. THE UTILITIES SHALL BE MAINTAINED SYSTEM SHALL COMPLY WITH CHANCE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR MAINTENANCE AND WATER MAIN CONSTRUCTION.
5. THE UTILITIES SHALL BE MAINTAINED SYSTEM SHALL COMPLY WITH CHANCE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR MAINTENANCE AND WATER MAIN CONSTRUCTION.

**LANDSCAPE NOTES:**

1. A MINIMUM OF 3 TREES TO BE PLANTED FOR ALL PROPOSED LOTS.
2. THE TREES SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.
3. THE TREES SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.
4. THE TREES SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.
5. THE TREES SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.



**CONSERVATION AREA SIGN NOTES:**

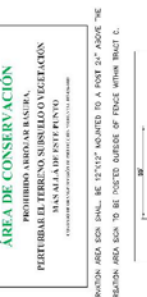
**CONSERVATION AREA SIGN DETAIL**

NO REMOVAL, LAND-CLIPPING OR OTHER DISTURBANCE TO SOILS OR VEGETATION PERMITTED BEYOND THIS POINT

**ÁREA DE CONSERVACIÓN**

PROHIBIDO ARRANCAR, CORTAR, PARTIR O DAÑAR LA VEGETACIÓN

PROHIBIDA LA REMOCIÓN, EL CORTADO, EL PARTIR O EL DAÑO A LA VEGETACIÓN

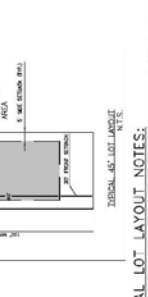


**TYPICAL LOT LAYOUT NOTES:**

1. WHERE SHOWN, THE DIMENSIONS OF THE SIGNABLE AREA, THE SIGNABLE AREA SHALL BE AS SHOWN IN THE LAYOUT OF THE SIGNABLE AREA.

**NO PARKING NOTE:**

ALL AREAS NOT DESIGNATED AS PARKING ZONES SHALL BE CLOSED TO ALL PARKING FOR THE ENTIRE DURATION OF THE PROJECT. THE SIGN SHALL BE LOCATED ON ALL STREET LIGHT POLES OUTSIDE OF THE 20' SETBACK FROM THE SIGN.



DATE	REVISIONS
07/15/20	ISSUED FOR COUNTY COMMENTS DATED 07/15/20
07/20/20	REVISED FOR COUNTY COMMENTS DATED 07/20/20
07/27/20	REVISED FOR COUNTY COMMENTS DATED 07/27/20

**PRELIMINARY SUBDIVISION PLAN**

BLUE DIAMOND SUBDIVISION

754 N. FORSYTH ROAD

ORLANDO, FLORIDA 32807

**FEG FLORIDA ENGINEERING GROUP**

Engineering the Future

5275 S Orange Avenue, Suite 200  
Orlando, FL 32839  
Phone: 407-865-0324  
Fax: 407-865-0325  
www.feg.com

DATE: 03/17/2020

SCALE: AS SHOWN

PROJECT: PRELIMINARY SUBDIVISION PLAN

OWNER: S.S.

DESIGNER: S.S.

CHECKER: S.S.

APPROVER: S.S.

DATE: 03/17/2020

SCALE: AS SHOWN

PROJECT: PRELIMINARY SUBDIVISION PLAN

OWNER: S.S.

DESIGNER: S.S.

CHECKER: S.S.

APPROVER: S.S.