



Interoffice Memorandum

Received: August 25, 2022
Publish: September 11, 2022
Deadline: September 6, 2022

DATE: August 25, 2022

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, Senior Development Coordinator Planning Division *LME*

CONTACT PERSON(S): **Lisette M. Egipciaco, Senior Development Coordinator Planning Division 407-836-5684**
Lisette.egipciaco@ocfl.net

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Neoteric at Dr. Phillips Preliminary Subdivision Plan
Case # PSP-21-02-046

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Gregory Crawford
Florida Engineering Group
5127 South Orange Avenue, Suite 200
Orlando, Florida 32809

Commission District: 1

General Location: North of Conroy Windermere Road / West of South Hiawassee Road

Parcel ID #(s) 11-23-28-0000-00-027, 11-23-28-0000-00-028

of Posters: 1

Use: 16 Single-Family Residential Dwelling Units

Size / Acreage: 8.19 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 8.19 acres in order to construct 16 single-family residential dwelling units; District 1; North of Conroy Windermere Road / West of South Hiawassee 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*)

Special Instructions to Clerk (if any):

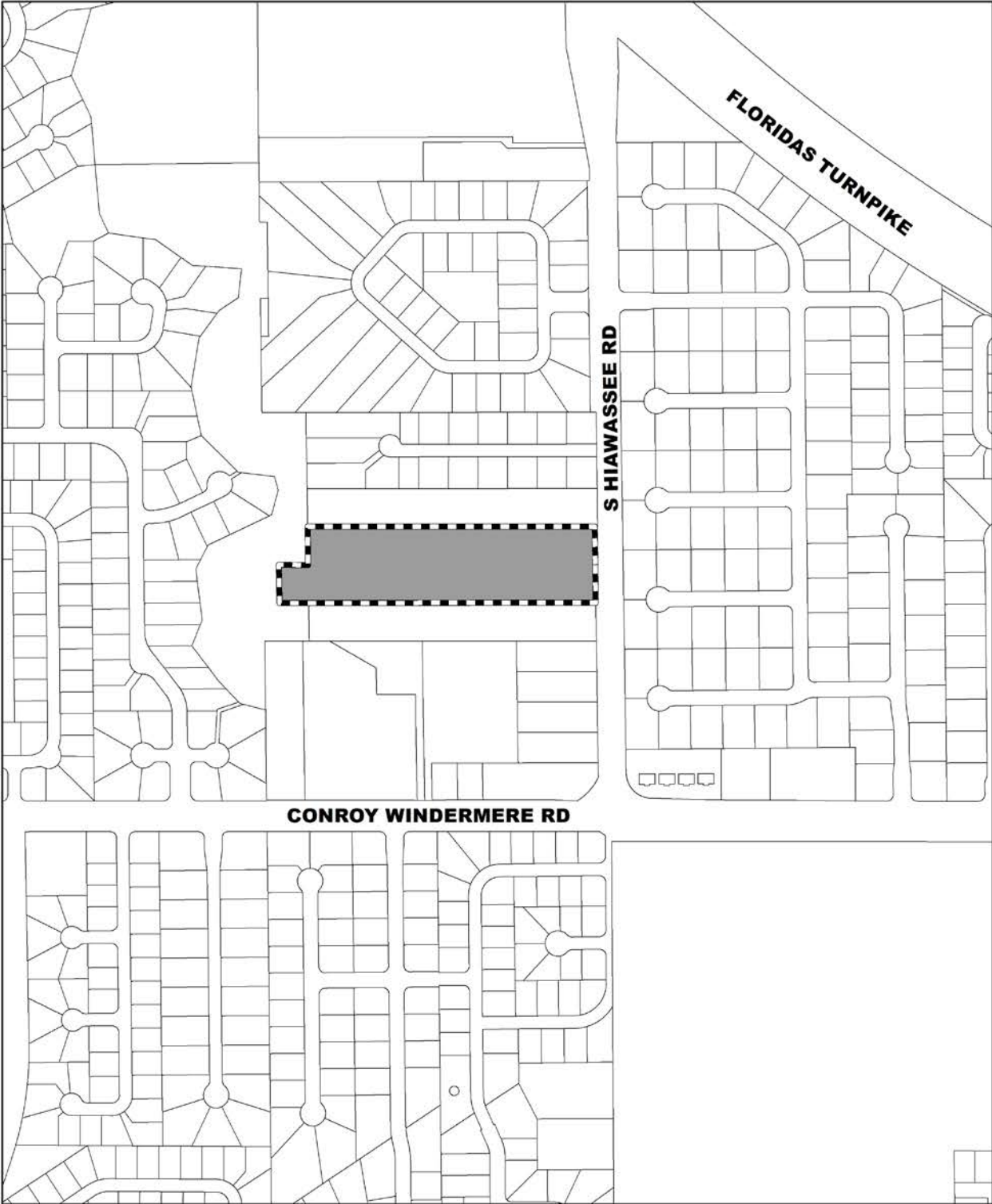
Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

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

Attachments (location map and site plan sheet)

For questions regarding this map,
please call the Planning Division
at 407-836-5600.

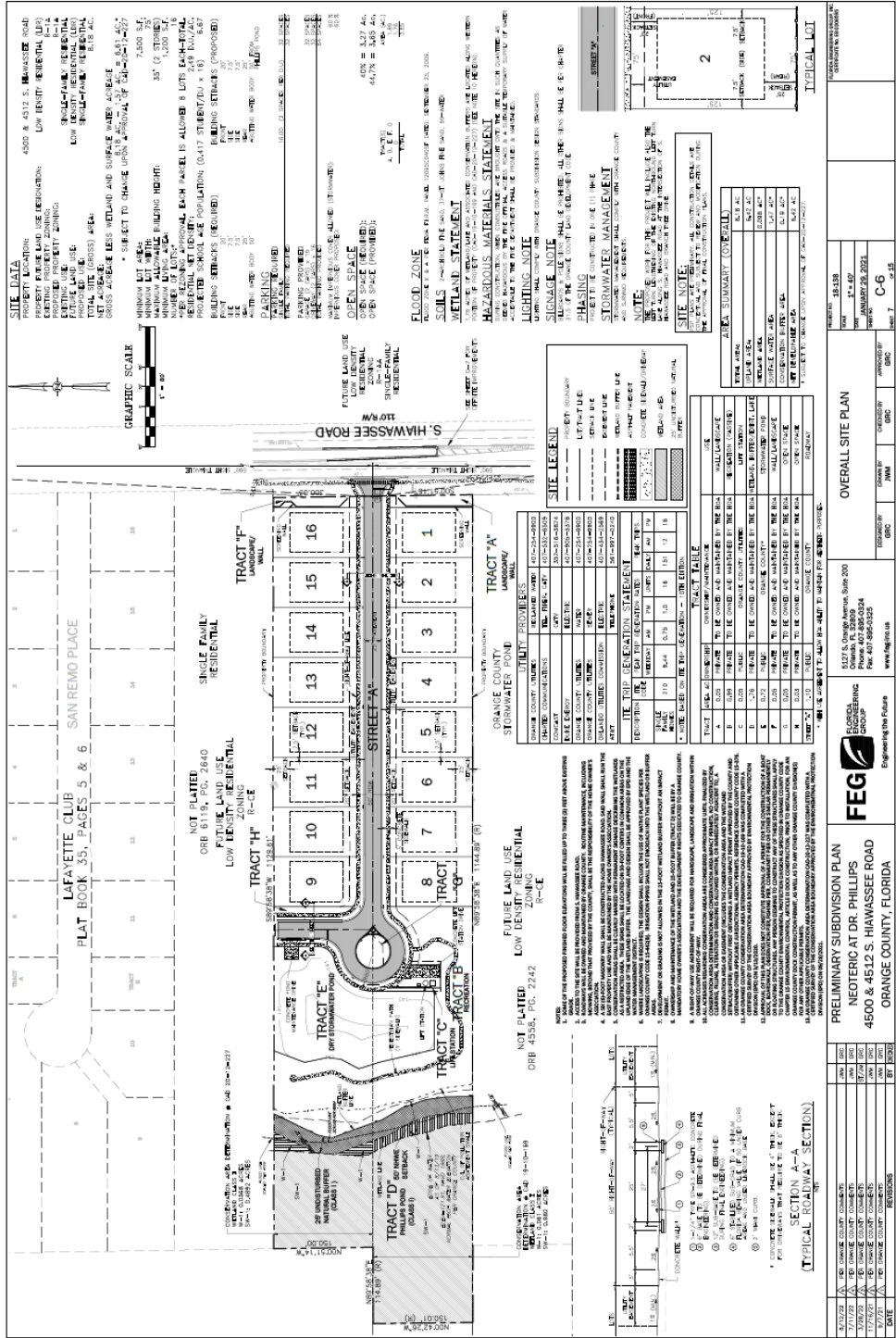
PSP-21-02-046



 **Subject Property**



1 inch = 500 feet



SITE DATA

PROJECT LOCATION: 4500 & 4512 S. HIWASSEE ROAD
 PROJECT AREA: 1.53 AC (66,180 SQ. FT.)
 EXISTING ZONING: FUTURE LAND USE ZONING
 FUTURE LAND USE: LOW DENSITY RESIDENTIAL (LD)
 TOTAL SITE (GROSS) AREA: 1.53 AC (66,180 SQ. FT.)
 NET AREA: 1.53 AC (66,180 SQ. FT.)
 UNITS AVAILABLE: 16
 SUBJECT TO CHANGE UPON ADOPTION OF PLANS

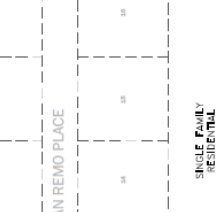
GRAPHIC SCALE



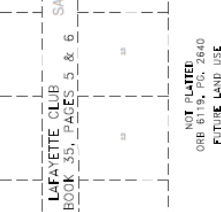
COMMENTS

1. ALL SETBACKS TO BE MEASURED FROM THE FACE OF THE CONCRETE FOUNDATION OR THE FACE OF THE EXTERIOR WALL, UNLESS OTHERWISE NOTED.
 2. ALL EASEMENTS TO BE SHOWN AS DASHED LINES.
 3. ALL UTILITIES TO BE SHOWN AS DOTTED LINES.
 4. ALL NOTES TO BE MEASURED FROM THE FACE OF THE CONCRETE FOUNDATION OR THE FACE OF THE EXTERIOR WALL, UNLESS OTHERWISE NOTED.
 5. ALL NOTES TO BE MEASURED FROM THE FACE OF THE CONCRETE FOUNDATION OR THE FACE OF THE EXTERIOR WALL, UNLESS OTHERWISE NOTED.

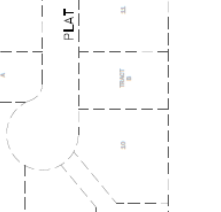
TRAJECTORY



TRAJECTORY



TRAJECTORY



TRAJECTORY



SOILS
 ALL SOILS TO BE CLASSIFIED AS PER THE N.C. SOILS SURVEY.
 ALL SOILS TO BE CLASSIFIED AS PER THE N.C. SOILS SURVEY.
 ALL SOILS TO BE CLASSIFIED AS PER THE N.C. SOILS SURVEY.

FLOOD ZONE
 ALL FLOOD ZONES TO BE SHOWN AS PER THE FLOOD HAZARD IDENTIFICATION MAP.
 ALL FLOOD ZONES TO BE SHOWN AS PER THE FLOOD HAZARD IDENTIFICATION MAP.
 ALL FLOOD ZONES TO BE SHOWN AS PER THE FLOOD HAZARD IDENTIFICATION MAP.

HAZARDOUS MATERIALS STATEMENT
 ALL HAZARDOUS MATERIALS TO BE IDENTIFIED AND QUANTIFIED.
 ALL HAZARDOUS MATERIALS TO BE IDENTIFIED AND QUANTIFIED.
 ALL HAZARDOUS MATERIALS TO BE IDENTIFIED AND QUANTIFIED.

STORMWATER MANAGEMENT
 ALL STORMWATER MANAGEMENT TO BE SHOWN AS PER THE STORMWATER MANAGEMENT PLAN.
 ALL STORMWATER MANAGEMENT TO BE SHOWN AS PER THE STORMWATER MANAGEMENT PLAN.
 ALL STORMWATER MANAGEMENT TO BE SHOWN AS PER THE STORMWATER MANAGEMENT PLAN.

LIGHTING
 ALL LIGHTING TO BE SHOWN AS PER THE LIGHTING PLAN.
 ALL LIGHTING TO BE SHOWN AS PER THE LIGHTING PLAN.
 ALL LIGHTING TO BE SHOWN AS PER THE LIGHTING PLAN.

LANDSCAPE
 ALL LANDSCAPE TO BE SHOWN AS PER THE LANDSCAPE PLAN.
 ALL LANDSCAPE TO BE SHOWN AS PER THE LANDSCAPE PLAN.
 ALL LANDSCAPE TO BE SHOWN AS PER THE LANDSCAPE PLAN.

NOT PLATED
 ORB 6119, PG. 2640
 FUTURE LAND USE ZONING
 LOW DENSITY RESIDENTIAL

NOT PLATED
 ORB 4558, PG. 2242
 FUTURE LAND USE ZONING
 R-CE

NOT PLATED
 ORB 6119, PG. 2640
 FUTURE LAND USE ZONING
 LOW DENSITY RESIDENTIAL

NOT PLATED
 ORB 6119, PG. 2640
 FUTURE LAND USE ZONING
 LOW DENSITY RESIDENTIAL

NOT PLATED
 ORB 6119, PG. 2640
 FUTURE LAND USE ZONING
 LOW DENSITY RESIDENTIAL

NOT PLATED
 ORB 6119, PG. 2640
 FUTURE LAND USE ZONING
 LOW DENSITY RESIDENTIAL

NOT PLATED
 ORB 6119, PG. 2640
 FUTURE LAND USE ZONING
 LOW DENSITY RESIDENTIAL

NOT PLATED
 ORB 6119, PG. 2640
 FUTURE LAND USE ZONING
 LOW DENSITY RESIDENTIAL

NOT PLATED
 ORB 6119, PG. 2640
 FUTURE LAND USE ZONING
 LOW DENSITY RESIDENTIAL

NOT PLATED
 ORB 6119, PG. 2640
 FUTURE LAND USE ZONING
 LOW DENSITY RESIDENTIAL

NOT PLATED
 ORB 6119, PG. 2640
 FUTURE LAND USE ZONING
 LOW DENSITY RESIDENTIAL

NOT PLATED
 ORB 6119, PG. 2640
 FUTURE LAND USE ZONING
 LOW DENSITY RESIDENTIAL

TRAJECTORY TABLE

TRAJECTORY	TRAJECTORY	TRAJECTORY	TRAJECTORY	TRAJECTORY
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20

TRAJECTORY TABLE

TRAJECTORY	TRAJECTORY	TRAJECTORY	TRAJECTORY	TRAJECTORY
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20

TRAJECTORY TABLE

TRAJECTORY	TRAJECTORY	TRAJECTORY	TRAJECTORY	TRAJECTORY
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20

TRAJECTORY TABLE

TRAJECTORY	TRAJECTORY	TRAJECTORY	TRAJECTORY	TRAJECTORY
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20

PRELIMINARY SUBDIVISION PLAN
 NEOTERIC AT DR. PHILLIPS
 4500 & 4512 S. HIWASSEE ROAD
 ORANGE COUNTY, FLORIDA

PRELIMINARY SUBDIVISION PLAN
 NEOTERIC AT DR. PHILLIPS
 4500 & 4512 S. HIWASSEE ROAD
 ORANGE COUNTY, FLORIDA

PRELIMINARY SUBDIVISION PLAN
 NEOTERIC AT DR. PHILLIPS
 4500 & 4512 S. HIWASSEE ROAD
 ORANGE COUNTY, FLORIDA

PRELIMINARY SUBDIVISION PLAN
 NEOTERIC AT DR. PHILLIPS
 4500 & 4512 S. HIWASSEE ROAD
 ORANGE COUNTY, FLORIDA