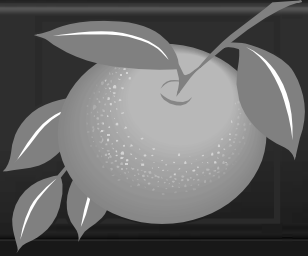


Board of County Commissioners

Public Hearings

December 13, 2022



Neoteric at Dr. Phillips Preliminary Subdivision Plan

Case: PSP-21-02-046

Project Name: Neoteric at Dr. Phillips Preliminary Subdivision Plan

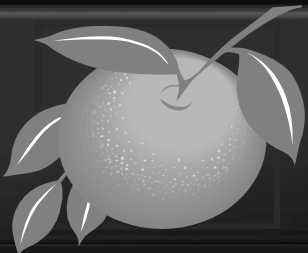
Applicant: Gregory Crawford, Florida Engineering Group

District: 1

Acreage: 8.19 gross acres

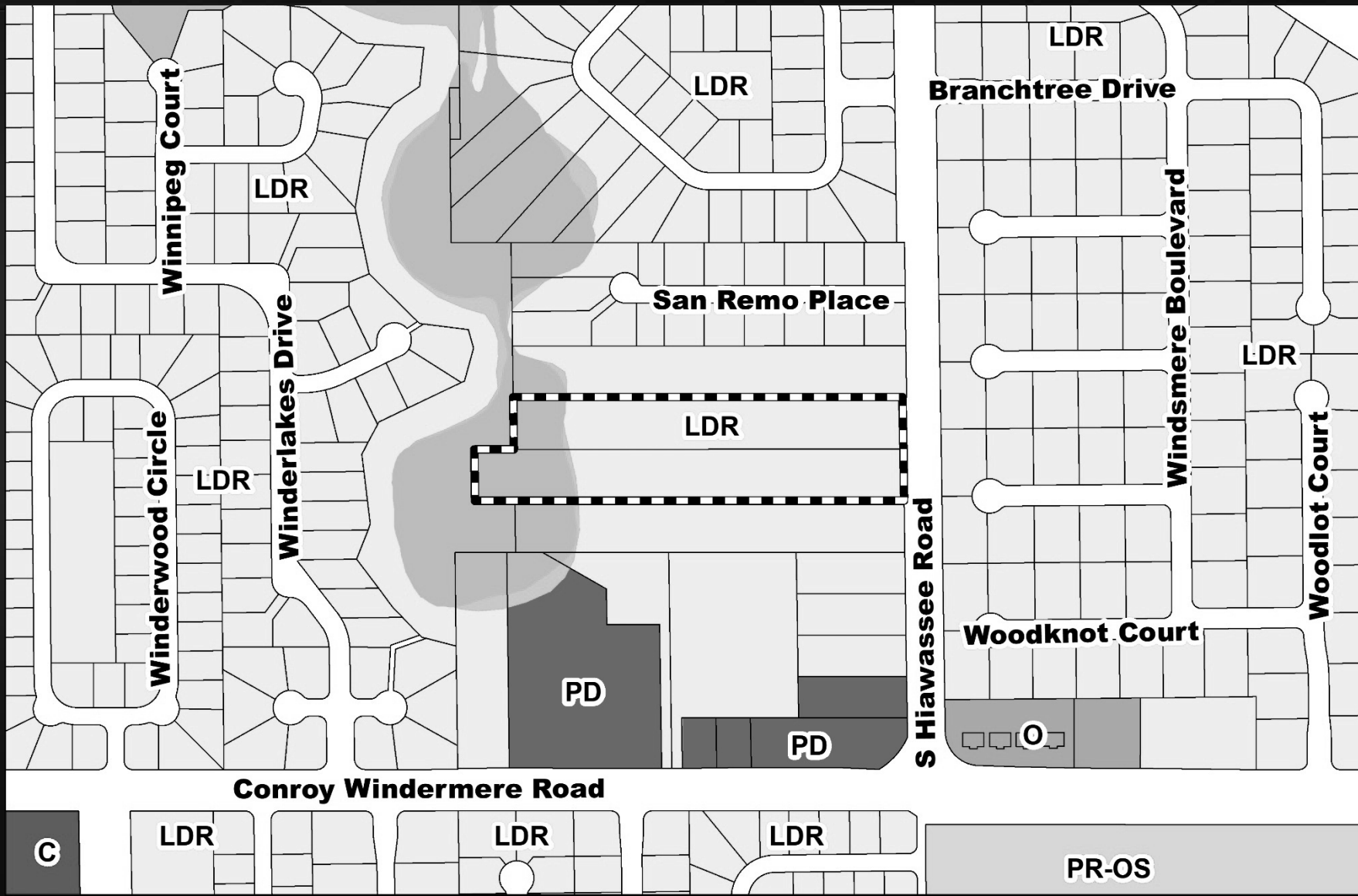
Location: North of Conroy Windermere Road / West of South Hiawassee Road

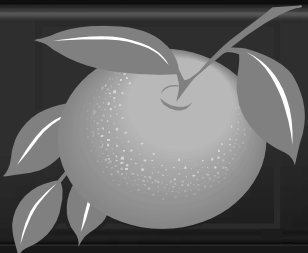
Request: To subdivide 8.19 acres in order to construct 16 single-family residential dwelling units.



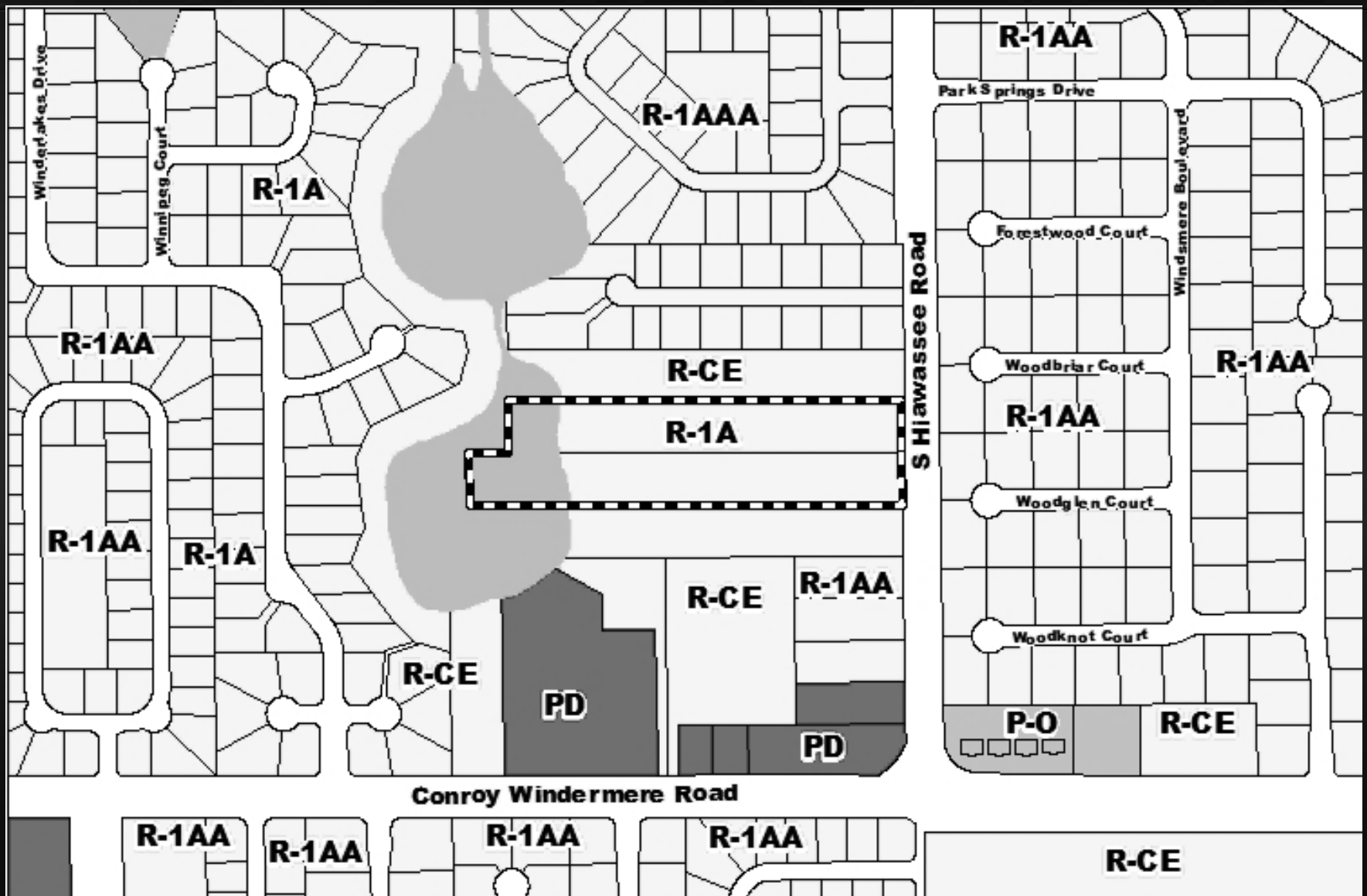
Neoteric at Dr. Phillips Preliminary Subdivision Plan

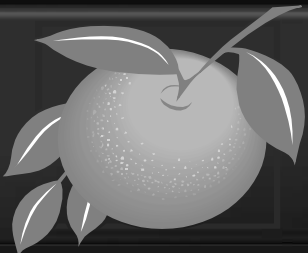
Future Land Use Map





Neoteric at Dr. Phillips Preliminary Subdivision Plan Zoning Map





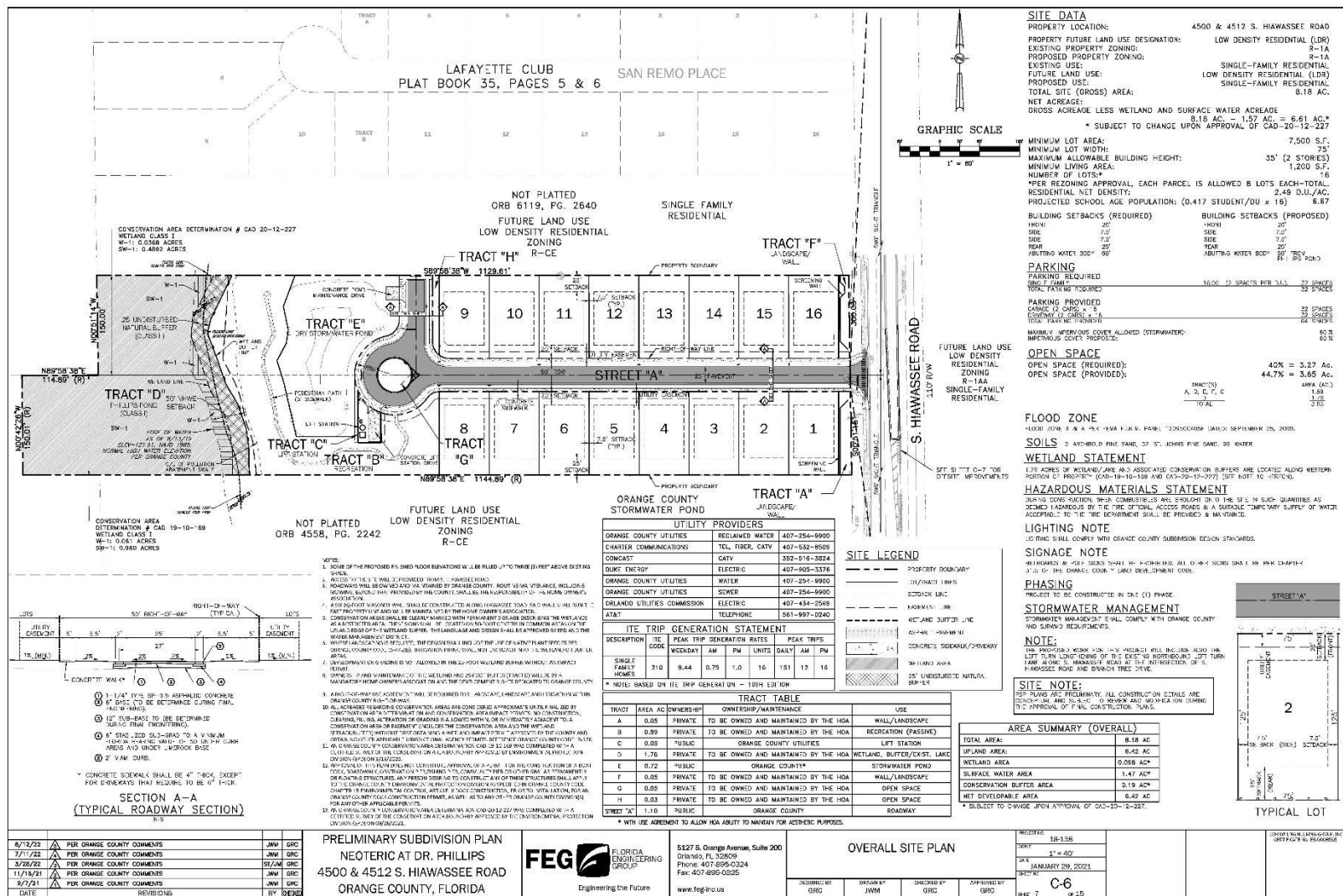
Neoteric at Dr. Phillips Preliminary Subdivision Plan Aerial Map

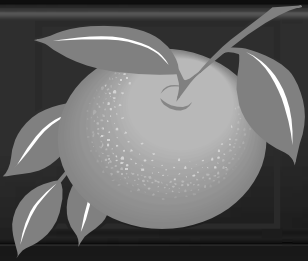




Neoteric at Dr. Phillips Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



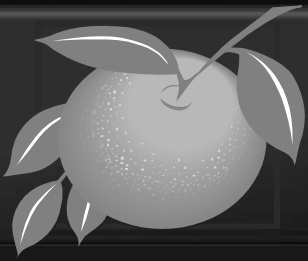


Neoteric at Dr. Phillips Preliminary Subdivision Plan

New Condition of Approval

Proposed New Conditions :

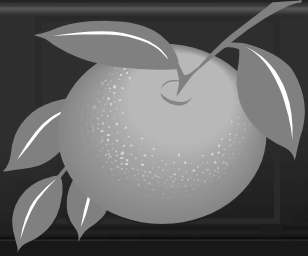
- 25. An operational analysis/concurrency study from the intersection of Hiawassee Road and Branchtree Drive south to the intersection of Hiawassee Road and Conroy Windermere Road must be submitted to, and approved by, Orange County prior to approval of site construction plans to address the following factors, as applicable: posted speeds, trip distribution, signal warrant analysis, deceleration lane, turn lane storage, traffic volume, turning movements, sight distance, and safety.**
- 26. An eight foot (8') masonry wall shall be constructed at developer's expense along the back of lots 9 through 16 as reflected on PSP-21-02-046 dated "received August 16, 2022"; such wall shall be placed in an easement which shall be dedicated to the HOA and depicted on the final engineering plans and plat. The HOA shall be responsible for the maintenance of the wall.**



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Neoteric at Dr. Phillips Preliminary Subdivision Plan dated “Received August 16, 2022,” subject to the 24 conditions listed under the DRC Recommendation in the staff report.

District 1



Enclave at Lake Holden Preliminary Subdivision Plan

Case: PSP-21-03-071

Project Name: Enclave at Lake Holden Preliminary Subdivision Plan

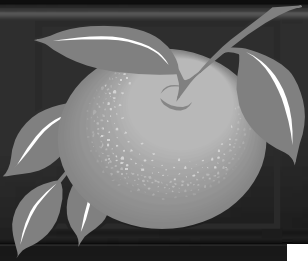
Applicant: Edward Durruthy, Castle & Cooke Real Estate Services

District: 3

Acreage: 13.30 gross acres

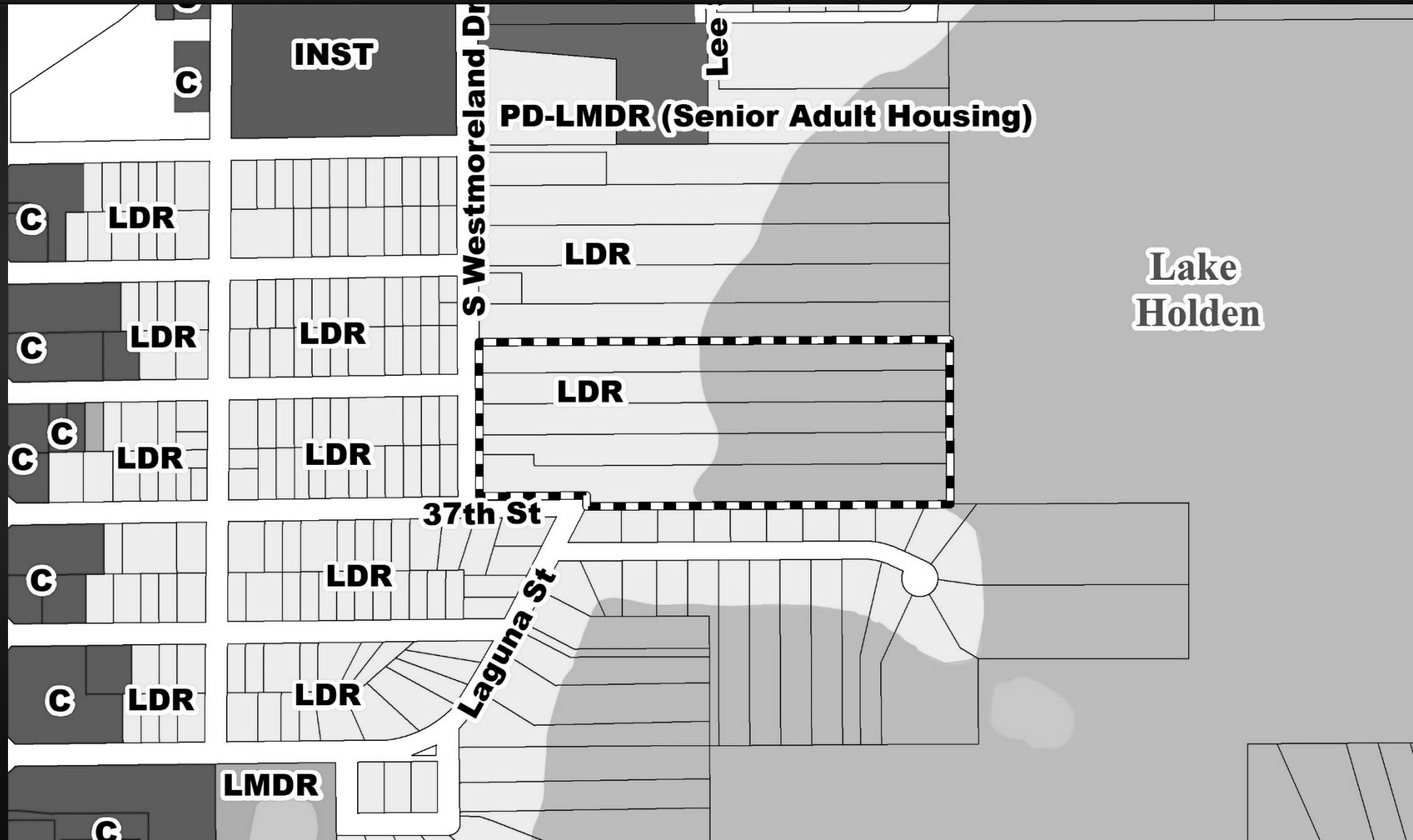
Location: North of West Lake Holden Point / East of South Westmoreland Drive

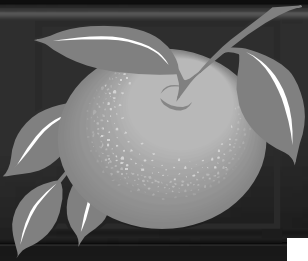
Request: To subdivide 13.30 acres in order to construct 11 single-family residential dwelling units.



Enclave at Lake Holden Preliminary Subdivision Plan

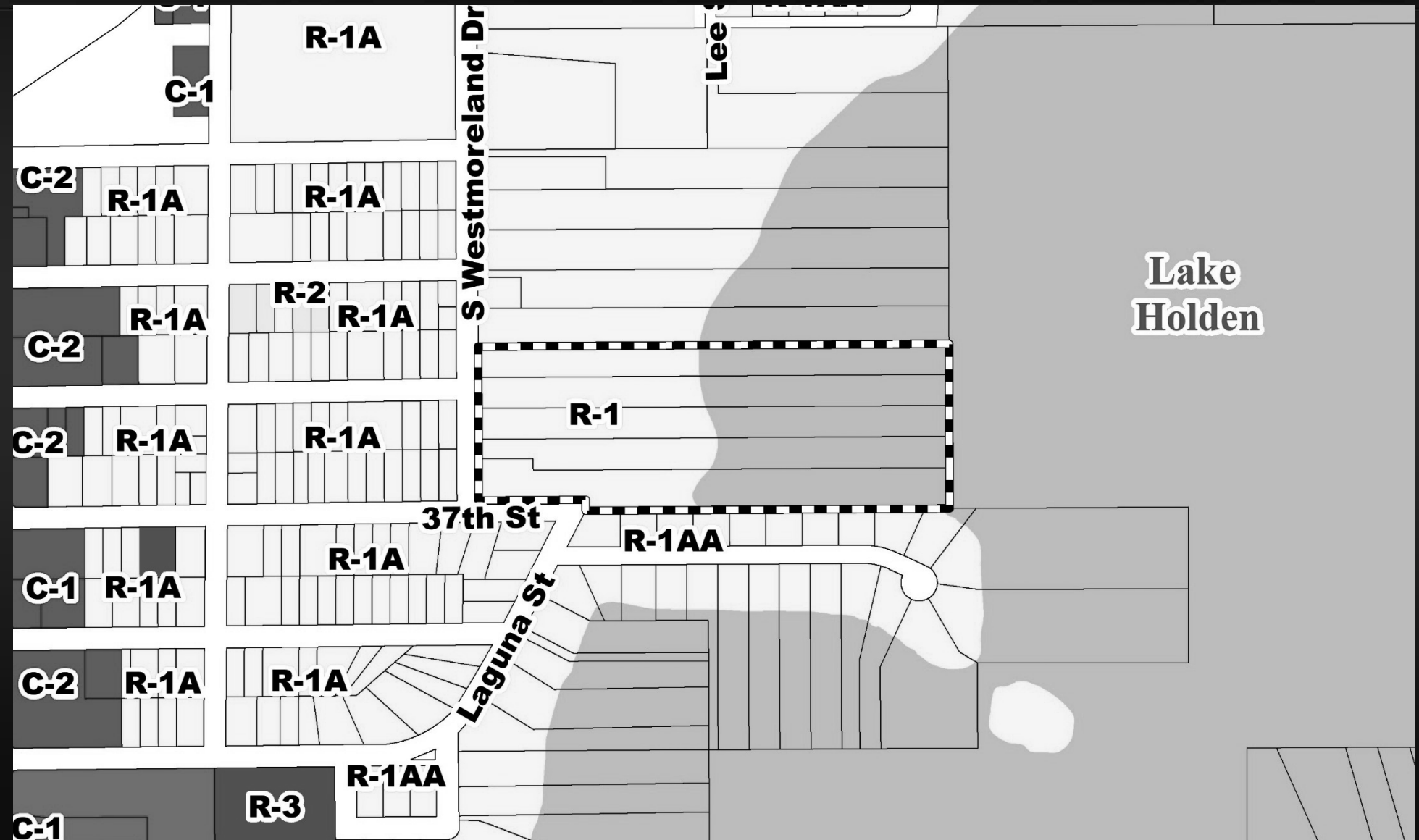
Future Land Use Map

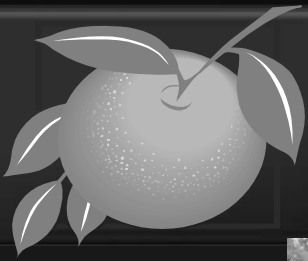




Enclave at Lake Holden Preliminary Subdivision Plan

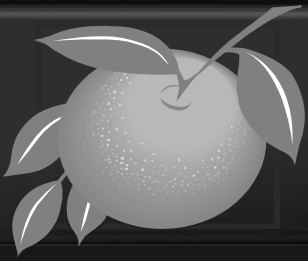
Zoning Map





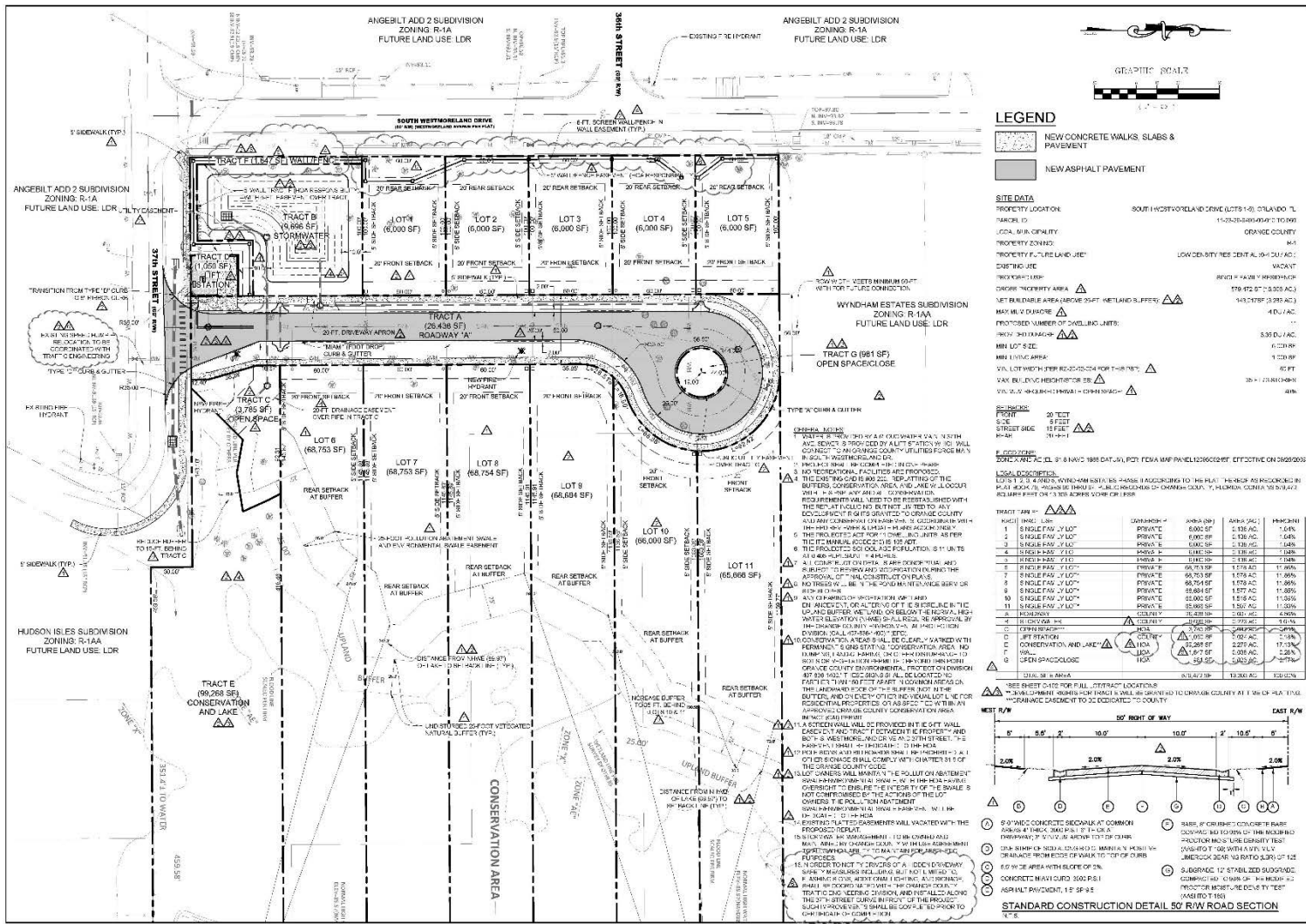
Enclave at Lake Holden Preliminary Subdivision Plan Aerial Map





Enclave at Lake Holden Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



T&S
 Timothy W. Schuch, P.E.
 Civil Engineering & Land
 Development

111 South Coast
 Langford, Florida
 32729

Cell: 407.252.2214
 Fax: 407.252.2214
 www.tandsw.com

ENCLAVE AT LAKE HOLDEN

ORANGE COUNTY, FL MASTER SITE PLAN

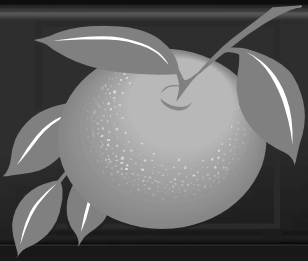
CIVIL CONSULTING DOCUMENTS

SUB-CONSULTANT:

REVISIONS:

- PER COUNTY COM. 6.17.21
- PER COUNTY COM. 7.25.21
- PER COUNTY COM. 8.01.21
- PER COUNTY COM. 8.23.21
- PER COUNTY COM. 10.12.21

SCALE: AS SHOWN
 DATE: 12/05/19
 PROJECT #: 191205.23
 DRAWN BY: TWS
 CHECKED BY: TWS
 SHEET: C-100

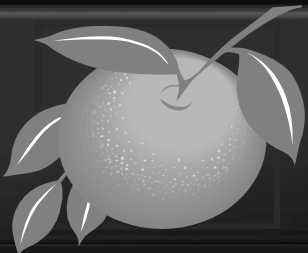


Enclave at Lake Holden Preliminary Subdivision Plan

New Conditions of Approval

Proposed New Conditions :

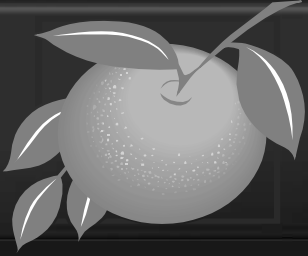
- 29. There shall be no lake access from “Tract E” including a prohibition on community boat ramps and docks.**
- 30. Minimum living area shall be 2,500 square feet.**
- 31. A decorative masonry wall six feet in height shall be provided within “Tract F”, adjacent to the South Westmoreland Drive right-of-way. No less than four “cut outs” shall be provided along the masonry wall, in order to preserve existing trees or provide additional understory trees.**
- 32. Any fencing within the common areas or HOA owned tracts shall be black aluminum or wrought iron style fencing.**



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Enclave at Lake Holden Preliminary Subdivision Plan dated “Received October 24, 2022,” subject to the 28 conditions listed under the DRC Recommendation in the staff report.

District 3



Westover Ridge Subdivision Preliminary Subdivision Plan

Case: PSP-22-03-077

Project Name: Westover Ridge Subdivision Preliminary Subdivision Plan

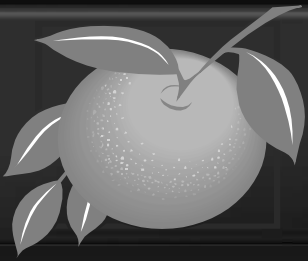
Applicant: Rogerio Xavier, New York Group & Company, LLC

District: 1

Acreage: 6.66 gross acres

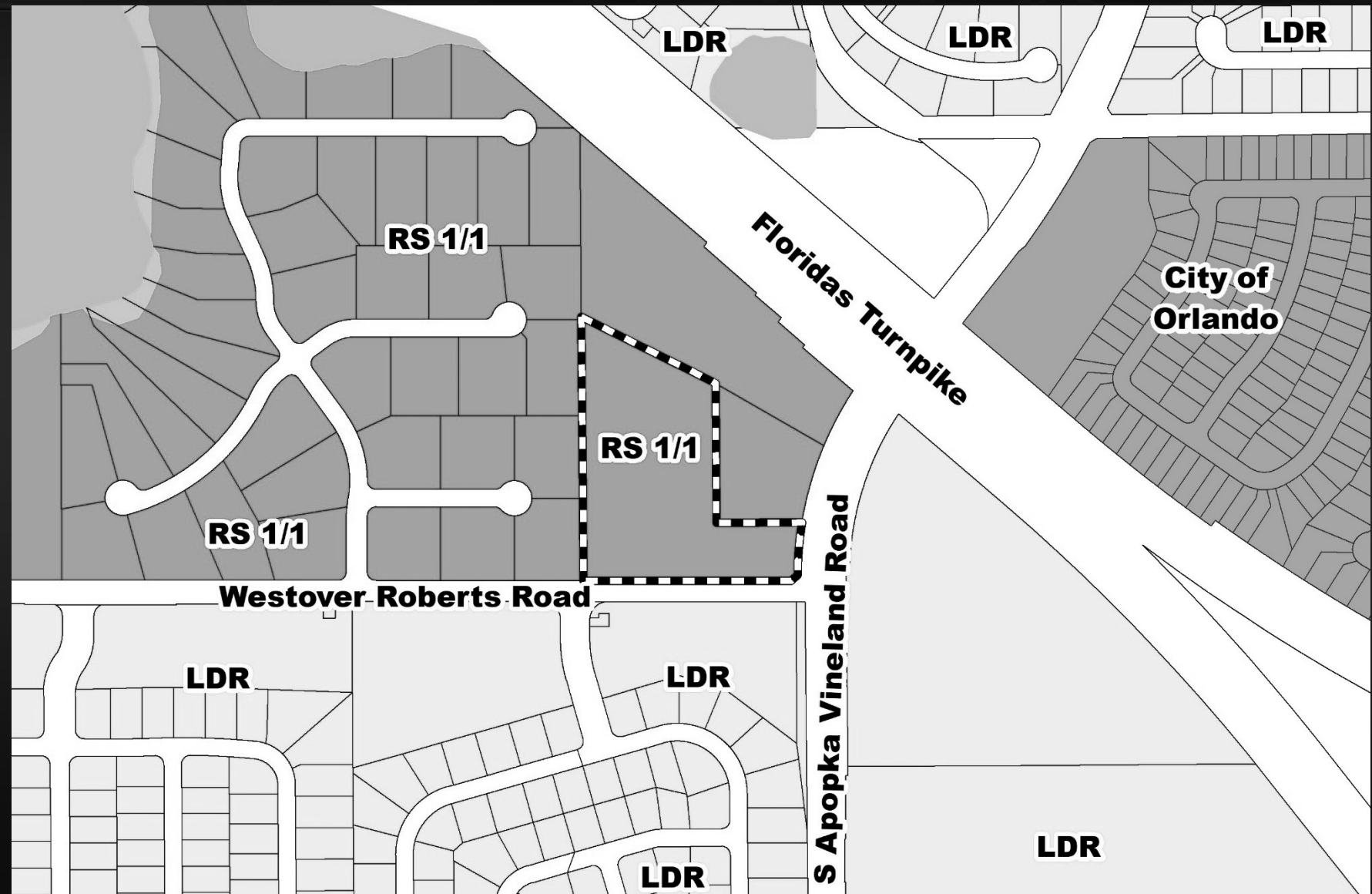
Location: North of Westover Roberts Road / West of South
Apopka Vineland Road

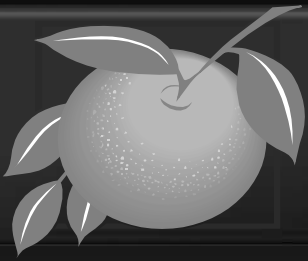
Request: To construct 6 single-family residential dwelling units.



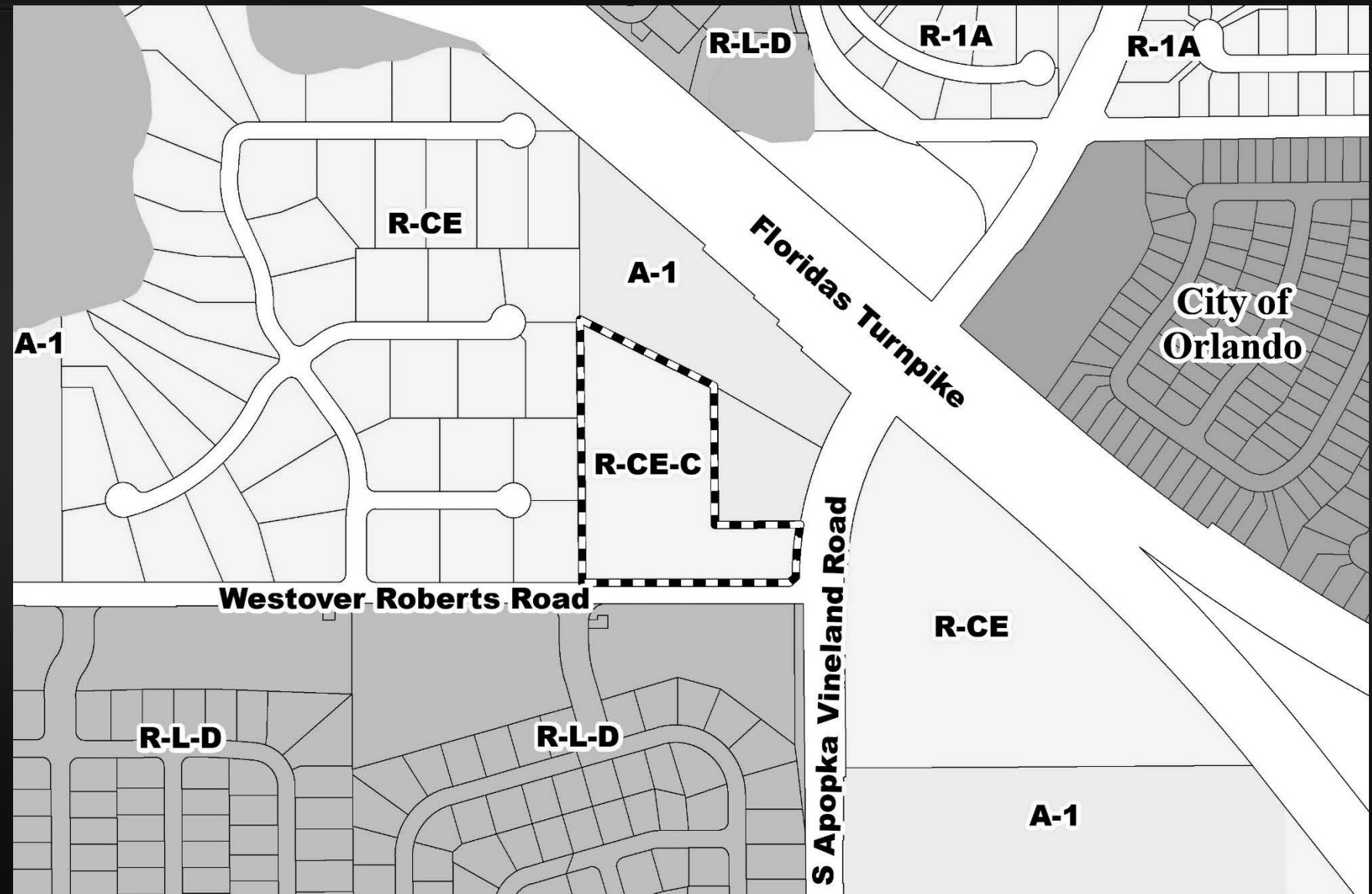
Westover Ridge Subdivision Preliminary Subdivision Plan

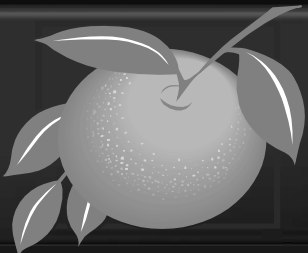
Future Land Use Map





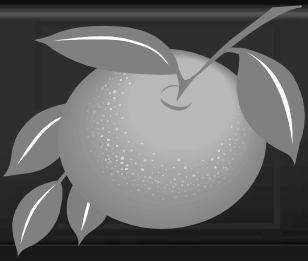
Westover Ridge Subdivision Preliminary Subdivision Plan Zoning Map





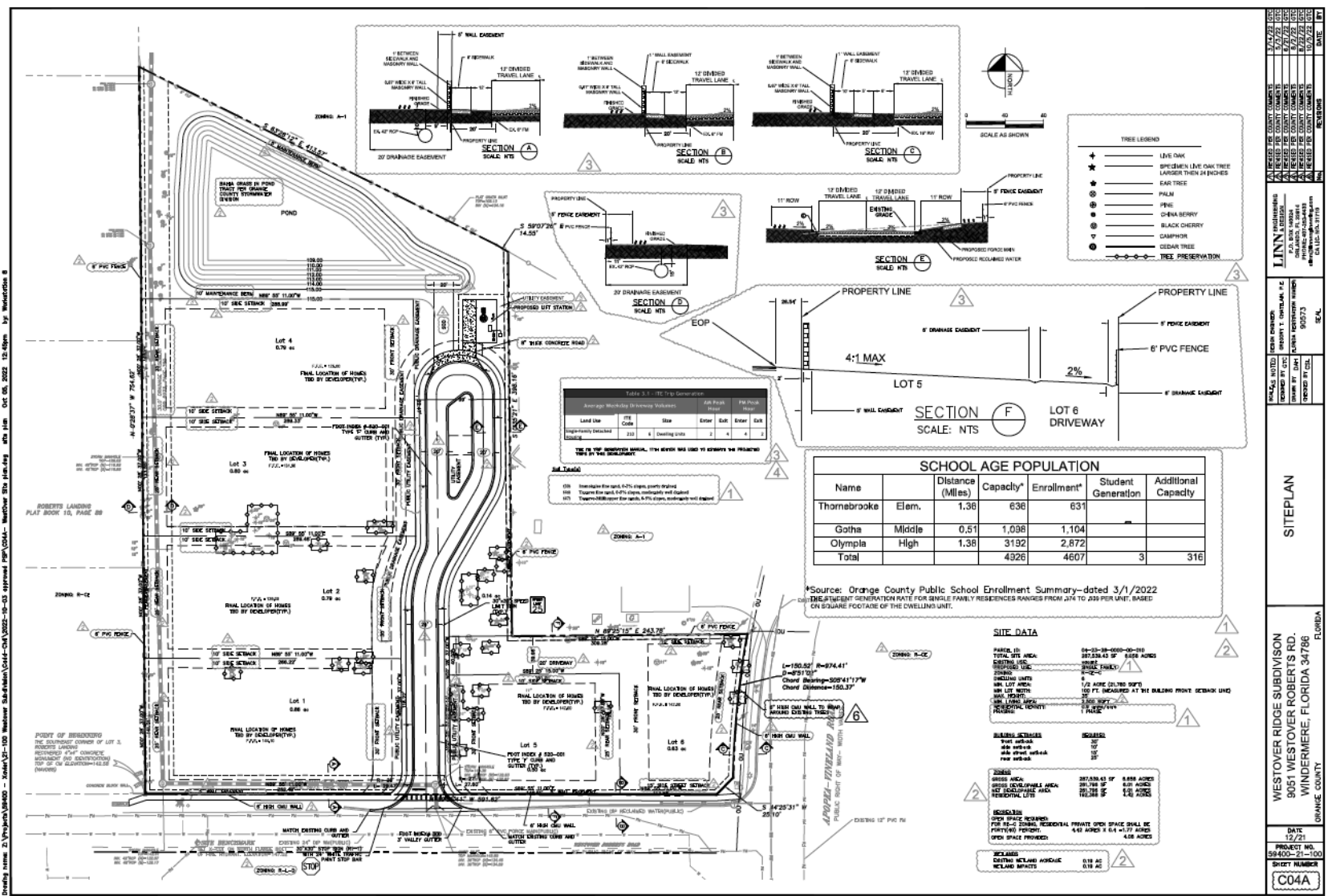
Westover Ridge Subdivision Preliminary Subdivision Plan Aerial Map





Westover Ridge Subdivision Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



Drawing Name: 2:\Projects\38400 - Westover Ridge - Main\31-100 Westover Ridge\31-100 Westover Ridge\31-100 Westover Ridge.dwg
 Date: 08/05/2022 10:40am
 By: [Redacted]
 Appraised: [Redacted]
 Scale: 1/8" = 1'-0"
 Project: 38400 - Westover Ridge
 Sheet: 31-100 Westover Ridge
 Date: 08/05/2022

REVISIONS

NO.	DATE	DESCRIPTION
1	08/05/2022	ISSUED FOR PERMIT

SCALE

1" = 40'

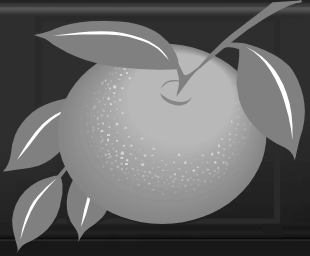
LEGEND

- ★ LIVE OAK
- ★ SPECIMEN LIVE OAK TREE LARGER THAN 24 INCHES
- ★ PALM
- ★ PINE
- ★ CHINA BERRY
- ★ BLACK CHERRY
- ★ CAMPHOR
- ★ CEDAR TREE
- TREE PRESERVATION

SITEPLAN

WESTOVER RIDGE SUBDIVISION
 9001 WESTOVER ROBERTS RD.
 WINDERMERE, FLORIDA 34788

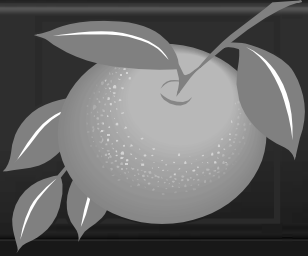
DATE: 12/21
 PROJECT NO: 38400-21-100
 SHEET NUMBER: C04A



Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Westover Ridge Subdivision Preliminary Subdivision Plan dated “Received August 30, 2022,” subject to the 22 conditions listed under the DRC Recommendation in the staff report.

District 1



Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

Case: PSP-22-06-220

Project Name: Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

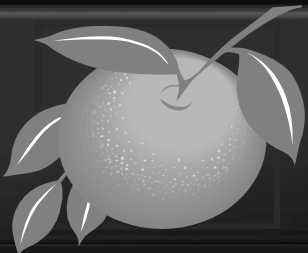
Applicant: Robert Paymayesh, PE Group, LLC

District: 1

Acreage: 29.89 gross acres

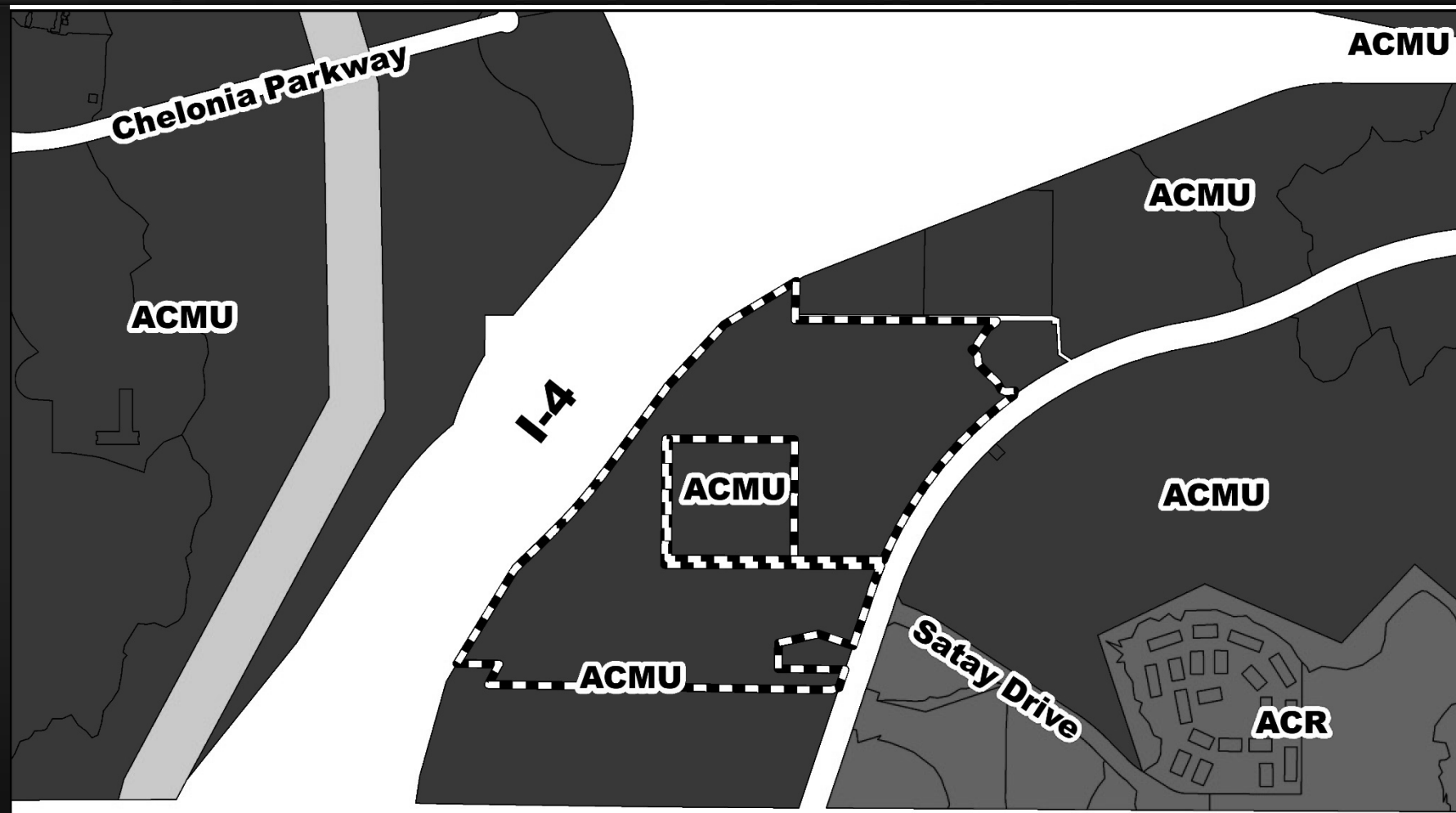
Location: Northwest of South International Drive / East of Interstate 4

Request: To subdivide 29.89 acres in order to construct one lot.

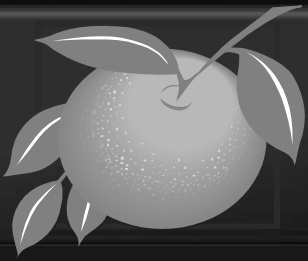


Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan

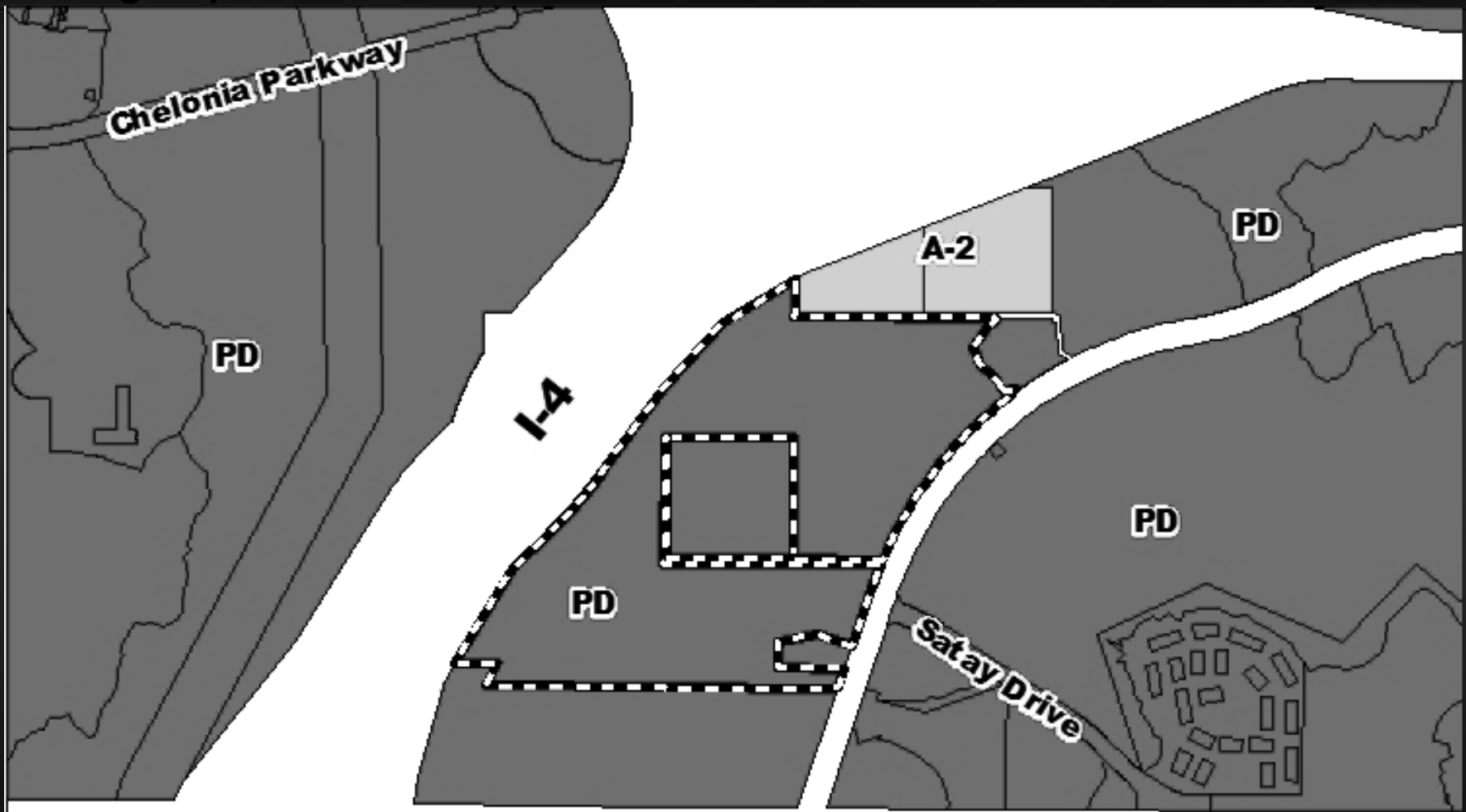
Future Land Use Map



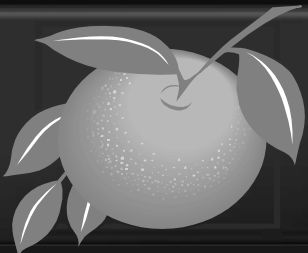
ORANGE/OSCEOLA COUNTY LINE



Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan Zoning Map

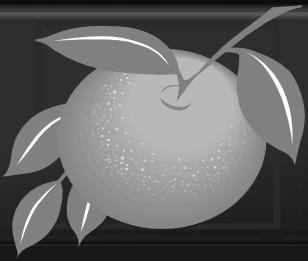


ORANGE / OSCEOLA COUNTY LINE



Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan Aerial Map

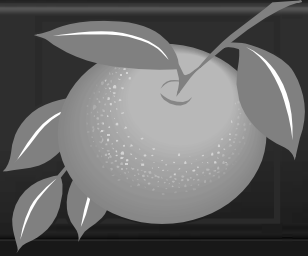




Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Ten Acres International Orlando Planned Development/Ten Acres International Orlando Preliminary Subdivision Plan dated “Received October 10, 2022,” subject to the 21 conditions listed under the DRC Recommendation in the staff report.

District 1



Sable Village Preliminary Subdivision Plan

Case: PSP-21-09-276

Project Name: Sable Village Preliminary Subdivision Plan

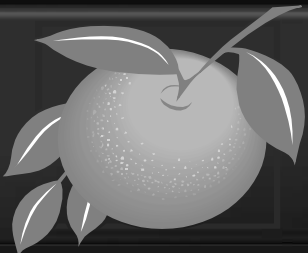
Applicant: Momtaz Barq, Terra-Max Engineering, Inc

District: 2

Acreage: 6.83 gross acres

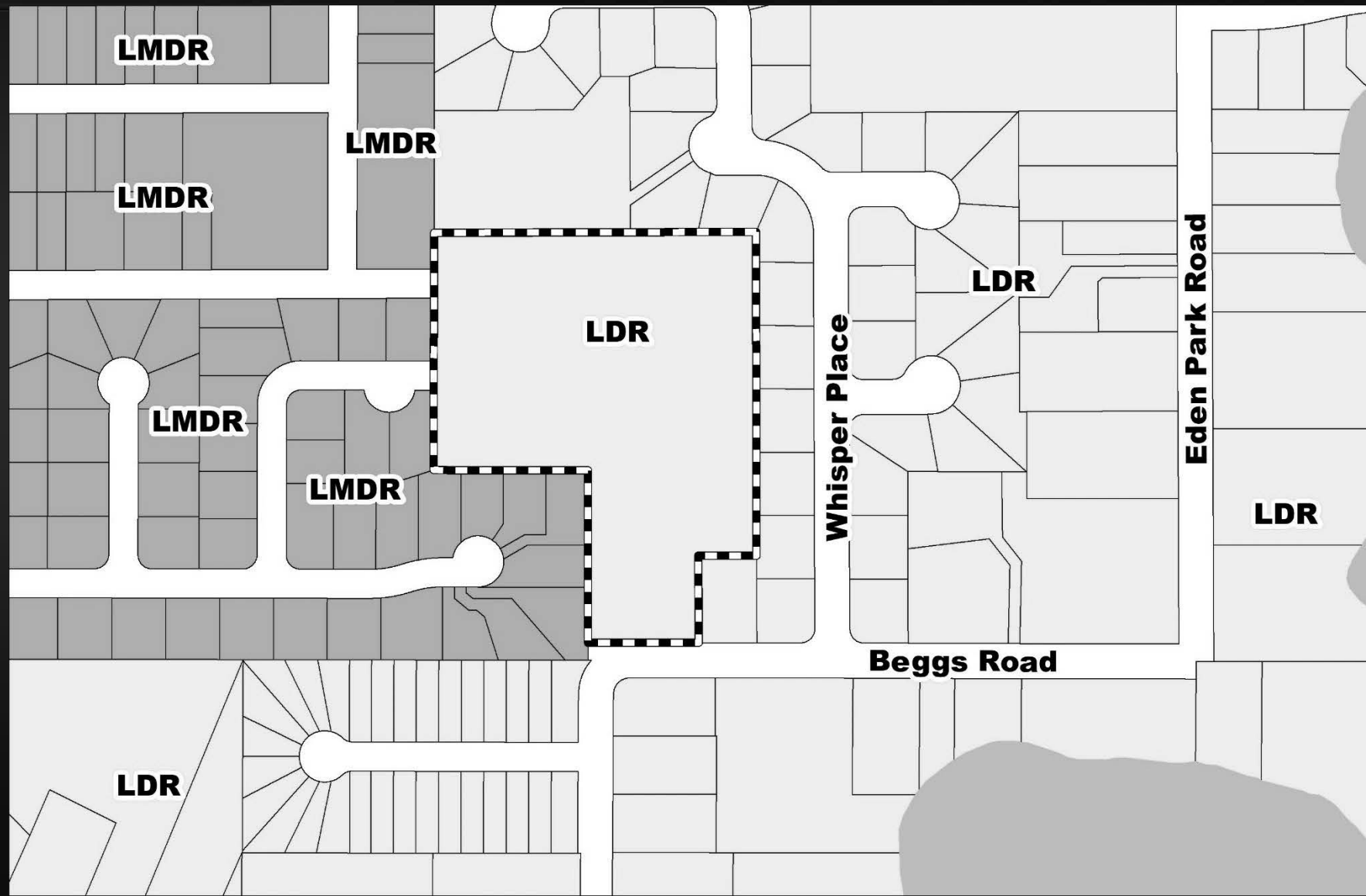
Location: Northwest of Beggs Road / East of North Orange Blossom Trail

Request: To construct 24 single-family residential dwelling units



Sable Village Preliminary Subdivision Plan

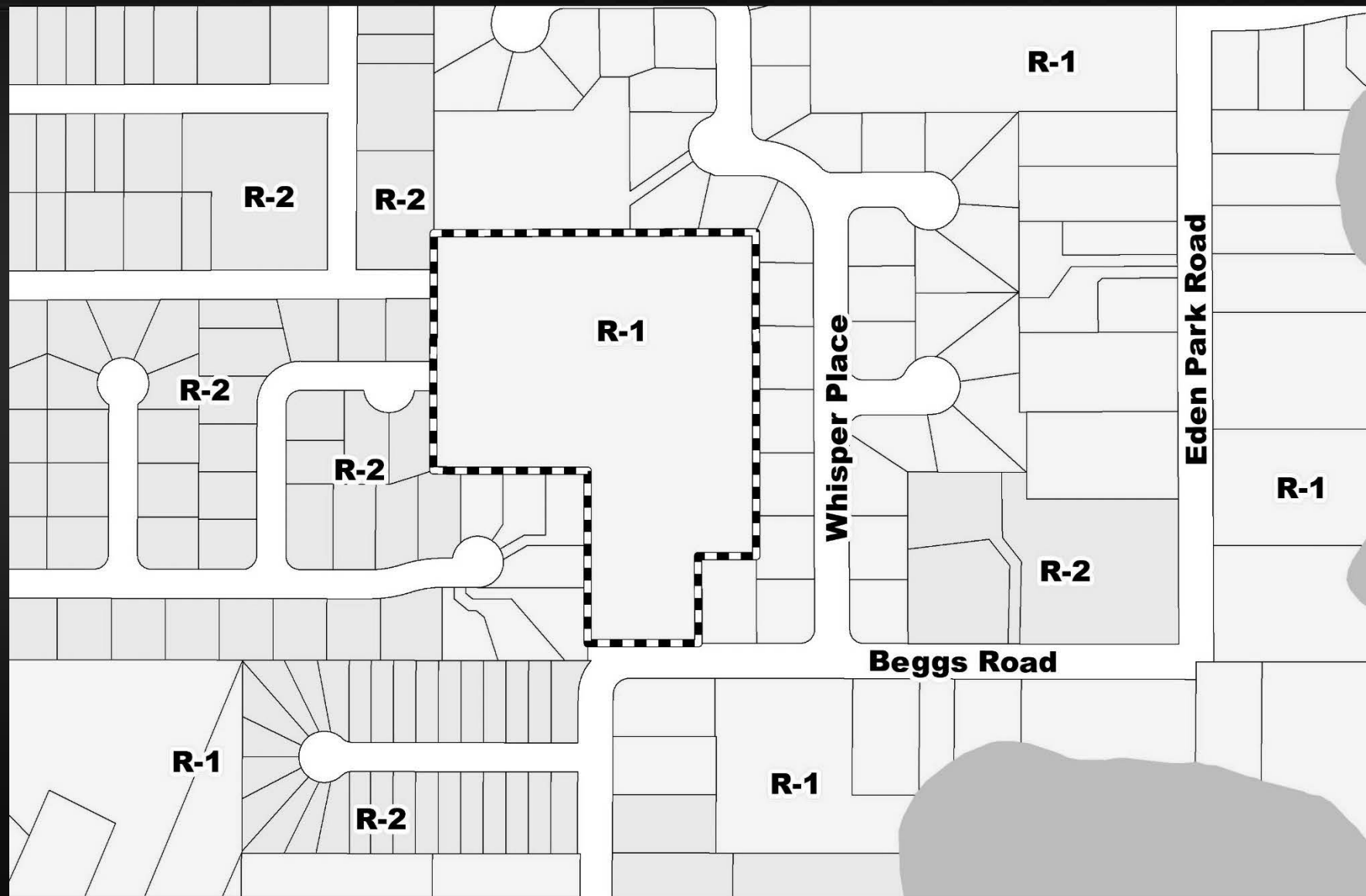
Future Land Use Map

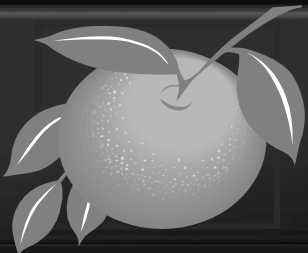




Sable Village Preliminary Subdivision Plan

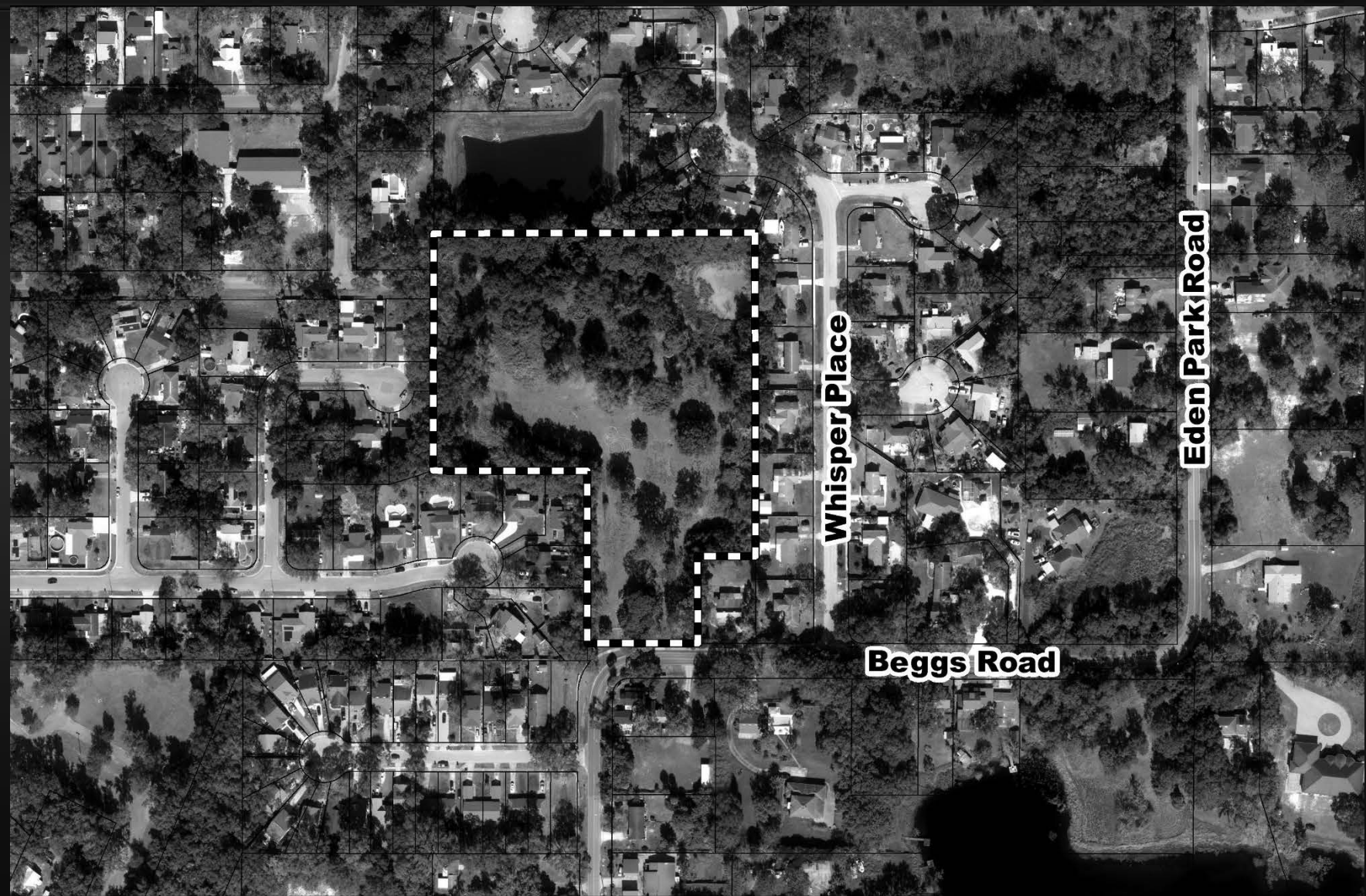
Zoning Map

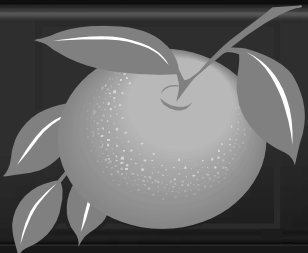




Sable Village Preliminary Subdivision Plan

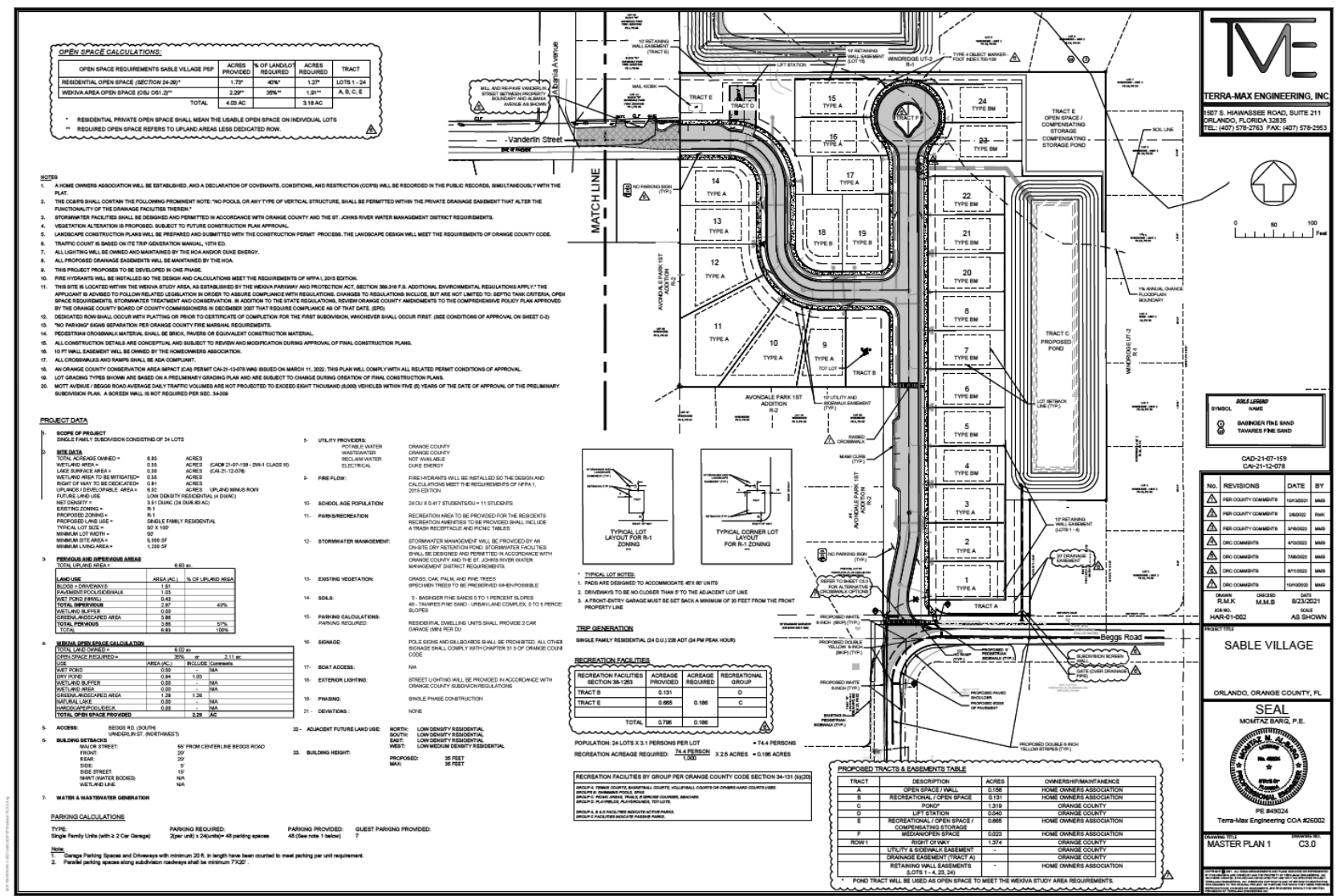
Aerial Map





Sable Village Preliminary Subdivision Plan

Overall Preliminary Subdivision Plan



OPEN SPACE CALCULATION:

OPEN SPACE REQUIREMENTS SABLE VILLAGE PDP	ACRES PROVIDED	% OF LANDLOT REQUIRED	ACRES REQUIRED	TRACT
RESIDENTIAL OPEN SPACE (SECTION 24-30)	1.72*	40%	1.27*	LOTS 1-24
WENVA AREA OPEN SPACE (CGS 061.27)	2.20*	30%	1.20*	A, B, C, E
TOTAL	4.02 AC		3.18 AC	

* RESIDENTIAL PRIVATE OPEN SPACE SHALL MEET THE USABLE OPEN SPACE ON INDIVIDUAL LOTS
 ** REQUIRED OPEN SPACE REFERS TO LAND AREAS LESS DEDICATED ROW

- NOTES**
- A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, AND A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCRs) WILL BE RECORDED IN THE PUBLIC RECORDS, SIMULTANEOUSLY WITH THE PLAN.
 - THE CCRs SHALL CONTAIN THE FOLLOWING PROMINENT NOTE: "NO POOLS OR ANY TYPE OF VERTICAL STRUCTURE, SHALL BE PERMITTED WITHIN THE PRIVATE DRAINAGE EASEMENT THAT ALTERS THE FUNCTIONALITY OF THE DRAINAGE FACILITIES THEREIN."
 - STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH ORANGE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REGULATIONS.
 - VEGETATION ALTERATION IS PROHIBITED, SUBJECT TO FUTURE CONSTRUCTION PLAN APPROVAL.
 - LANDSCAPE CONSTRUCTION PLANS WILL BE PREPARED AND SUBMITTED WITH THE CONSTRUCTION PERMIT PROCESS. THE LANDSCAPE DESIGN WILL MEET THE REQUIREMENTS OF ORANGE COUNTY CODE.
 - TRAFFIC COUNT IS BASED ON ITE TRIP GENERATION MANUAL, 10TH ED.
 - ALL LIGHTING WILL BE OWNED AND MAINTAINED BY THE HOA AND/OR DUKE ENERGY.
 - ALL PROPOSED DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOA.
 - THIS PROJECT PROPOSES TO BE DEVELOPED IN ONE PHASE.
 - FIRE HYDRANTS WILL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF NFPA 1, 2015 EDITION.
 - THIS SITE IS LOCATED WITHIN THE WENVA STUDY AREA, AS ESTABLISHED BY THE WENVA FUTURE AND PROTECTION ACT, SECTION 24.30(3) F.4. ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY TO THE APPLICANT & APPLICANT TO FOLLOW RELATED REGULATION IN ORDER TO ACHIEVE COMPLIANCE WITH REGULATIONS. CHANGES TO REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO: SETBACK, BUFFER, OPEN SPACE REQUIREMENTS, STORMWATER TREATMENT AND CONSERVATION. IN ADDITION TO THE STATE REGULATIONS, REVIEW ORANGE COUNTY AMENDMENTS TO THE COMPREHENSIVE POLICY PLAN APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS IN DECEMBER 2007 THAT REQUIRE COMPLIANCE AS OF THAT DATE. (COP).
 - DEDICATED ROW SHALL OCCUR WITH PLATTING OR PRIOR TO CERTIFICATE OF COMPLETION FOR THE FIRST SUBDIVISION, WHICHEVER SHALL OCCUR FIRST. (SEE CONDITIONS OF POLICY PLAN APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS IN DECEMBER 2007 THAT REQUIRE COMPLIANCE AS OF THAT DATE. (COP)).
 - NO PARKING SIGNS INDENTATION PER ORANGE COUNTY FIRE MARSHAL REQUIREMENTS.
 - PEDESTRIAN CROSSWALK MATERIAL SHALL BE BRICK, PAVERS OR EQUIVALENT CONSTRUCTION MATERIAL.
 - ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVISION AND MODIFICATION DURING APPROVAL OF FINAL CONSTRUCTION PLANS.
 - 10 FT WALL EASEMENT WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
 - ALL CROSSWALKS AND MARKS SHALL BE ADA COMPLIANT.
 - AN ORANGE COUNTY COMMERCIAL AREA IMPACT (CAI) PERMIT CA-21-12-078 WAS ISSUED ON MARCH 11, 2023. THIS PLAN WILL COMPLY WITH ALL RELATED PERMIT CONDITIONS OF APPROVAL.
 - LOT GRADING TYPES SHOWN ARE BASED ON A PRELIMINARY GRADING PLAN AND ARE SUBJECT TO CHANGES DURING CREATION OF FINAL CONSTRUCTION PLANS.
 - NOTICE: AVENUE BEGGS ROAD AVERAGE DAILY TRAFFIC VOLUMES ARE NOT PROJECTED TO EXCEED EIGHT THOUSAND (8000) VEHICLES WITHIN FIVE (5) YEARS OF THE DATE OF APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN. A SCREEN WALL IS NOT REQUIRED PER SEC. 24-308

PROJECT DATA

SCOPE OF PROJECT
 SINGLE FAMILY SUBDIVISION CONSISTING OF 24 LOTS

AREA DATA
 TOTAL ACRES OWNED = 6.85 ACRES
 TOTAL AREA = 0.88 ACRES (CARE 7-01-193 - DNR 1 CLASS II)
 LAKE SURFACE AREA = 0.88 ACRES (CA 21-12-078)
 WETLAND AREA TO BE MITIGATED = 0.88 ACRES
 RIGHT OF WAY TO BE DEDICATED = 0.81 ACRES
 UPLAND DEVELOPABLE AREA = 6.02 ACRES UPLAND WETLAND ROW
 FUTURE LAND USE = LOW DENSITY RESIDENTIAL (L D RES)
 NET DENSITY = 3.1 DENS/AC (DNR 1)
 EXISTING ZONING = R-1
 PROPOSED ZONING = SINGLE FAMILY RESIDENTIAL (SFR) R-10
 PROPOSED AND USE = MINIMUM LOT AREA = 92
 MINIMUM WETLAND AREA = 0.88 SF
 MINIMUM LAKE AREA = 1,280 SF

PERMANENT AND INTERFERING AREAS
 TOTAL LAKE AREA = 0.88 AC
 TOTAL WETLAND AREA = 0.88 AC

LAND USE
 BLDG / DRIVEWAYS = 1.31
 FACILITY / OPEN SPACE = 2.97
 LAKE / POND / FURNISH = 0.43
 TOTAL IMPERVIOUS = 2.72
 TOTAL PERVIOUS = 3.86
 TOTAL = 6.58

WENVA OPEN SPACE CALCULATION
 TOTAL LAND OWNED = 6.85 AC
 TOTAL OPEN SPACE REQUIRED = 3.18 AC
 TOTAL OPEN SPACE PROVIDED = 4.02 AC

ACRES
 BEGGS RD. (SOUTH)
 VANDERLIN ST. (NORTHWEST)

BUILDING SETBACKS
 FRONT: 20'
 REAR: 20'
 SIDE: 10'
 SIDE STREET: 10'
 WAT. W/ATER BODIES: NA
 NEIGH. LOT LINE: NA

WATER & WASTEWATER GENERATION
 TYPE: Single Family Units (with 2 Car Garage)
 PARKING CALCULATION: TYPE: Single Family Units (with 2 Car Garage)
 PARKING PROVIDED: 48 (See note 1 below)

UTILTY PROVIDERS
 POTABLE WATER: ORANGE COUNTY
 WASTEWATER: ORANGE COUNTY
 RECLAIM WATER: NOT AVAILABLE
 ELECTRICAL: DUKE ENERGY

FIRE FLOW
 FIRE HYDRANTS WILL BE INSTALLED ON THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF NFPA 1, 2015 EDITION.

SCHOOL AGE POPULATION
 2400 A SFR STUDENT/LOT = 11 STUDENTS

PARKING/RECREATION
 RECREATION AREA TO BE PROVIDED FOR THE RESIDENTS RECREATION AMENITIES TO BE PROVIDED SHALL INCLUDE A TRAIL RECREATION AND PHONE 788

STORMWATER MANAGEMENT
 STORMWATER MANAGEMENT WILL BE PROVIDED BY AN ON-SITE DRY RETENTION POND. STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH ORANGE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REGULATIONS.

EXISTING VEGETATION
 ORANGE, C. PALM, AND PINE TREES
 SPECIEN TREES TO BE PRESERVED WHEN POSSIBLE

SOILS
 1 - SANDY FINE SANDS TO 1 PERCENT SLOPES
 45 - CLAYEY FINE SAND - UPRUNNABLE COVER, 0 TO 3 PERCENT SLOPES

PARKING CALCULATION
 PARKING REQUIRED: RESIDENTIAL DWELLING UNITS SHALL PROVIDE 2 CAR GARAGE (W/ 2 CAR) (SFR) (D)

SEWERAGE
 POLY SOLE AND BELLBOARDS SHALL BE PROVIDED. ALL OTHER SEWERAGE SHALL COMPLY WITH CHAPTER 31 OF ORANGE COUNTY CODE

BOAT ADDRESS
 NA

EXTERIOR LIGHTING
 STREET LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH ORANGE COUNTY SUBDIVISION REGULATIONS

PAVING
 SINGLE PHASE CONSTRUCTION

DEVIATIONS
 NONE

ADJACENT FUTURE LAND USE
 NORTH: LOW DENSITY RESIDENTIAL
 SOUTH: LOW DENSITY RESIDENTIAL
 EAST: LOW DENSITY RESIDENTIAL
 WEST: LOW MEDIUM DENSITY RESIDENTIAL

BUILDING HEIGHT
 PROPOSED: 35 FEET
 MAX: 35 FEET

RECREATION FACILITIES
 RECREATION FACILITIES BY GROUP PER ORANGE COUNTY CODE SECTION 24-131 (SFR) (D)
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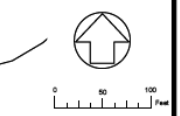
POPULATION
 24 LOTS X 3.1 PERSONS PER LOT = 74.4 PERSONS
 RECREATION ACRES REQUIRED: 74.4 PERSONS X 2.5 ACRES = 0.186 ACRES

PROPOSED TRACTS & EASEMENTS TABLE

TRACT	DESCRIPTION	ACRES	OWNERS/MAINTENANCE
A	OPEN SPACE / WALL	0.156	HOME OWNERS ASSOCIATION
B	RECREATION / OPEN SPACE	1.173	HOME OWNERS ASSOCIATION
C	POND	0.318	ORANGE COUNTY
D	LIFT STATION	0.040	ORANGE COUNTY
E	RECREATION / OPEN SPACE / COMPENSATING STORAGE	0.266	HOME OWNERS ASSOCIATION
F	MECHANICAL SPACE	0.023	HOME OWNERS ASSOCIATION
ROW 1	RIGHT OF WAY	1.374	ORANGE COUNTY
F	UTILITY & SEWER / EASEMENT	0.000	ORANGE COUNTY
F	RETAINING WALL EASEMENTS	-	HOME OWNERS ASSOCIATION

POND TRACT WILL BE USED AS OPEN SPACE TO MEET THE WENVA STUDY AREA REQUIREMENTS.

TERRA-MAX ENGINEERING, INC.
 1527 S. HAWASSEE ROAD, SUITE 211
 ORLANDO, FLORIDA 32836
 TEL: 407-578-2763 FAX: 407-578-2863



DEVELOPER
 NAME: TAMAVES FINE SAND
 CAD-21-07-159
 CA-21-12-078

REVISIONS

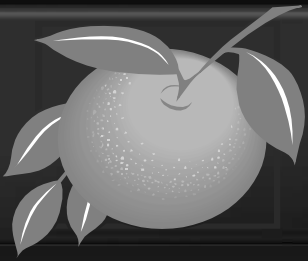
No.	REVISIONS	DATE	BY
1	PER COUNTY COMMENTS	10/13/2023	MMS
2	PER COUNTY COMMENTS	10/20/2023	MMS
3	PER COUNTY COMMENTS	11/20/2023	MMS
4	ORC COMMENTS	07/10/2024	MMS
5	ORC COMMENTS	07/10/2024	MMS
6	ORC COMMENTS	07/10/2024	MMS
7	ORC COMMENTS	07/10/2024	MMS
8	ORC COMMENTS	07/10/2024	MMS
9	ORC COMMENTS	07/10/2024	MMS
10	ORC COMMENTS	07/10/2024	MMS
11	ORC COMMENTS	07/10/2024	MMS
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99	ORC COMMENTS	07/10/2024	MMS
100	ORC COMMENTS	07/10/2024	MMS

SABLE VILLAGE

ORLANDO, ORANGE COUNTY, FL

SEAL
 MONTAGNA, P.E.
 PROFESSIONAL ENGINEER
 No. 12453
 State of Florida
 F.S. 4832.4
 Terra-Max Engineering COA #26002

MASTER PLAN 1 CS.0

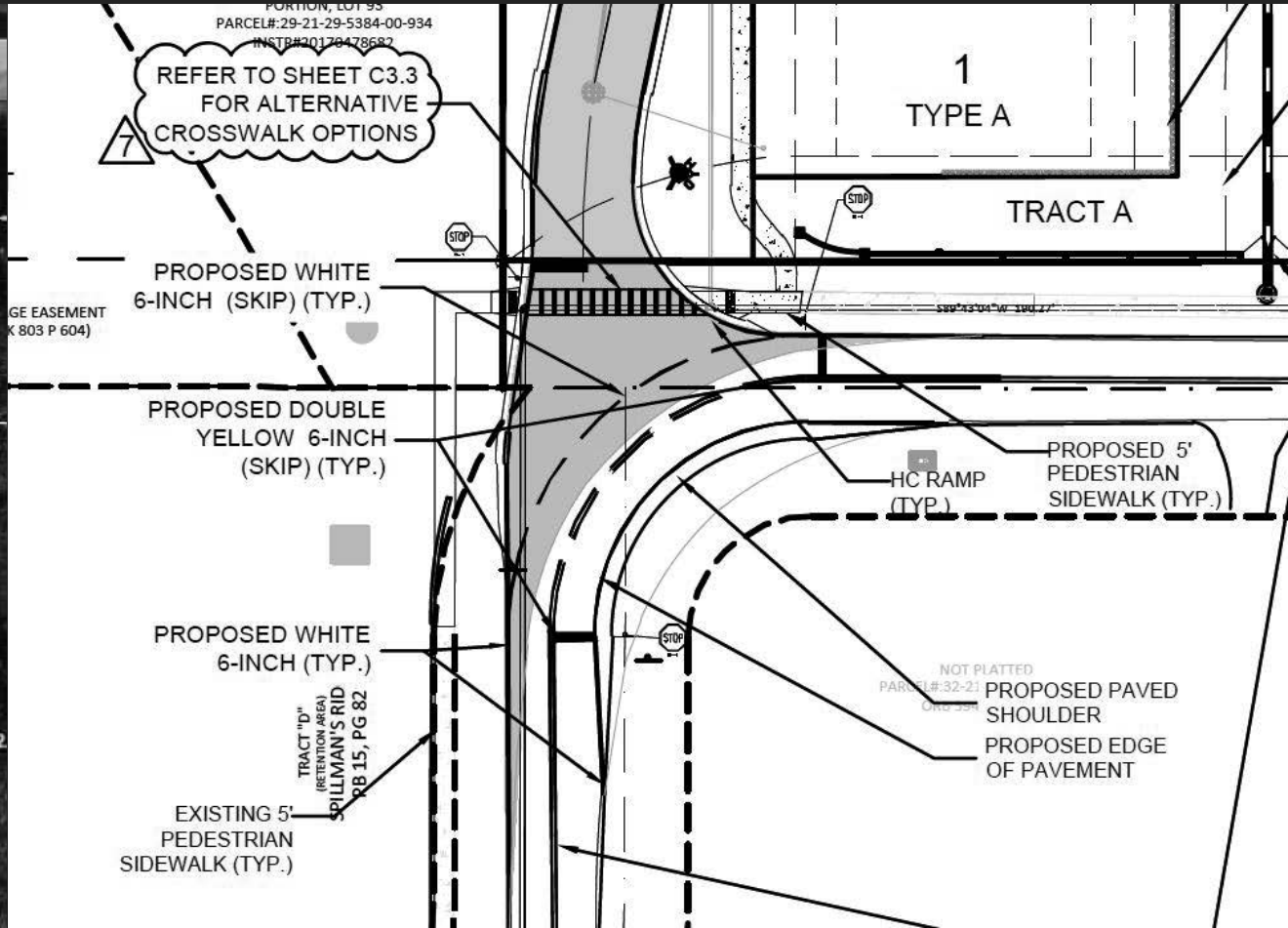


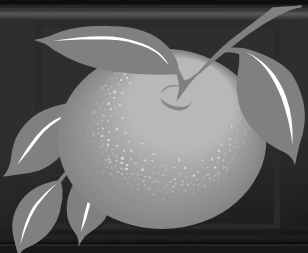
Sable Village Preliminary Subdivision Plan Road Improvements

Current Condition



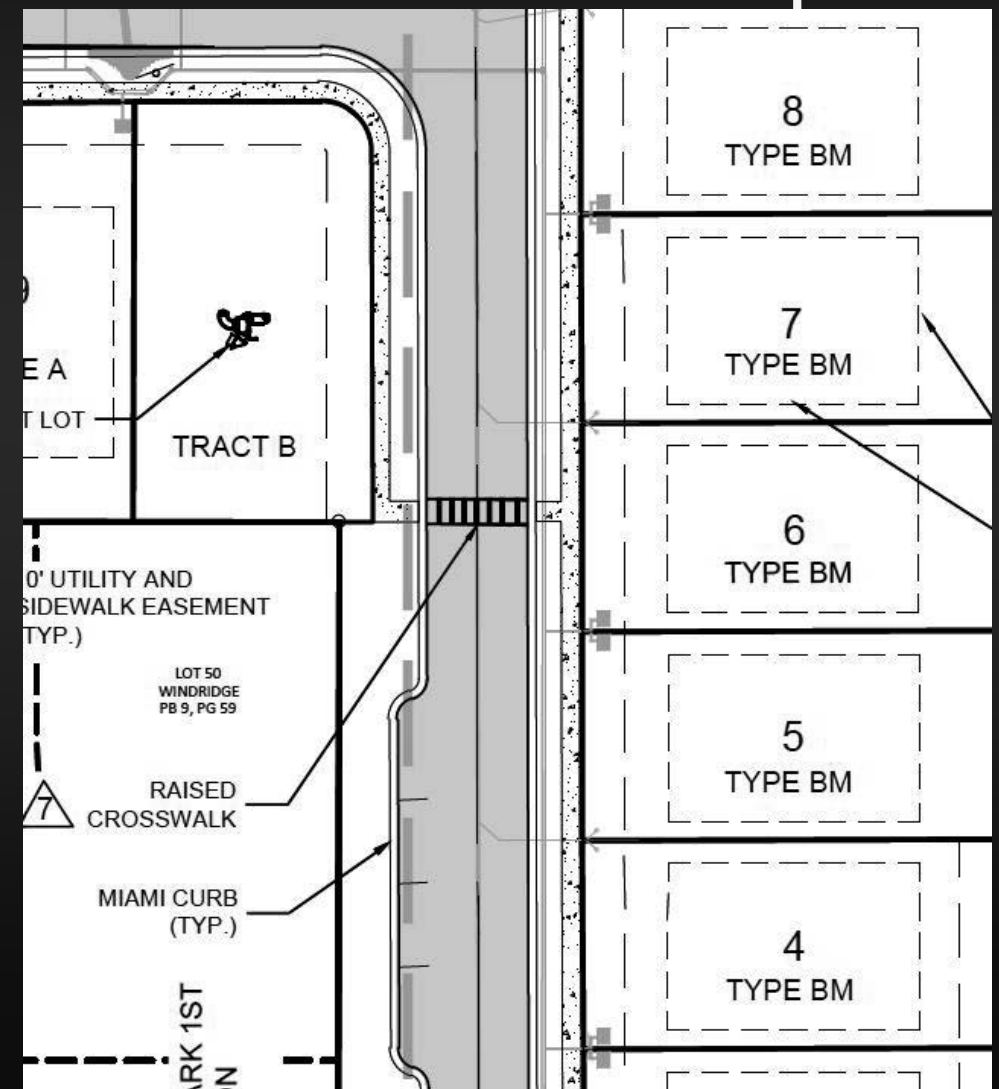
Proposed T-Intersection and 3-Way Stop

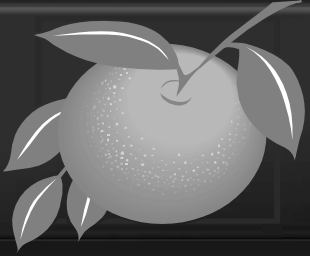




Sable Village Preliminary Subdivision Plan Road Improvements

Raised cross walk within the subdivision to reduce speed along the subdivision road





Action Requested

Make a finding of consistency with the Comprehensive Plan and APPROVE the Sable Village Preliminary Subdivision Plan dated “Received October 26, 2022,” subject to the 30 conditions listed under the DRC Recommendation in the staff report.

District 2

Board of County Commissioners

Public Hearings

December 13, 2022