



**Interoffice Memorandum**

*Handwritten initials*  
DEC26 19 7:49AM

DATE: December 19, 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 *ms*

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

*Handwritten initials*  
DEC26 19 AM 8:15

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Project Name: Bridges Estates Preliminary Subdivision Plan Case #PSP-18-12-419

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Carl Jacobs  
PMJS Development Solutions, LLC  
121 South Orange Avenue, Suite 1500  
Orlando, Florida 32801

Commission District: 1

General Location: North of Haley Drive / Northeast of Windermere Road

Parcel ID #(s): 06-23-28-0000-00-037

# of Posters: 3

Use: 8 Single-Family Residential Dwelling Units

LEGISLATIVE FILE # 20-041

*Handwritten:* January 28, 2020 @ 2pm

Size / Acreage: 10.67 gross acres

BCC Public Hearing  
Required by: Sections 34-69 and 30-89 Orange County Code

Clerk's Advertising  
Requirements: (1) At least 15 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 10 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 10.67 acres in order to construct 8 single-family detached residential dwelling units; District 1; North of Haley Drive / Northeast of Windermere Road.

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

- 1) A waiver from Section 34-152(c), to allow for a twenty (20) foot direct access to Tract D open space from Windermere Road, a paved roadway exterior to the subdivision, in lieu of each lot and tract interior to each lot and tract interior to the subdivision shall have a minimum access width of twenty (20) feet to a dedicated public paved street, except in gated communities covered by Article VIII of this chapter.
  
- 2) A waiver from Section 34-209, to allow for a minimum five (5) foot high fence and ten (10) foot wide landscape buffer to be provided along the road frontage of tracts e & f (excluding the wetland buffer) to separate the residential subdivision from all adjacent roadways whose average daily traffic volumes are projected to exceed eight thousand (8,000) vehicles within five (5) years of the date of approval of the preliminary subdivision plan, in lieu of a six-foot high masonry wall.

**Material Provided:**

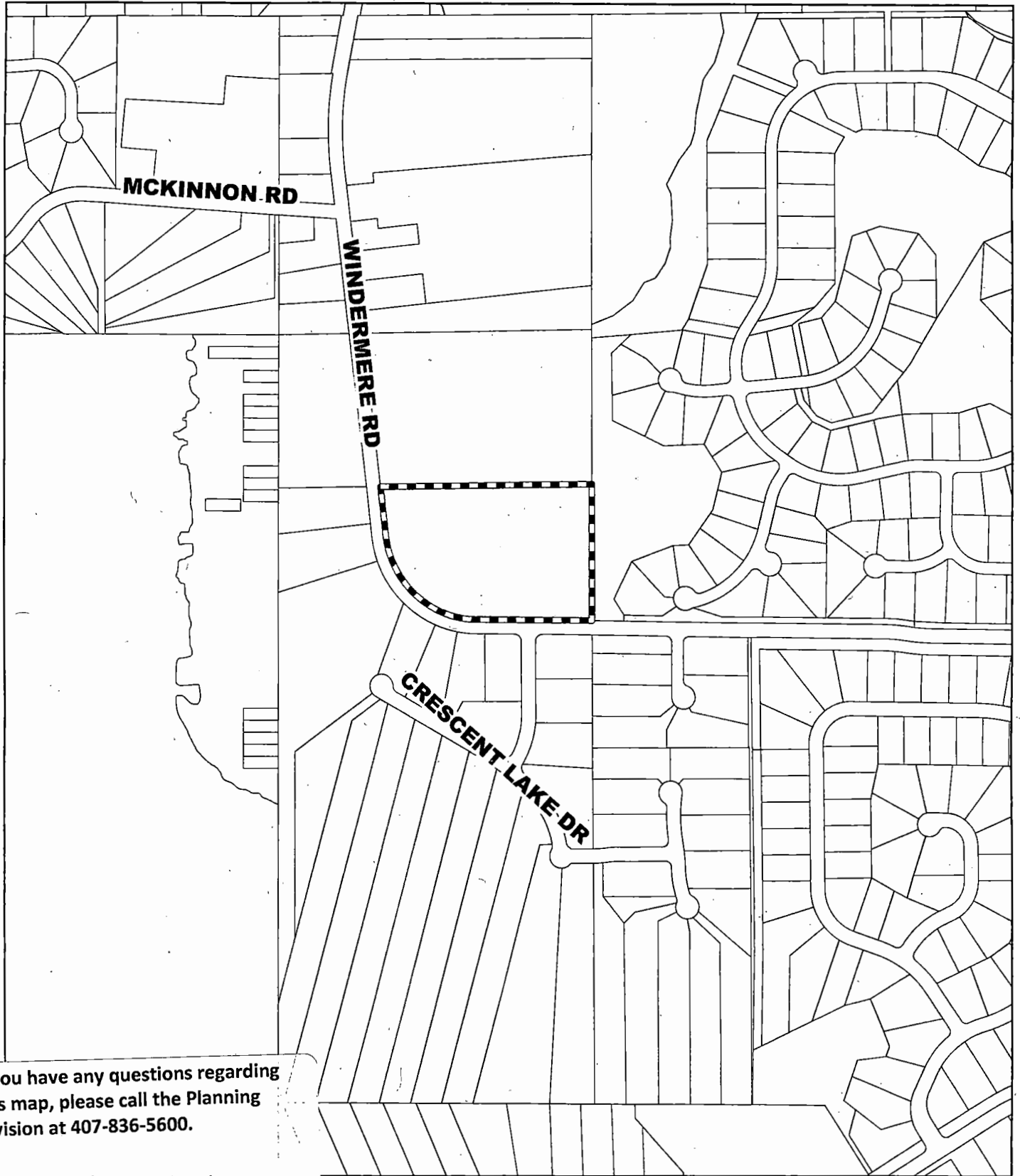
- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

**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)

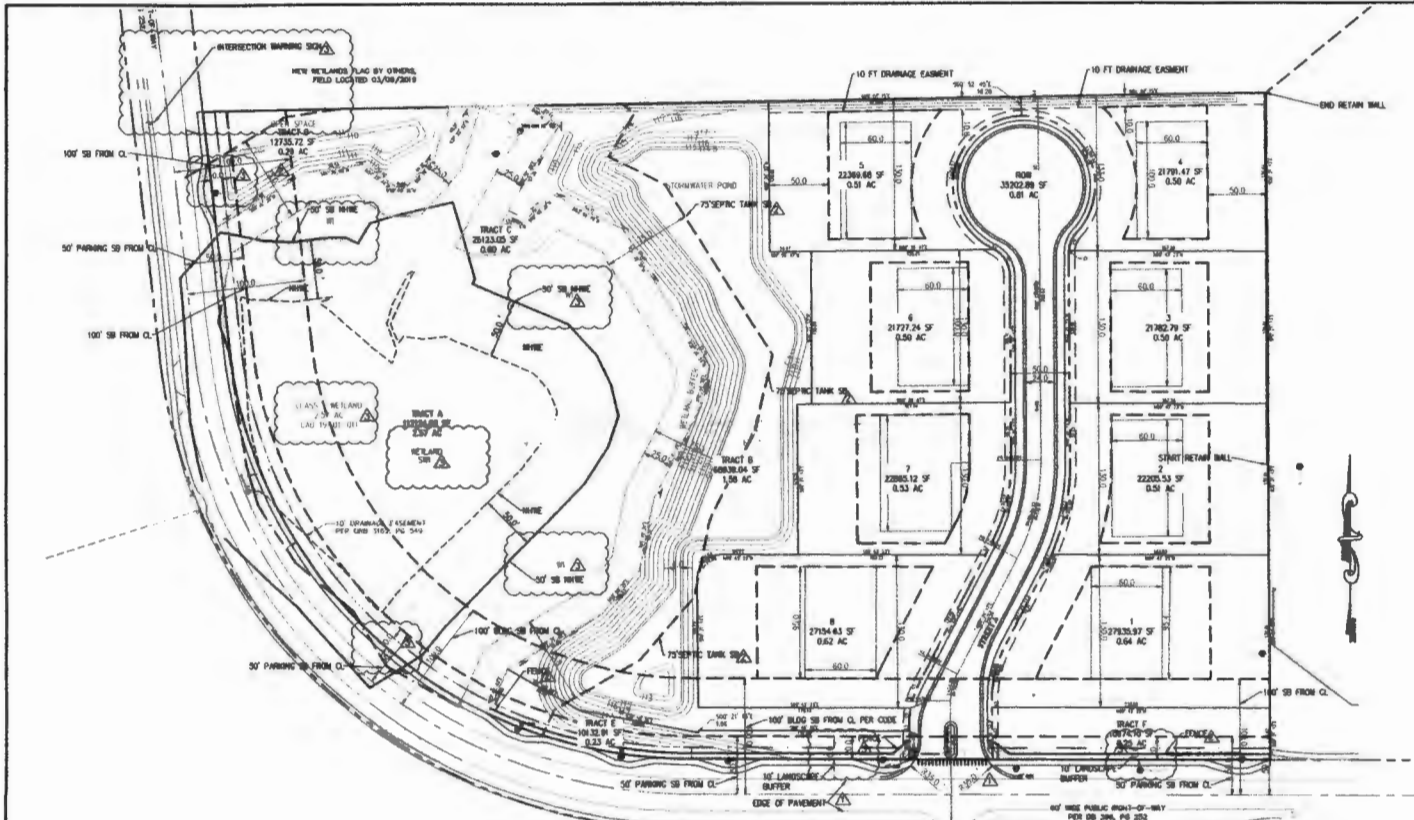


If you have any questions regarding this map, please call the Planning Division at 407-836-5600.

 Subject Property



1 inch = 550 feet



**SITE AREA**  
464,783.2 SF  
10.67 AC ( 1.81 AC WETLAND )

**EXISTING LAND USE**  
RURAL 1/1

**EXISTING ZONING**  
RUC-C

**PROPOSED TYPE OF HOUSING**  
SINGLE FAMILY RESIDENTIAL

**BUILDING SETBACKS**  
FRONT 35'  
SIDE 15'  
REAR 50'

**BUILDING HEIGHT**  
MAX - 35 FT 2 STORIES

**MIN LIVING AREA**  
1,500 SQ FT - UNDER HEAT & AIR

**MIN LOT WIDTH** 21,780 SF  
**MIN LOT DEPTH** 1/2 ACRE

**EXISTING VEGETATION**  
103.5 FT  
GRASS, PINE TREES, PALMETTO, OAK TREES

**PHASING**  
RESUBDIVISION SHALL BE CONSTRUCTED IN ONE PHASE

**CONSERVATION AREA DETERMINATION**  
APR 09-01-01  
DATED 3/14/2008

**NUMBER OF LOTS, DWELLING UNITS**  
8 LOTS

**ADJACENT LAND USE**  
RURAL RESIDENTIAL  
SOUTH RESIDENTIAL  
WATER

**WATER**  
ORANGE COUNTY UTILITIES (OCU)

**WASTEWATER**  
ORANGE COUNTY UTILITIES (OCU)

**STORMWATER**  
PROPOSED CONSTRUCTION SHALL BE DESIGNED TO COMPLY WITH THE ORANGE COUNTY REGULATIONS AND WATER MANAGEMENT SERVICE REGULATIONS.

**PROPOSED MAINTENANCE AND OWNERSHIP OF COMMON SPACE AREAS**  
RESUBDIVISION ASSOCIATION WILL MAINTAIN AND OWN ALL COMMON SPACE AND EASEMENTS (WALL, GRADABLE).

**SCHOOL AGE CHILDREN**  
8 LOTS X 0.404 = 3.23 CHILDREN  
**AVERAGE DAILY TRAFFIC**  
8 LOTS X 0.44 = 3.52 (76 TRIPS)

**PARK AREA**  
N/A

**FEMA**  
FEMA NUMBER: 130800220 F  
DATE: 6/25/08  
APPLICABLE FLOOD ZONES: ZONE X, ZONE A (ELEV 10.6)

**Line Table**

Line #	Length	Direction
L1	6.16	N 7° 21' 13.00" W
L2	19.12	S 27° 24' 17.30" W
L3	8.35	S 7° 21' 13.00" W

**Curve Table**

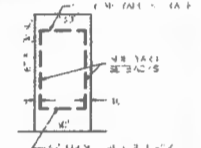
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1.88	20.00	3.08	N 7° 34' 35" E	1.88
C2	16.83	25.00	30.80	N 22° 54' 23" E	18.61
C3	1.88	20.00	3.08	S 82° 15' 25" E	1.88
C4	26.17	25.00	30.80	S 30° 30' 37" E	28.48
C5	22.62	75.00	17.28	S 10° 45' 36" W	22.83
C6	13.72	75.00	10.48	S 4° 53' 09" W	13.70



**NOTES**

1. SOME OF THE FINISHED FLOOR ELEVATIONS WILL EXCEED 3 FEET ABOVE CHISEL GRADE. CONCRETE FINISHED GRADE AT THE FRONTIER OF THE PROJECT WILL MEET EXISTING GRADE.
2. ACCESS TO SITE WILL BE PROVIDED FROM BROADMOOR ROAD.
3. RETENTION POND AND ROADWAYS TO BE OWNED AND MAINTAINED BY ORANGE COUNTY WITH AN AGREEMENT FOR STORMWATER SYSTEM MAINTENANCE, ROUTINE MAINTENANCE, INCLUDING MOWING, BUREAU THAT PROVIDED BY THE COUNTY. SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
4. DEVELOPER SHALL CONSTRUCT A FENCE AND LANDSCAPE TREATMENT AS SHOWN ON THE LANDSCAPE PLAN ALONG BROADMOOR ROAD. FENCE AND LANDSCAPING TO BE MAINTAINED BY THE MANDATORY HOA.
5. SIGNAGE SHALL COMPLY WITH ORL 315.5 OF THE ORANGE COUNTY CODE.
6. EXISTING LANDSCAPING IS REQUIRED. THE DESIGN SHALL INCLUDE THE USE OF NATIVE PLANT SPECIES PER ORANGE COUNTY CODE 18-42(2). SIGNATURE ORANGE COUNTY CDD-78-25-01 THE ROAD AND 3L 5017 AND 5161 CODE OR LINE AS SHOWN. THE WETLAND PERMITS, DEVELOPMENT OR GRADING IS NOT ALLOWED IN THE 25 FT BUFFER WITHOUT AN IMPACT STATEMENT THROUGH THE WETLAND STUDY OF THE SITE THROUGH THE UNIVERSITY UNDER BROADMOOR ROAD. RUN FLOW TO LAKE CHESLET.
7. RETENTION LOTS SHALL BE CONFIGURED TO ACCOMMODATE THE MOST STRINGENT OF EITHER THE DEPARTMENT OF HEALTH OR THE ORANGE COUNTY CODE CHAPTER 37 WATER AND WASTEWATER, ARTICLE 19A INDIVIDUAL ON-SITE WATER TREATMENT. THIS INCLUDES, BUT NOT LIMITED TO, SETBACKS, LOT SIZES, DISTANCE TO POTABLE WATER SUPPLY BELLIES AND ELEVATIONS ABOVE THE 100-YEAR FLOOD ELEVATION AND THE 100-YEAR FLOOD WAVE TABLE. ESPECIALLY NOTE SETBACKS NO LESS THAN 75 FEET FROM PROPOSED WETLANDS AND THE DESIGN MUST MAINTAIN EXISTING WETLANDS AND STORMWATER RETENTION AREAS, 100 FEET FROM THE WIRE OF SURFACE WATER BODIES AND CANALS CONNECTED TO SURFACE WATER BODIES, AND 75 FEET FROM ALL POTABLE BELLIES 1000 FEET FROM PUBLIC POTABLE WATER SUPPLY BELLIES. ANY PERSON DESIRING TO CONSTRUCT ANY OF THESE SYSTEMS SHALL APPLY FOR A PERMIT TO THE DEPARTMENT OF HEALTH.

TO MAINTAIN CONTROL DISTRICT THIS SITE SHALL COMPLY WITH ALL REQUIREMENTS OF ORANGE COUNTY CODE CHAPTER 33 SPECIAL DISTRICTS, ARTICLE 19 WASTEWATER AND NAVIGATION CONTROL DISTRICT. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO: 33-122 REGULATION, CONTROL OF WATER LEVELS WITHIN THE DISTRICT, 33-123 MINIMUM ELEVATION OF LAND FILLED FOR RESIDENTIAL BUILDING PURPOSES, 33-126 CONSTRUCTION OF CANALS, DITCHES - APPLICATOR, HEARING, APPROVAL REQUIRED, 33-127 USE OF DITCH OR CANAL TO DISCHARGE WATERS UPON SWAMP OR LOW LAND PROHIBITED, 33-134 SPECIAL TAXES - LEVY, AMOUNT, CUSTODY, 33-144 DETERMINATION OF THE NATURAL LAND EXTENT OF WATERS FOR REGULATORY PURPOSES, ETC.



**TYPICAL SINGLE FAMILY HOME PLAN**

MIN LOT WIDTH = 130 FEET  
MIN LOT AREA = 17,000 SQ FT  
MINIMUM FLOOR AREA  
SINGLE FAMILY UNIT: 1,500 SQ. FT. (MIN)  
UNDER AIR CONDITIONING / HEAT

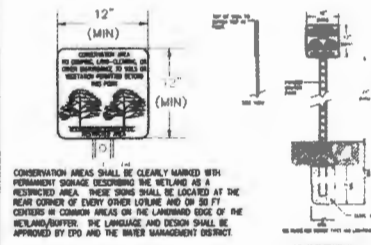
**PROPOSED DENSITY**

SITE AREA	SF	AC
SITE AREA	464,783.28	10.60
OPEN SPACE REQUIREMENT		7.86 AC (74%)

**NET DENSITY (LESS CONSERVATION AREA)**  
10.60 AC / 8 = 1.33 LOTS / ACRE

TRACT	WETLAND	SF	AC	OWNERSHIP / MAINTENANCE	OPEN SPACE CATEGORY	AC	PERCENT OF TOTAL OPEN SPACE	
TRACT A	WETLAND	112,122.53	2.57	HOA	W	1.83	1.83	
TRACT B	STORMWATER	68,850.97	1.58	ORANGE COUNTY	B	0.79	0.79	
TRACT C	WETLAND BUFFER	26,122.08	0.60	HOA	W	0.60	0.60	
TRACT D	OPEN SPACE	32,725.72	0.75	HOA	A	0.75	0.75	
TRACT E	OPEN SPACE	10,132.93	0.23	HOA	A	0.23	0.23	
TRACT F	OPEN SPACE (WALL)	10,624.10	0.24	HOA	A	0.24	0.24	
<b>OPEN SPACE PROVIDED</b>							<b>7.86</b>	<b>7.86</b>
HOA		34,134.66	0.78	ORANGE COUNTY				

**OWNERSHIP AND MAINTENANCE OF RETENTION POND BY TRACT F IS TO BE BY BROADMOOR HOME OWNERS ASSOCIATION AND THE DEVELOPMENT RIGHTS DELEGATED TO ORANGE COUNTY.**



REV	DATE	DESCRIPTION
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**ELEMENT HOME BUILDERS, INC**  
**BRIDGES ESTATES**  
ORLANDO, FLORIDA

**PMS DEVELOPMENT SOLUTIONS LLC**  
1100 S. UNIVERSITY AVENUE, SUITE 1100  
ORLANDO, FLORIDA 32811  
TEL: 407.227.1444 FAX: 407.227.1444

**SITE PLAN**

**C-30**

**NOT FOR CONSTRUCTION UNLESS BONDED AND SEALED**

JOB NO.: 092-097  
DRAWN BY: DGA  
APPROVED BY: PMS  
DATE: DEC 1, 2008  
SHEET:

PHILIP C. KELLS, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 15623/2010