



Interoffice Memorandum

11-20-1SP03:42 RCVD

DATE: November 8, 2018

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 

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: Orange Lake Country Club Planned Development / Orange Lake Country Club Village NW2 Preliminary Subdivision Plan Case # PSP-17-08-256

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Jeff A. Sedloff
June Engineering Consultants, Inc.
P. O. Box 770609
Winter Garden, Florida 34777

Commission District: 1

General Location: North of Hartzog Road / East of C. R. 545

Parcel ID #(s): 29-24-27-0000-00-005 (a portion of)

of Posters: 5

LEGISLATIVE FILE # 19-020

January 8, 2019
@ 2pm

Use: 240 Single-family detached residential dwelling units and a 2.75-acre commercial tract on Tract-O.

Size / Acreage: 88.01 acres

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

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 request proposes to subdivide 88.01 acres in order to construct 240 single-family detached residential dwelling units and a 2.75 acres commercial tract on Tract-O.

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*)

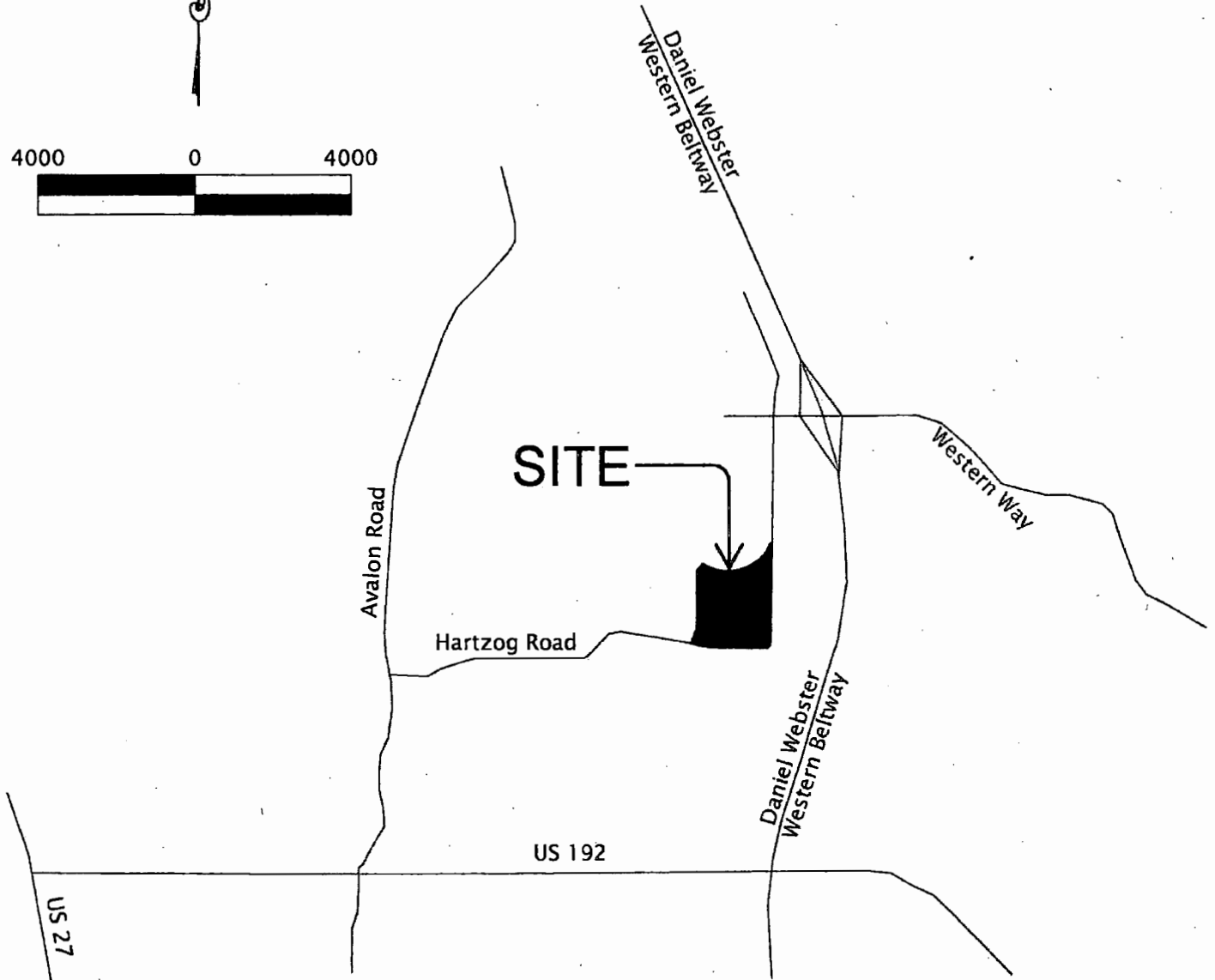
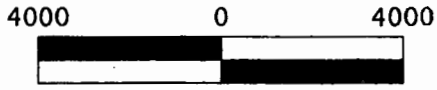
Special Instructions to Clerk (if any):

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 Egipciaco and Sapho Vatel 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 Lisette Egipciano at 407.836.5684



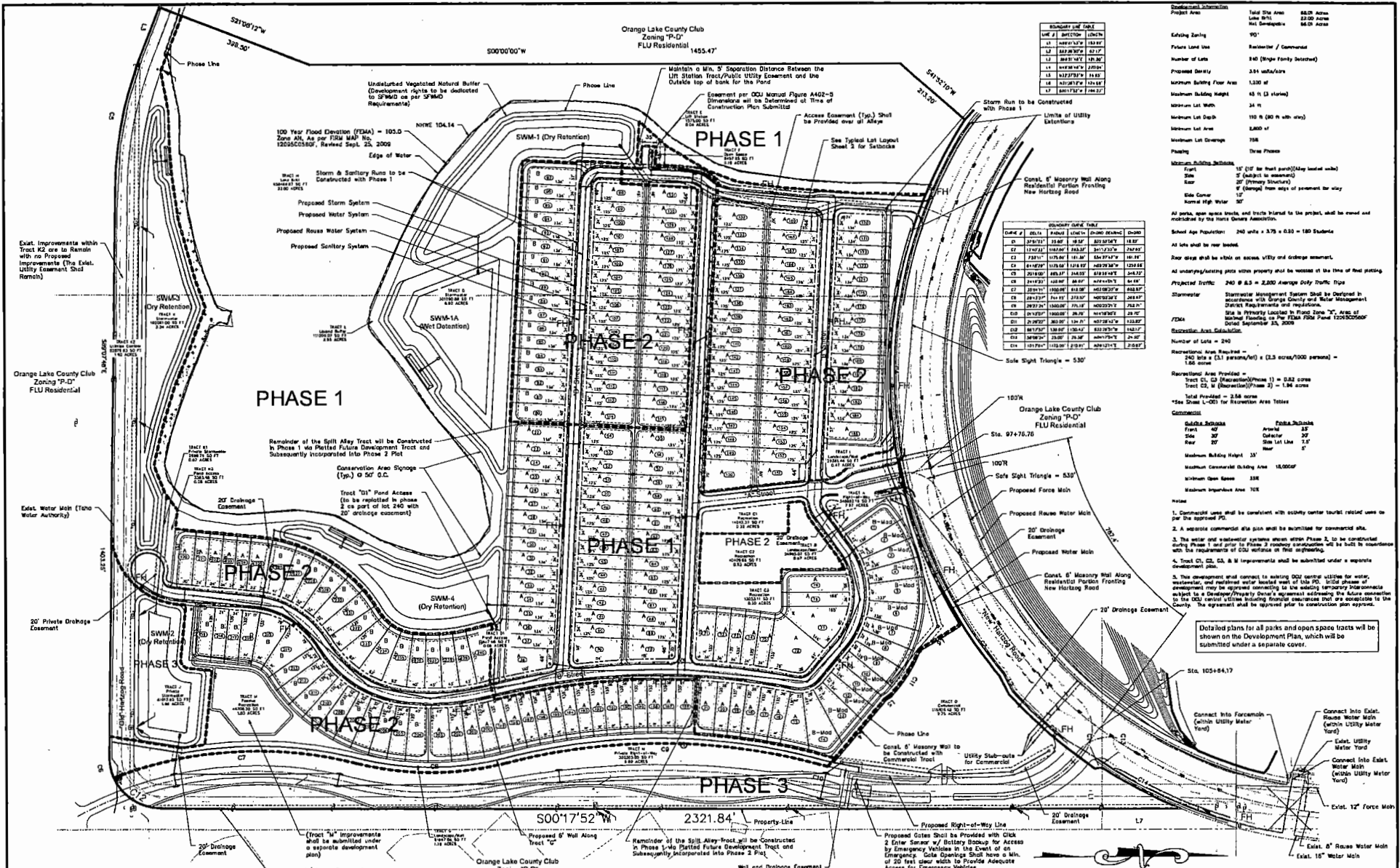
june engineering
consultants, inc.

32 W. Plant Street
Winter Garden, FL. 34787
Ph. 407-905-8180
Fax 407-905-6232

November 1, 2018

Certificate of Authorization #00031567

Exhibit 1



Orange Lake County Club
Zoning "P-D"
FLU Residential 1455.47'

LINE #	SECTION	LENGTH
1	100'x150'	150.00'
2	100'x150'	150.00'
3	100'x150'	150.00'
4	100'x150'	150.00'
5	100'x150'	150.00'
6	100'x150'	150.00'
7	100'x150'	150.00'

TRACT #	AREA (SQ. FT.)	AREA (ACRES)	PERCENT DEVELOPABLE	DEVELOPABLE AREA (SQ. FT.)	DEVELOPABLE AREA (ACRES)
1	100,000	2.28	100%	100,000	2.28
2	100,000	2.28	100%	100,000	2.28
3	100,000	2.28	100%	100,000	2.28
4	100,000	2.28	100%	100,000	2.28
5	100,000	2.28	100%	100,000	2.28
6	100,000	2.28	100%	100,000	2.28
7	100,000	2.28	100%	100,000	2.28
8	100,000	2.28	100%	100,000	2.28
9	100,000	2.28	100%	100,000	2.28
10	100,000	2.28	100%	100,000	2.28

Development Information

Project Area: Total Site Area 84.0 Acres, Water Area 22.00 Acres, Net Developable 62.00 Acres

Edging Zoning: R1

Future Land Use: Residential / Commercial

Number of Lots: 240 (Single Family Detached)

Proposed Density: 2.84 units/acre

Minimum Building Foot Area: 1,100 sq. ft.

Minimum Building Height: 45 ft (3 stories)

Minimum Lot Width: 34 ft

Minimum Lot Depth: 100 ft (30 ft min. w/c)

Minimum Lot Area: 2,800 sq. ft.

Minimum Lot Coverage: Three Phases

Phasing: Three Phases

Minimum Building Setbacks

Front: 10' (10' for front porch/entry level only)

Side: 5' (Subject to easement)

Rear: 20' (Primary Structure)

0' (Change from edge of pavement for way)

Side Corner: Same as High Way

High Way: 30'

In parks, open space, trails, and trees related to the project, shall be owned and maintained by the Home Owners Association.

School Age Population: 240 units x 3.75 x 0.50 = 180 Students

All lots shall be new build.

Re-use shall be 40% on excess utility and drainage easement.

Underlying/overlying party with property shall be notified of the time of final platting.

Projected traffic: 240 @ 0.5 = 120 Average Daily Traffic Peak

Stormwater: Stormwater Management System shall be designed in accordance with Orange County and Water Management District requirements and regulations.

FDMA: Site is Primary Located in Flood Zone "X", Area of Special Flooding on the FEMA Flood Panel 1205550000, dated September 21, 2009.

Recreation Area Schedule:

Number of Lots = 240

Recreation Area Required = 240 into a (3.1 persons/lot) x (3.5 acres/1000 persons) = 144 acres

Recreation Area Provided =

Tract C1, C2 (Recreation/Phase 1) = 0.82 acres

Tract C3, C4 (Recreation/Phase 2) = 1.16 acres

Total Provided = 2.58 acres

*See Sheet C-001 for Recreation Area Tables

Comments

1. Commercial uses shall be consistent with edging center local related uses on per the approved PD.

2. A separate commercial site plan shall be submitted for commercial site.

3. The water and wastewater system shown within Phase 2, to be constructed during Phase 1 and prior to Phase 2 roadway construction will be built in accordance with the requirements of OCU and other applicable codes.

4. Tract C1, C2, C3, & C4 improvements shall be submitted under a separate development plan.

5. The development shall contact existing OCU center utilities for water, wastewater, and electrical and provide a detailed plan of the PD. Utility phase 1/2 easement may be approved pending to the existing property boundaries subject to a Development Plan's requirement addressing the future connection to the OCU central utility building through the future connection to the County. The agreement shall be approved prior to construction plan approval.

Detailed plans for all parks and open space tracts will be shown on the Development Plan, which will be submitted under a separate cover.

DATE	REVISION
2/18/18	TRC Comments
4/17/18	TRC Comments
5/21/18	TRC Comments
8/2/18	TRC Comments
9/25/18	TRC Comments

Orange Lake - NW2
Preliminary
Subdivision Plan

JEC JEC ENGINEERING
11 W. Main Street
Waterloo, IL 61474
PH: 309-291-8183
Fax: 309-291-8176
Certificate of Authorization #00811547

SCALE: 1" = 100'

DATE: 6/26/22

DRAWN BY: CLK CHECKED BY: RAJ
DATE: 6/26/22

PROJECT NO. 13-0455
SHEET 3 OF 8

REVIEWER: A. SCUDIT
PEA 51206

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