

Sunset Preserve (fka Lake Pickett Clusters 1-3)

Semi-Private Boat Ramp

2/23/2021 BCC MEETING



Community Overview – Current Aerial Map



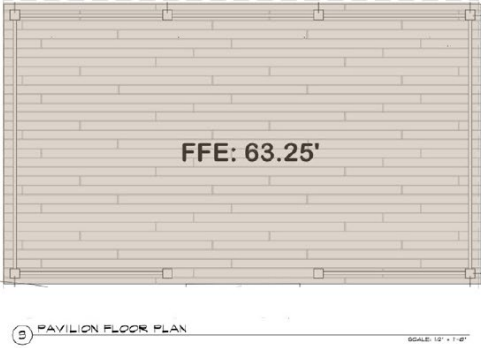
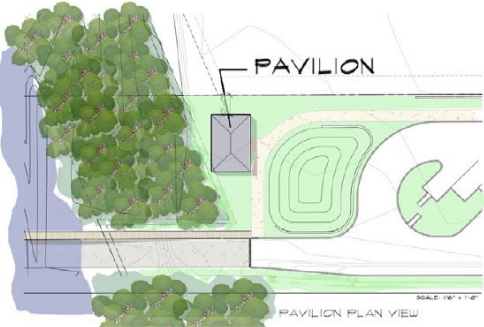
Community Overview – Site Plan



- PSP approved for 235 Lots
 - 44 Lots have water access through riparian rights
 - 35 Direct Access
 - 9 “Canal” Lots
 - 191 “Interior” Lots
 - Gated Subdivision with Private Roads
- Phase 1 Construction Complete, plat recorded, and homes closed
- Phase 4 Under Construction, plat nearing approval
- Future Phase construction plans have been submitted for review with Orange County
- Boat Ramp to be “Semi-Private”
 - Meaning only accessible by residents of Sunset Preserve
 - Access to be controlled through physical barrier (gates) and HOA restrictions



Sunset Preserve Boat Ramp - Site Renderings



Orange County Permit Timeline/History Involving Boat Ramp

8-22-2017

Preliminary Subdivision Plan (PSP-16-08-289) approved unanimously by the BCC for Lake Pickett Cluster Parcels 1-3. The approved plans include a lot for the proposed boat ramp. It is the same lot that where the current boat ramp is being proposed. Condition v. below was part of this approval.

8-21-2018

PSP was revised (CDR-18-02-062) for a few changes (add gated entrances, revise project phasing, conditions of approval). Boat ramp lot still included and unchanged from original PSP plan. Approved unanimously by the BCC.

- v. A boat ramp is not part of the infrastructure and is not approved with this plan. This plan approves only a location for a ramp should the applicant meet all permitting requirements and receive approval from Orange County. A boat ramp shall require additional permitting under Chapter 15, Article XV Boat Ramps, and action by the Board of County Commissioners.

11-14-2019

Plat (PR-19-04-023) for Sunset Preserve Phase 1 approved. Plat includes Tract R-1 for use as a boat ramp.

It is a requirement during the review of the semi-private boat ramp application that the ramp parcel is shown on the subdivision plat.



Sunset Preserve Environmental Permitting Summary

- **US Army Corp of Engineers (USACE)**

- SAJ-2017-02785 was issued on March 7, 2019 and authorized the construction of the Sunset Preserve's semi-private boat ramp in its current location as well as all associated direct/secondary wetland and surface water impacts

- **SJRWMD**

- ERP No. 153914-3 was issued on February 14, 2019 and authorized the construction of the Sunset Preserve's semi-private boat ramp in its current location and all associated direct/secondary wetland and surface water impacts

- **Orange County**

- CAI-18-12-060 permitted all wetland impacts associated with development of the subdivision, with exception of the boat ramp which must occur separately as part of the boat ramp permitting process
- Boat Ramp Appl. (BR-20-04-001) and a modification to the project's Conservation Area Impact Permit (CAI-20-04-027) have been submitted to OCEPD. At this time, both applications have been deemed complete and have been approved by county staff. However, both must have final approval by the Orange County BCC prior to their issuance.



Conclusion

- Location was approved 3 previous times by the county, twice by BCC with unanimous approval.
 - Approved on the initial PSP (PSP-16-08-289) in August 2017.
 - Approved as part of a Change Determination Request (CDR-18-02-062) in August 2018.
 - Approved on the final plat (PR-19-04-023) recorded in November 2019
- SJRWMD and ACOE permits have been obtained for the boat ramp in its current location
- Orange County EPD has reviewed and recommends approval of the boat ramp and conservation area impact permit applications.
- Commitment to existing residents who have already bought and closed on homes based on the location as shown and approved on the PSP/Plat.



Daniel T. O'Keefe

From: Doug Hoffman <Doug.Hoffman2@PulteGroup.com>
Sent: Tuesday, February 23, 2021 11:33 AM
To: Aaron Struckmeyer; Daniel T. O'Keefe
Subject: Fwd: Access to the Lake in Pickett Reserve

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Begin forwarded message:

From: Blake Lapinsky <Blake.Lapinsky@pulte.com>
Date: February 23, 2021 at 11:28:20 AM EST
To: Clint Ball <Clint.Ball@pultegroup.com>, Doug Hoffman <Doug.Hoffman2@pultegroup.com>
Subject: FW: Access to the Lake in Pickett Reserve

From: Cathy Coverini <Caterina.Coverini@Pulte.com>
Sent: Tuesday, February 23, 2021 11:00 AM
To: Blake Lapinsky <Blake.Lapinsky@Pulte.com>
Subject: Fwd: Access to the Lake in Pickett Reserve

Get [Outlook for iOS](#)

From: Rachael Lafata <rach@dabuildingservices.com>
Sent: Tuesday, February 23, 2021 10:27:02 AM
To: Cathy Coverini <Caterina.Coverini@Pulte.com>
Subject: Access to the Lake in Pickett Reserve

External Sender

Good Morning Cathy,
I wanted to reach out and express why having the boat ramp in our neighborhood is so important to myself and my family. That was one of the main reasons we chose to move into this neighborhood. Without this boat ramp, we will not be able to access the lake and enjoy all the beauty it has to offer. I feel it is important to have the availability to put a boat in the water and utilize the ramp whenever we please. At the end of the day, we purchased to be able to enjoy everything that comes with a lakefront neighborhood including an 24/7 accessible boat ramp, thank you.

Rachael & Alex Lafata

Laura + John Sterchele
location + no delay

Daniel T. O'Keefe

From: Doug Hoffman <Doug.Hoffman2@PulteGroup.com>
Sent: Tuesday, February 23, 2021 10:44 AM
To: Aaron Struckmeyer; Daniel T. O'Keefe
Subject: Fwd: Boat ramp

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Begin forwarded message:

From: Blake Lapinsky <Blake.Lapinsky@pulte.com>
Date: February 23, 2021 at 10:22:13 AM EST
To: Clint Ball <Clint.Ball@pultegroup.com>, Doug Hoffman <Doug.Hoffman2@pultegroup.com>
Subject: FW: Boat ramp

From: Cathy Coverini <Caterina.Coverini@Pulte.com>
Sent: Tuesday, February 23, 2021 10:20 AM
To: Blake Lapinsky <Blake.Lapinsky@Pulte.com>
Subject: Re: Boat ramp

Thanks, Laura- sent this onto management

Get [Outlook for iOS](#)

From: Cathy Coverini <Caterina.Coverini@Pulte.com>
Sent: Tuesday, February 23, 2021 10:19:48 AM
To: Blake Lapinsky <Blake.Lapinsky@Pulte.com>
Subject: Fwd: Boat ramp

Get [Outlook for iOS](#)

From: Laura Sterchele <laurarn97@yahoo.com>
Sent: Tuesday, February 23, 2021 10:18:59 AM
To: Cathy Coverini <Caterina.Coverini@Pulte.com>
Cc: john sterchele <yamahasterch@yahoo.com>
Subject: Boat ramp

External Sender

Hello Orange County board members,

We are writing this plea to the county administrators to pass the Sunset Preserve community boat ramp. We looked at 14 home sites before deciding to buy in this community with the main reason being access to Lake Pickett. We had lived in Oviedo for 15 years and dreamed of one day moving to this area. We love that Lake Pickett is on Florida's top ten list of the cleanest Lakes and would do everything in our power to help it stay that way! We paid so much for our home and we were promised we would have the boat ramp and lake access or We would have not purchased here with Pulte homes. We don't want to have it in a different location or have to wait several years down the road! Please! Please! Please help our community add this final piece to our forever home!!

Thank you!!!

Laura and John Sterchele

Sent from my iPhone

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

Michael Silver
no delay

Daniel T. O'Keefe

From: Doug Hoffman <Doug.Hoffman2@PulteGroup.com>
Sent: Tuesday, February 23, 2021 11:33 AM
To: Aaron Struckmeyer; Daniel T. O'Keefe
Subject: Fwd: Boat Ramp in the neighborhood

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Begin forwarded message:

From: Blake Lapinsky <Blake.Lapinsky@pulte.com>
Date: February 23, 2021 at 11:28:18 AM EST
To: Clint Ball <Clint.Ball@pultegroup.com>, Doug Hoffman <Doug.Hoffman2@pultegroup.com>
Subject: FW: Boat Ramp in the neighborhood

From: Cathy Coverini <Caterina.Coverini@Pulte.com>
Sent: Tuesday, February 23, 2021 11:07 AM
To: Blake Lapinsky <Blake.Lapinsky@Pulte.com>
Subject: Fwd: Boat Ramp in the neighborhood

Get [Outlook for iOS](#)

From: mgsilver71@gmail.com <mgsilver71@gmail.com>
Sent: Tuesday, February 23, 2021 11:05:23 AM
To: Cathy Coverini <Caterina.Coverini@Pulte.com>
Subject: Boat Ramp in the neighborhood

External Sender

The boat ramp is very important to me and my wife Nathalie. One of the big selling points that caused us to decide to purchase a home in Sunset Preserve was the fact that a private boat ramp was planned for the neighborhood. My wife and I have plans to sell our current boat at Boat Tree Marina and buy a smaller boat to utilize the ramp. We're very much looking forward to exploring and fishing on the lake. We were really hoping to be able to access the lake this coming year or at the very least, the next. Some recent health scares in my life have made me realize that you never know how much time you have left, so I really want to make the most of every day.

Michael Silver

Daniel T. O'Keefe

From: Doug Hoffman <Doug.Hoffman2@PulteGroup.com>
Sent: Tuesday, February 23, 2021 11:32 AM
To: Daniel T. O'Keefe; Aaron Struckmeyer
Subject: Fwd: Community Boat Ramp

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Begin forwarded message:

From: Blake Lapinsky <Blake.Lapinsky@pulte.com>
Date: February 23, 2021 at 11:28:18 AM EST
To: Clint Ball <Clint.Ball@pultegroup.com>, Doug Hoffman <Doug.Hoffman2@pultegroup.com>
Subject: FW: Community Boat Ramp

From: Cathy Coverini <Caterina.Coverini@Pulte.com>
Sent: Tuesday, February 23, 2021 11:01 AM
To: Blake Lapinsky <Blake.Lapinsky@Pulte.com>
Subject: Fwd: Community Boat Ramp

Get [Outlook for iOS](#)

From: Courtney S <courtneystone827@gmail.com>
Sent: Tuesday, February 23, 2021 10:51:55 AM
To: Cathy Coverini <Caterina.Coverini@Pulte.com>
Subject: Community Boat Ramp

External Sender

Hi Cathy,

We are hearing through the Sunset Preserve Facebook page that the county has not yet approved the community boat ramp.

We wanted to send you an email to show our support for the community boat ramp and encourage county leaders to approve it. The community boat ramp is a huge reason we, and other families, chose to live in this community. While we are not yet moved in, when our home is complete, we plan to use the ramp regularly. Having the ramp in our neighborhood allows families to access it easily and safely. It will also reduce crowding at other ramps located in other communities.

Please let us know what we can do to help get the ramp approved.

Thank you,
Courtney Stone

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

Daniel T. O'Keefe

From: Doug Hoffman <Doug.Hoffman2@PulteGroup.com>
Sent: Tuesday, February 23, 2021 10:42 AM
To: Aaron Struckmeyer; Daniel T. O'Keefe
Subject: Fwd: Comment from Viviana Miller

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Begin forwarded message:

From: Blake Lapinsky <Blake.Lapinsky@pulte.com>
Date: February 23, 2021 at 10:30:56 AM EST
To: Clint Ball <Clint.Ball@pultegroup.com>, Doug Hoffman <Doug.Hoffman2@pultegroup.com>
Subject: FW: Comment from Viviana Miller

From: Cathy Coverini <Caterina.Coverini@Pulte.com>
Sent: Tuesday, February 23, 2021 10:27 AM
To: Blake Lapinsky <Blake.Lapinsky@Pulte.com>
Subject: Fwd: Comment from Viviana Miller

Get [Outlook for iOS](#)

From: Mitchell Miller <mitchellwmiller@gmail.com>
Sent: Tuesday, February 23, 2021 10:22 AM
To: Cathy Coverini
Subject: Comment from Viviana Miller

External Sender

This is my wife's comment for public record:

We are requesting that the Orange County BCC please approve the request for the private boat ramp. We spent months looking at properties before choosing Sunset Preserve as our home. The main reason for choosing this location was close access to the lake. The boat ramp was indicated on the past plans that the county had already approved, and we chose a lot that was in close proximity to that location. We enjoy boating and kayaking and love doing so with our two young children. We know that the county has approved boat ramps in similar communities. We would be very disappointed if the county did not allow the installation of the ramp. This year has been difficult and there have been many things we have not been able to enjoy due to the pandemic as a family. Nature is something we can still

enjoy, and we were looking forward to being able to access the lake by summer being that we bought a home right next to the lake. Thank you very much for your consideration!

Sincerely,
Viviana Miller

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

Anita Hamilton
+
Gale

Daniel T. O'Keefe

tim's

From: Doug Hoffman <Doug.Hoffman2@PulteGroup.com>
Sent: Tuesday, February 23, 2021 10:43 AM
To: Aaron Struckmeyer; Daniel T. O'Keefe
Subject: Fwd: Boat ramp

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Begin forwarded message:

From: Blake Lapinsky <Blake.Lapinsky@pulte.com>
Date: February 23, 2021 at 10:30:51 AM EST
To: Clint Ball <Clint.Ball@pultegroup.com>, Doug Hoffman <Doug.Hoffman2@pultegroup.com>
Subject: FW: Boat ramp

From: Cathy Coverini <Caterina.Coverini@Pulte.com>
Sent: Tuesday, February 23, 2021 10:27 AM
To: Blake Lapinsky <Blake.Lapinsky@Pulte.com>
Subject: Fwd: Boat ramp

Get [Outlook for iOS](#)

From: Anita Hamilton <anita75_a@yahoo.com>
Sent: Tuesday, February 23, 2021 10:25:21 AM
To: Cathy Coverini <Caterina.Coverini@Pulte.com>
Subject: Boat ramp

External Sender

Hey Cathy,

Here is my email and Gale's for the ramp boat.

We want to see this approve and built as we were promised and we are paying for it already. We are not paying for futuristic measures or amenities . We just want our community to receive what was according to plan and contract promised as to be given. Please add more to my email if you feel the need but we are all United in Sunset Preserve to get our boat ramp approved and built, now.

Thank you Cathy!

Daniel T. O'Keefe

From: Doug Hoffman <Doug.Hoffman2@PulteGroup.com>
Sent: Tuesday, February 23, 2021 11:32 AM
To: Aaron Struckmeyer; Daniel T. O'Keefe
Subject: Fwd: Boat access

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Begin forwarded message:

From: Blake Lapinsky <Blake.Lapinsky@pulte.com>
Date: February 23, 2021 at 11:27:59 AM EST
To: Clint Ball <Clint.Ball@pultegroup.com>, Doug Hoffman <Doug.Hoffman2@pultegroup.com>
Subject: FW: Boat access

From: Cathy Coverini <Caterina.Coverini@Pulte.com>
Sent: Tuesday, February 23, 2021 11:21 AM
To: Blake Lapinsky <Blake.Lapinsky@Pulte.com>
Subject: Fwd: Boat access

Get [Outlook for iOS](#)

From: Shanta Jackson <shanta_jackson@yahoo.com>
Sent: Tuesday, February 23, 2021 11:13:49 AM
To: Cathy Coverini <Caterina.Coverini@Pulte.com>; Craig L. Jackson <craigljackson3@gmail.com>
Subject: Boat access

External Sender

Hello Cathy,

Hope this note finds you well. As a homeowner in Sunset Preserve. My family and I are looking forward to using the boat ramp in the future. The access is certainly an area that we would be using.

Craig & Shanta Jackson

[Sent from Yahoo Mail for iPhone](#)

Doug Martin
Location / delay

Daniel T. O'Keefe

From: Doug Martin <wdougmartin@gmail.com>
Sent: Tuesday, February 23, 2021 12:08 PM
To: Doug.Hoffman2@pultegroup.com; Aaron.Struckmeyer@pultegroup.com; Daniel T. O'Keefe
Subject: Boat Ramp at Sunset Preserve

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Orange County Board of County Commissioners:

My family and I are residents of Sunset Preserve and one of the main reasons we moved into this community is because of the boat ramp that should have been completed by now. We chose our specific lot based on the location of the boat ramp that is recorded and approved by Orange County/EPD. If the boat ramp were to be in a different location, we would have chosen a different lot that would have saved us \$50,000.00.

If the previously approved location of the boat ramp is moved, we will not be able to put our boat in the water at Lake Pickett for at least a couple of years because there is not a public boat ramp on Lake Pickett and it will be years before a boat ramp could be completed at an alternate location due to infrastructure/development. We're fortunate to be building a boat dock at our lakefront lot that was approved by Orange County, but now we can't get our boat on the lake to even put our boat at our boat dock.

I have talked to a number of our neighbors and everyone is irate that the boat ramp has not been finished by now. Especially because the current proposed location was approved by Orange County/EPD, SJRWMD and ACOE. Our neighbors and I are very concerned that if the OCBOCC changes course and requires the boat ramp to be relocated, the minimum two year delay will severely impact the value of all of the homes in our neighborhood.

There is not a valid reason for the ramp to be moved from the current proposed location to a different location other than a group attempting to delay the entire process which does not negatively impact any animals/environment, but does severely and negatively impact the residents of Sunset Preserve.

When this decision is called to a vote, I ask that any Orange County Board of County Commissioners not be permitted to vote if that Commissioner was previously a member or previously involved in any way with Save Orange County as I believe that is a conflict. This is particularly concerning seeing as how the last public meeting on the boat ramp, which I attended, there was no mention of Save Orange County objecting to the location.

Thank you for your time and hopefully approving the boat ramp in its current and previously approved location.

Best regards,
William D. Martin
4726 Marina Row Dr
Orlando, FL 32820
(407) 346-3565

Mitchell Miller

Hi Cathy,

This is what I sent to public comment yesterday.

Mitchell Miller

----- Forwarded message -----

From: <Public.Comment@ocfl.net>

Date: Mon, Feb 22, 2021 at 6:36 AM

Subject: RE: BR-20-04-001 - Private Boat Ramp within Sunset Preserve Community

To: <mitchellwmiller@gmail.com>

Thank You.

We will enter your comment into the record.

From: Mitchell Miller <mitchellwmiller@gmail.com>

Sent: Monday, February 22, 2021 9:21 AM

To: Public Comment <Public.Comment@ocfl.net>

Subject: BR-20-04-001 - Private Boat Ramp within Sunset Preserve Community

Dear Orange County BCC,

Unfortunately Orange County's public comment form is not functioning and I would like to submit my comment to be recorded for the meeting scheduled for Feb. 23, 2021:

We are new homeowners in the Sunset Preserve Community. We appreciate the board reviewing the request for the boat ramp. We ask that you take into consideration that this amenity was a prime reason why many of us chose to purchase homes in the community and chose our lot based on the location of the boat ramp that was indicated on past plans/applications approved by Orange County BCC. Since the BCC has already approved these past plans, we feel it would be inconsistent if this request is not approved and would be a big disappointment to many of us who have invested in properties within the community. Our street name is even based on the location of this boat ramp. Since the plans are consistent with Orange County code and similar to other communities nearby that have a boat ramp, we look forward to your approval of this application and thank you for your attention in this matter.

Thank you,

Mitchell Miller

4685 Marina Row Drive Orlando, FL 32820

(360) 904-0551

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.

Deb + Scott Bradley
Keep in phase 1

Daniel T. O'Keefe

From: Doug Hoffman <Doug.Hoffman2@PulteGroup.com>
Sent: Tuesday, February 23, 2021 10:44 AM
To: Daniel T. O'Keefe; Aaron Struckmeyer
Subject: Fwd: Lake access

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

Begin forwarded message:

From: Blake Lapinsky <Blake.Lapinsky@pulte.com>
Date: February 23, 2021 at 10:22:32 AM EST
To: Clint Ball <Clint.Ball@pultegroup.com>, Doug Hoffman <Doug.Hoffman2@pultegroup.com>
Subject: FW: Lake access

From: Cathy Coverini <Caterina.Coverini@Pulte.com>
Sent: Tuesday, February 23, 2021 10:04 AM
To: Blake Lapinsky <Blake.Lapinsky@Pulte.com>
Subject: Fwd: Lake access

Get [Outlook for iOS](#)

From: Deborah Bradley <dbradley52@cfl.rr.com>
Sent: Tuesday, February 23, 2021 9:55:52 AM
To: Cathy Coverini <Caterina.Coverini@Pulte.com>
Cc: Deb Bradley <dbradley52@cfl.rr.com>; Scott Bradley <sbradley6818@cfl.rr.com>
Subject: Lake access

External Sender

Hi Cathy,

This is Deb and Scott Bradley at lot 22 in sunset Preserve. We submitted our request to the county to please keep the boat ramp in phase 1. I thought we should also let you know. The county website only allowed us to put in one line due to character limitation.

We purposely bought in Sunset Preseve for the lake access. We were living in Lake Drawdy and because we did not buy on the lake, we could not use the lake. We paddle board and kayak and want the lake access now, as initially promised. Please feel free to pass this to the county so they know our wishes.

Best,

Scott and Deb Bradley
4684 Marina Row Dr
Lot 22 Sunset Preserve

Sent from my iPhone

CONFIDENTIALITY NOTICE: This email may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you have received this communication in error, please notify the sender immediately by email and delete the message and any file attachments from your computer. Thank you.