



Interoffice Memorandum

11-02-17P02:14 RCVD

11-02-17P02:07 RCVD

DATE: October 24, 2017

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Eric Raasch, Chief Planner Planning Division

CONTACT PERSON(S): **Sapho F. Vatel, MPA**
Development Coordinator
Planning Division 407-836-5686
sapho.vatel@ocfl.net

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: Meadow Woods Planned Development / Parcel 30.1 Preliminary Subdivision Plan Case # CDR-17-04-131

Type of Hearing: Substantial Change

Applicant(s): David M. Kelly, P.E.
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, Florida, 32803

Commission District: 4

General Location: East of Landstar Boulevard / North of Rhode Island Woods Circle

Parcel ID #(s) 25-24-29-5567-01-003

of Posters: 4

November 28, 2017 @ 2pm

LEGISLATIVE FILE # 17-1478

Use: 206 single-family residential dwelling units (attached and detached)

Size / Acreage: 36.79 acres (total project) / 29.73 acres (subject parcel)

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 Preliminary Subdivision Plan (PSP) Change Determination Request (CDR) is a request to reduce the rear setbacks from 20' to 18'; reduce the Arbor Meadows Boulevard setbacks from 35' to 33'; and to convert the PSP from a gated community to a non-gated community with public roads; District 4: East of Landstar Boulevard / North of Rhode Island Woods Circle.

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)

SOUTH ORANGE AVENUE

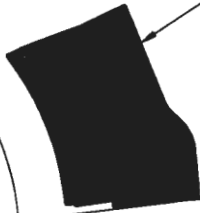
LANDSTAR BOULEVARD

CENTRAL FLORIDA GREENWAY (S.R. 417)

RHODE ISLAND WOODS CIRCLE

TOWN CENTER BOULEVARD

PROJECT BOUNDARY



For questions regarding this map, please call Sapho Vatel at 407.836.5686

ORANGE COUNTY
OSCEOLA COUNTY

Location Map

Meadow Woods Parcel 30.1

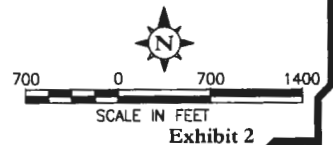


Exhibit 2



Site Plan (11"x17")

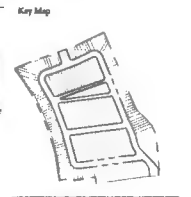
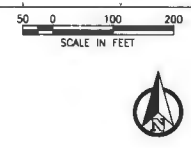
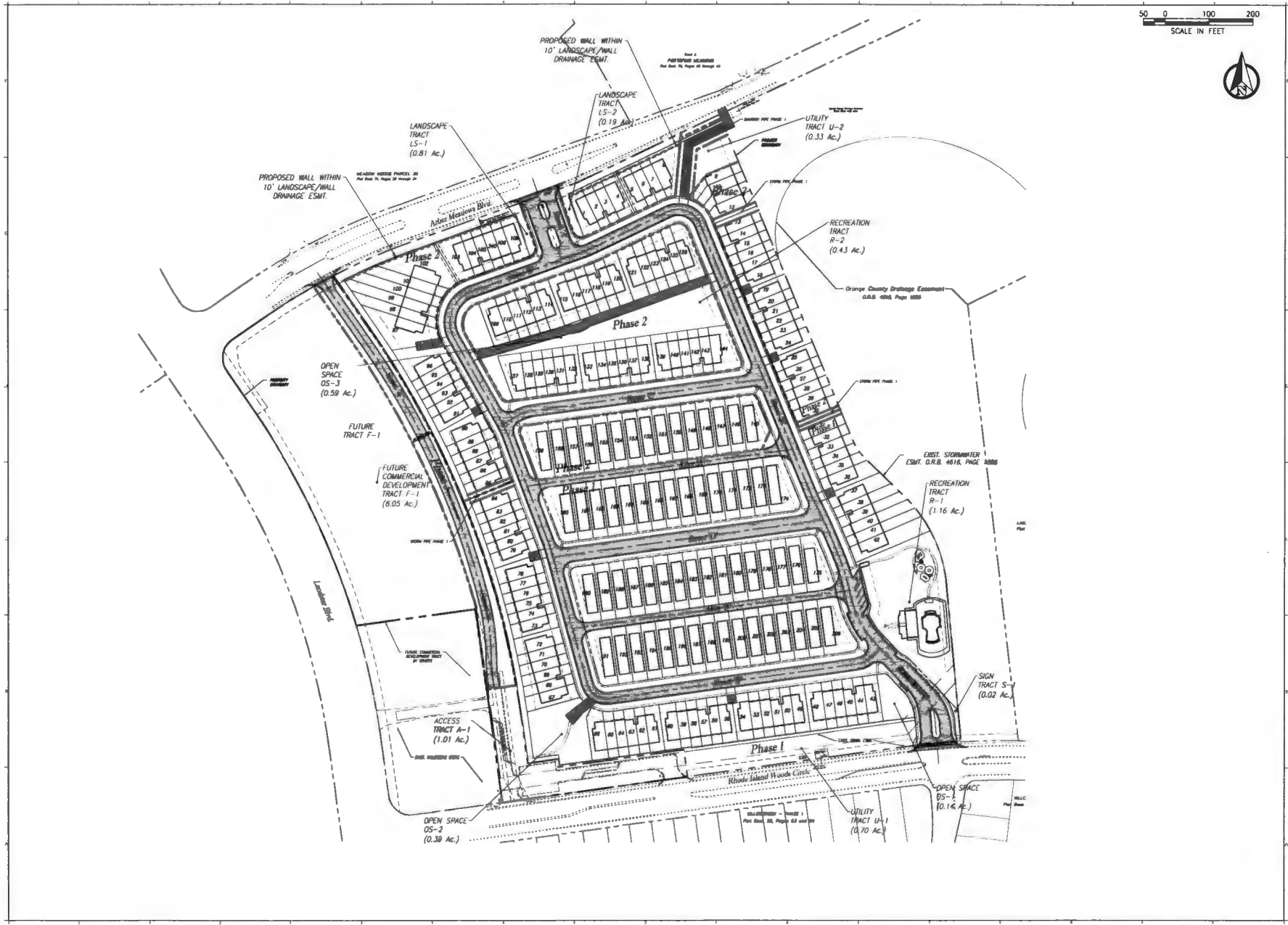
Meadow Woods Parcel 30.1



Exhibit 3B

2/20/15/15-023 SURFACE MEADOW WOODS/DAVID & PEGGY SHERIDAN TO OCEANVIEW TO DC

L:\2015\15-023 - MEADOW P.D. PARCEL 30.1\PROJECT\DWG\MASTER SITE PLAN_V15023-007



Consultant

13	04/01/2015	PRELIMINARY CONCEPT PLAN
14	04/29/2015	PRELIMINARY CONCEPT PLAN
15	04/30/2015	PRELIMINARY CONCEPT PLAN
17	04/01/2015	CONCEPT PLAN
18	04/01/2015	CONCEPT PLAN
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PROJECT NAME: MEADOW WOODS P.D. PARCEL 30.1
 SHEET TITLE: MASTER SITE & PHASE PLAN
 SCALE: 1" = 100'
 DATE: October 4, 2017

Submitted To: ORANGE COUNTY, FL
 Sheet Title: MASTER SITE & PHASE PLAN

Sheet No: C2.00
 Date: October 4, 2017



Poulos & Bennett, LLC
 2603 E. Livingston St., Orlando, FL 32803
 TEL: 407-487-2299 | www.poulosandbennett.com
 Reg. No. 16, 28567

SITE DATA

1. PARCEL ID NO.: 25-24-29-5567-01-000
2. COMMISSION DISTRICT: 4
3. PROJECT AREAS:
 - TOTAL PROJECT BOUNDARY: 36.79 AC
 - PROJECT DEVELOPMENT: 29.72
 - ONSITE ROAD ROW: 6.8 AC
 - RETENTION AREA: 0 AC (EXISTING)
 - WETLANDS: 0 AC
 - UPLAND CONSERVATION: 0 AC
 - FUTURE COMMERCIAL AREA: 6.07 AC (INCLUDED ONLY FOR OFFSITE STORMWATER CONVEYANCE)
 - OFFSITE ROAD (STREET 'E'): 1.0 AC (TO BE DESIGNED AND PERMITTED WITH THIS PROJECT)
4. SITE DATA:
 - SINGLE FAMILY DETACHED UNITS: 62
 - SINGLE FAMILY ATTACHED UNITS: 144
 - TOTAL RESIDENTIAL UNITS: 206
5. EXISTING USE: THE SITE IS CURRENTLY VACANT AND IS COVERED WITH A MIXTURE OF TREES, SHRUBS AND GRASSES. THERE ARE TWO OUTPARCELS LOCATED AT THE SOUTHWEST CORNER OF THE SITE AT THE INTERSECTION OF LANDSTAR BOULEVARD AND RHODE ISLAND WOODS CIRCLE. ONE OF THESE PARCELS REMAINS VACANT WITH THE SOUTHERNMOST PARCEL IS CURRENTLY A WALGREENS. THE PROPERTY WAS PLATTED CONCURRENTLY WITH WALGREENS, PLAT BOOK 69, PAGE 141.
6. SUPPORT SERVICES:
 - WATER SERVICE:

THE DOMESTIC WATER DEMAND FOR THE PROJECT WILL BE SUPPLIED BY ORANGE COUNTY UTILITIES. THE COUNTY HAS TWO (2) EXISTING MAINS LOCATED IN THE VICINITY OF THE PROJECT, A 16" MAIN ON RHODE ISLAND WOODS CIRCLE AND A 20" MAIN ON ARBOR MEADOWS BOULEVARD. THE SYSTEM WILL BE LOOPED AND CONNECT TO BOTH SYSTEMS. THE PROJECTS FIRE FLOW REQUIREMENTS WILL BE PROVIDED BY ON-SITE WATER DISTRIBUTION MAINS AND HYDRANTS DESIGN IN ACCORDANCE WITH ORANGE COUNTY'S FIRE FLOW DETERMINATION AND FIRE HYDRANT SPACING STANDARD 6006 AND NFPA ANNEX H & I. THE MAXIMUM DISTANCE FROM ANY PORTION OF A PROPOSED BUILDING TO AN ADJACENT FIRE DEPARTMENT ACCESS ROADWAY IS 150', UNLESS THE BUILDINGS ARE EQUIPPED WITH FIRE SPRINKLER SYSTEMS THEN UP TO 450' IS ALLOWED.
 - SEWER SERVICE:

THE SANITARY WASTEWATER WILL FLOW VIA ON-SITE GRAVITY MAINS TO A POINT OF CONNECTION TO THE ORANGE COUNTY WASTEWATER COLLECTION SYSTEM IN ARBOR MEADOWS BOULEVARD IN THE NORTHEAST CORNER OF THE SITE AS SHOWN ON THE PLANS. THIS CONNECTION POINT AND THE FLOWS BELOW WERE VERIFIED CORRECT WITH OCU.
 - RECLAIMED WATER SERVICE: THERE IS NO EXISTING RECLAIMED WATER IN THIS AREA.
 - STORMWATER MANAGEMENT:THE PROJECT STORMWATER MANAGEMENT, I.E. WATER QUALITY TREATMENT AND WATER QUANTITY ATTENUATION WILL BE PROVIDE FOR IN THE ADJACENT EXISTING STORMWATER MANAGEMENT POND.AS PART OF THE PERMITTED DESIGN, THE PROPERTY CAN BE DEVELOPED WITH A MAXIMUM OF 70% IMPERVIOUS COVERAGE.THE POND WAS PERMITTED AS A MASTER DRAINAGE SYSTEM POND. THIS WILL PROVIDE COMPLIANCE WITH THE MOST STRINGENT CRITERIA BETWEEN ORANGE COUNTY AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. THE INLET-PIPE COLLECTION SYSTEM WILL UTILIZE THE PERMITTED DESIGN STAGES AS REQUIRED BY ORANGE COUNTY FOR SYSTEM TAILWATER TO ENSURE THAT ADEQUATE CONVEYANCE IS PROVIDED FOR.
 - SCHOOLS: THE SCHOOLS FOR THIS PROJECT ARE WYNDHAM LAKES ELEMENTARY, MEADOW WOODS MIDDLE AND CYPRESS CREEK HIGH. THE PROJECT SCHOOL AGE POPULATION FOR THIS PROJECT IS 89 STUDENTS. A CAPACITY ENHANCEMENT AGREEMENT (CEA) HAS BEEN OBTAINED FOR THIS PROJECT, CEA# OC-15-047, DATED MARCH 3, 2016.
 - TRAFFIC: MEADOW WOODS CONCURRENCY WAS OBTAINED WITH VESTED RIGHTS CERTIFICATE # 92-000056.
7. FUTURE LAND USE: CC
8. EXISTING ZONING: PUD
9. PROPOSED ZONING: PUD
10. REQUESTED USES: CC/MDR SINGLE FAMILY CONSISTENT WITH THE RECENT LUP AMENDMENT
11. OPEN SPACE / RECREATION FACILITIES:

REQUIRED: PER APPROVED PD (25% OF THE GROSS LAND AREA IS REQUIRED SEE OPEN SPACE TABLE)
12. FLOODPLAIN

PER FEMA PANEL 12095C0650F DATED SEPT 25, 2009, PORTIONS OF THE PROPERTY ARE ADJACENT TO BUT OUTSIDE OF THE MAPPED FLOODPLAIN. (SEE SHEET C1.10)
13. CONFIRMATION OF THE EXISTING CAD (PERMIT #96-046) WILL BE PROVIDED BY ENVIRONMENTA CONSULTANT. A MEMORANDUM DATED 6/20/88 INDICATED THE CONSERVATION RATING OF ONSITE WETLANDS WITH PROPOSED IMPACTS WAS PERFORMED (NOTE: PRE CAD). THIS DOCUMENT WAS USED TO SUPPORT PARCELS 15,15.1,15.2 AND 48 CAD DETERMINATION. APPLICANT PROPOSES TO REQUEST SIMILAR DETERMINATION FOR THIS PARCEL DUE TO ORIGINAL 1988 DATE OF ENVIRONMENTAL STUDIES AND DETERMINATION.
14. NON GATED COMMUNITY

THE PROJECT IS NOT PROPOSED TO BE GATED.
15. A TREE SURVEY IS ATTACHED AND A TREE MITIGATION PLAN FOR ANY O.C. SPECIMEN TREES IS PROVIDED IN ACCORDANCE WITH O.C. CODE ARTICLE VIII 15.276-307
16. THERE SHALL BE NO VEHICULAR ACCESS FROM STREET E (COMMERCIAL DRIVEWAY) TO SUBDIVISION.

Site Data & Notes

Meadow Woods Parcel 30.1

Exhibit 4B

OPEN SPACE REQUIREMENTS (1)

LAND USE	DEVELOPABLE ACRES	REQUIRED		PROVIDED									
		REQUIRED PD PERCENTAGE OF OPEN SPACE BY LAND USE (38-1234)	RECREATION TRACT (100% CREDIT)	CATEGORY A			CATEGORY B		CATEGORY C		TOTAL TYPE B AND C OPEN SPACE PROVIDED	TOTAL OPEN SPACE PROVIDED	
				RECREATION TRACT (100% CREDIT)	BUFFER/OPEN SPACE (100% CREDIT)	TOTAL CATEGORY A OPEN SPACE PROVIDED (2)	CATEGORY A OPEN SPACE REQUIRED (3)	STORMWATER TRACTS (TOTAL)	STORMWATER TRACTS OPEN SPACE CREDIT (50%)	CONSERVATION WETLANDS (TOTAL)	CONSERVATION WETLANDS OPEN SPACE CREDIT (50%)		
SINGLE FAMILY	29.72	25.00%	7.43	1.59	2.19	3.78	1.86	16.88	8.44	0.00	0.00	8.44	12.22
TOTALS	29.72		7.43	1.59	2.19	3.78	1.86	16.88	8.44	0.00	0.00	8.44	12.22
OPEN SPACE REQUIRED			7.43										
OPEN SPACE PROVIDED													12.22

1. ALL UNITS ARE ACRES
2. INCLUDES UPLAND BUFFER
3. CATEGORY A OPEN SPACE MUST BE PROVIDED FOR A MINIMUM OF 25% OF THE REQUIRED OPEN SPACE. THE REMAINING 75% MAY BE PROVIDED BY CATEGORY B AND C OPEN SPACE.
4. COMMERCIAL OPEN SPACE SHALL BE 20% OF GROSS LAND AREA.

PARK/RECREATION SPACE CALCULATIONS

RECREATION AREA REQUIRED = 2.5 ACRES PER 1000 POPULATION	
UNITS X 0.0031 PEOPLE PER UNIT X 2.5 ACRES = REQUIRED RECREATION AREA	
REQUIRED RECREATION AREA = 1.59 ACRES	
RECREATION AREA PROVIDED	
TRACT ID	ACREAGE
R-1	1.16
R-2	0.43
R-1, R-2	GROUP C: PICNIC AREAS, TRAILS, EXERCISE COURSES
R-1, R-2	GROUP D: PLAYFIELDS, PLAYGROUND, TOT-LOTS
R-1	GROUP B: POOLS/SPA
TOTAL	1.59

OPEN SPACE TRACTS

TRACT ID	ACREAGE
OS-1	0.14
OS-2	0.39
OS-3	0.59
TOTAL	1.12

Site Data & Notes

Meadow Woods Parcel 30.1