



Interoffice Memorandum

05-26-17 10:08 AM RCVD

05-26-17 04:07 PM RCVD

Handwritten signature

DATE: May 11, 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: Sapho F. Vatel, Development Coordinator *SV*
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: Northeast Resort Parcel PD / NERP Phase 5
Preliminary Subdivision Plan – Case # PSP-16-12-423

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Kathy Hattaway
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, Florida 32803

Commission District: 1

General Location: North of Vista Boulevard / East of Disney's Fort
Wilderness

Parcel ID #(s) 18-24-28-0000-00-012, 18-24-28-3102-11-000
18-24-28-3102-00-004, 18-24-28-3102-00-008

of Posters: 3

Use: 60 detached single-family residential dwelling units

LEGISLATIVE FILE #

17-719

*June 20, 2017
@ 2pm*

Size / Acreage: 39.86 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 Preliminary Subdivision Plan (PSP) is a request to subdivide and construct sixty (60) detached single-family residential dwelling units on Parcels I and K.

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

A waiver for Phase 5 (Parcels I and K) is requested from Section 34-267(h) to allow a stormwater collection system to connect to the retention outfall system in lieu of separation between both systems.

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*).

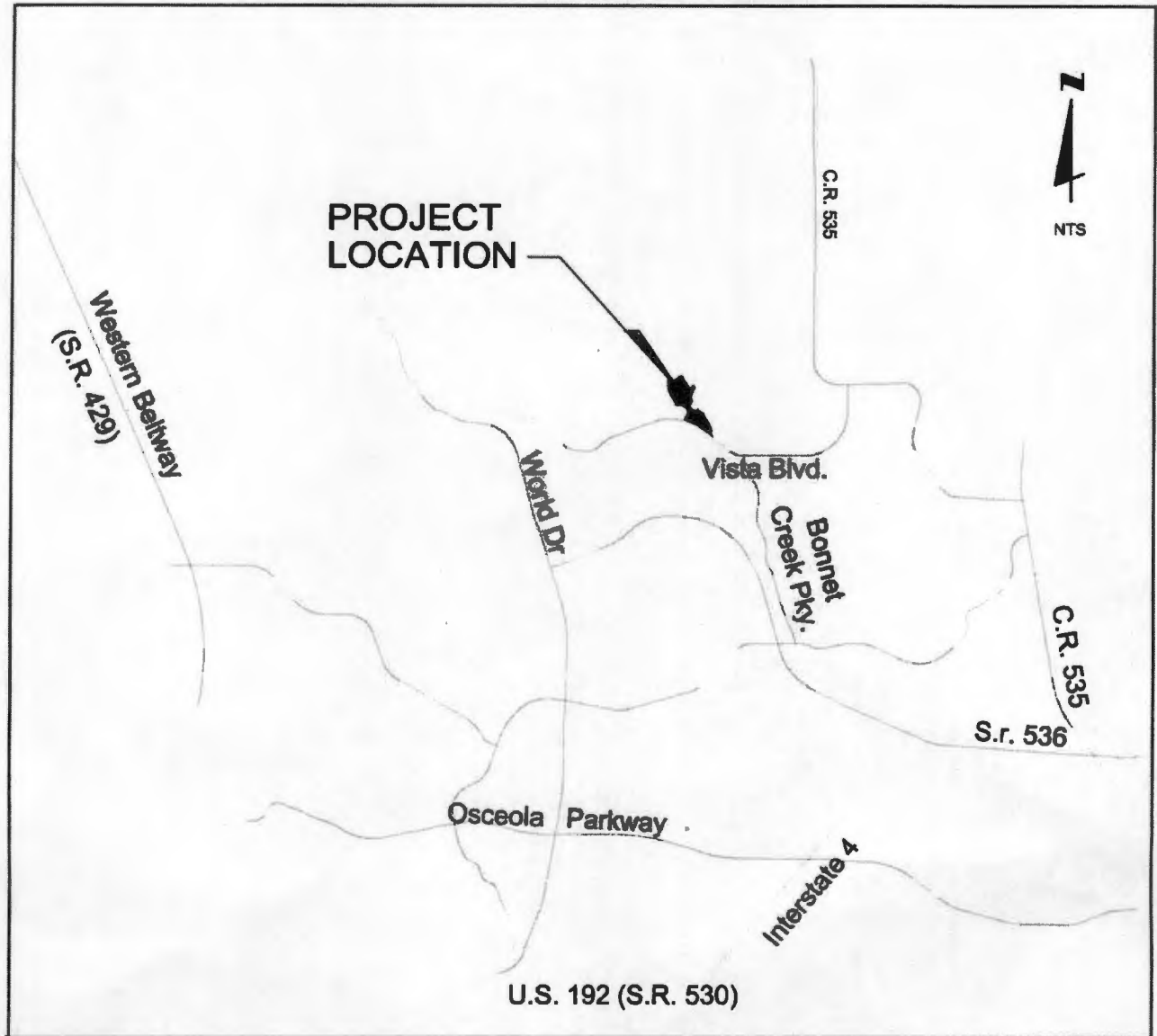
SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

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)

LOCATION MAP



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

MATCHLINE - SEE SHEET C-101

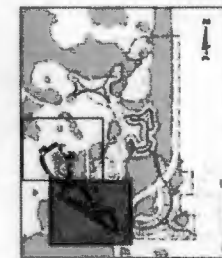


- LEGEND**
- PHASE 5 PSP BOUNDARY
 - - - HERP PD BOUNDARY
 - 17 LOT NUMBER
 - BUILDING SETBACK
 - 84.5' LOT DIMENSION
 - 0.12 LOT TYPE (SEE SHEET C-102 FOR DETAILS)
 - (A) PARCEL ID

NOTE:
ALL CONSTRUCTION DETAILS ARE
CONCEPTUAL AND SUBJECT TO REVIEW AND
MODIFICATION DURING THE APPROVAL OF
FINAL CONSTRUCTION PLANS

<div>ATKINS</div> <div>ATKINS & ASSOCIATES, INC. 10000 W. BOULEVARD, SUITE 200 FORT LAUDERDALE, FL 33301 TEL: 954.466.1000 WWW.ATKINS-INC.COM</div>		<div>Golden Oaks Development, LLC 270 S. W. 1st Ave., Suite 200 Fort Lauderdale, FL 33301 Late Surveys White, Florida 25930</div>	100031091		SITE PLAN		PHASE 5 PRELIMINARY RESORT SUBDIVISION PLAN		C-100		A		B		C		D		E		F		G		
PROJECT NO. 100031091		PROJECT NAME		PROJECT NO. 100031091		PROJECT NAME		PROJECT NO. 100031091		PROJECT NAME		PROJECT NO. 100031091		PROJECT NAME		PROJECT NO. 100031091		PROJECT NAME		PROJECT NO. 100031091		PROJECT NAME		PROJECT NO. 100031091	
OWNER		OWNER		OWNER		OWNER		OWNER		OWNER		OWNER		OWNER		OWNER		OWNER		OWNER		OWNER		OWNER	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT	
ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT		ADJACENT													

PD PARCEL	TRACT	DESCRIPTION	ACRES	OWNER/DEVELOPER
BE	A	ROADWAY	2.75	ASBCC
BE	B	ROADWAY	2.41	ASBCC
E	C	WETLAND	1.28	GOUL
E	D	WETLAND	0.88	GOUL
E	E	WETLAND BUFFER	0.51	GOUL
E	F	WETLAND BUFFER	0.15	GOUL
K	G	WETLAND BUFFER	0.07	GOUL
E	H	OPEN SPACE	1.02	GOUL
E	I	STORM WATER	0.88	GOUL
E	J	OPEN SPACE	0.88	GOUL
E	K	OPEN SPACE	0.88	GOUL
E	AA	OPEN SPACE	0.11	GOUL
E	BB	OPEN SPACE	0.01	GOUL
E	CC	OPEN SPACE	0.01	GOUL
E	DD	OPEN SPACE	0.17	GOUL
E	EE	ROADWAY	0.11	GOUL
E	FF	OPEN SPACE	0.14	GOUL



KEY MAP