



Interoffice Memorandum

07-26-17A11:43 RCVD

07-26-17A11:35 RCVD

DATE: July 14, 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
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: Dora Woods Estates PSP (aka Tangerine Woods
and Brooks Meadows) – Case # CDR-15-12-393

Type of Hearing: Substantial Change

Applicant(s): Timothy Green
Green Consulting Group, Inc.
4070 United Avenue
Mount Dora, Florida 32757

Commission District: 2

General Location: South of Earlwood Avenue / East of Franklin
Road

Parcel ID #(s) 07-20-27-0000-00-016; 07-20-27-8575-00-030;
07-20-27-8575-00-002; 07-20-27-0000-00-063

of Posters: 2

Use: Four (4) single- family detached residential lots

August 22, 2017
CW

2PM

LEGISLATIVE FILE # 17-990

Size / Acreage: 8.68 (proposed Brooks Meadows)
10.06 (gross)

BCC Public Hearing
Required by: Sections 34-69, 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) substantial change is a request to subdivide 8.68 acres into four (4) single-family detached residential lots.

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)

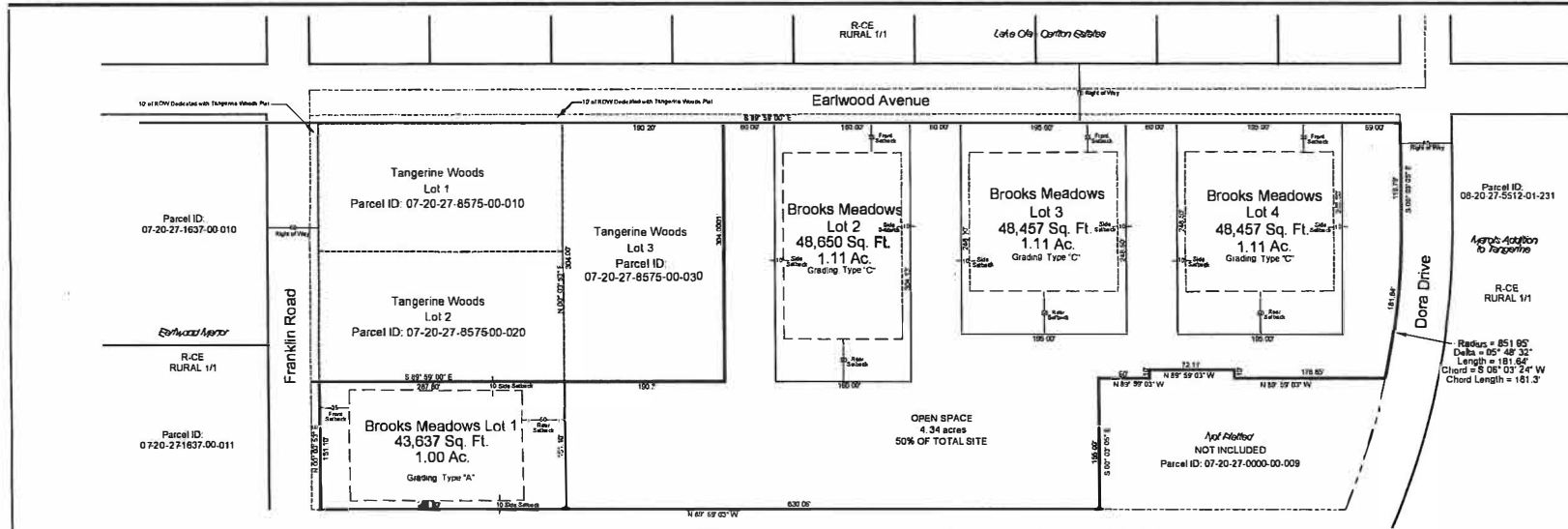


LOCATION MAP

Section 7, Township 20S, Range 27E

Not to Scale

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



Proposed Brooks Meadows

PROPOSED SITE DATA

Original Development Name: Tangerine Woods
 P/S Approval Date for Tangerine Woods: May 13, 2008
 New Development Name: Brooks Meadows
 Proposed Development: Single Family Residential
 Total Site Area: 10.05 Acres
 Original Tangerine Woods: 8.66 Acres
 Proposed Brooks Meadows: 1.39 Acres
 Number of Lots: 7
 Original Tangerine Woods: 3
 Platified as Tangerine Woods: 3
 Re-Plat of Additional Land: 4
 Allowable Number of Lots: 1 DU/ACRE
 Proposed Density: 0.5 DU/ACRE
 Current Zoning: R-C-E
 Proposed Zoning: R-C-E
 Future Land Use: Rural 1/1
 Building Setbacks / Sizes:
 Maximum Building Height: 35 Feet 2 Story
 Front: 35 Feet
 Rear Minimum: 50 Feet
 Side: 10 Feet
 Corner Lot: 25 Feet
 Maximum Width at Building Line: 130 Feet
 Minimum Net Lot Area: 43,650 Sq. Feet
 Under Heat and Air: 2, 600 Sq. Feet
 Utility Demand:
 Water: Individual Well OR Aqua Utilities
 Sewer: Septic Tank
 Solid Waste: Orange County
 Refuse: N/A

Fin: Rural Service
 Fire hydrant located NE corner of Earwood Avenue and Dora Drive
 Requested Waivers: Previously approved Condition Number 5 & 6
 Arbor: Trees will be located on each lot. Individual builders will mitigate trees to be removed for home construction following Orange County Code
 Tree Survey: No Tree Survey will be provided. The site has no infrastructure, and no mass grading or clearing will take place. Each lot will be developed individually in accordance with Chapter 15-304(c).
 School Impact: 4 units x 0.454 persons/unit = 2 School Age Children
 Traffic: 4 units x 9.57 trips per Day / Unit = 38 Trips Per Day

Road Map
 The subject site is within FEMA Flood Zone "C" to be determined outside the 500 Year Floodline FEMA Map 12095C020
 Effective Date: Revised September 25, 2009

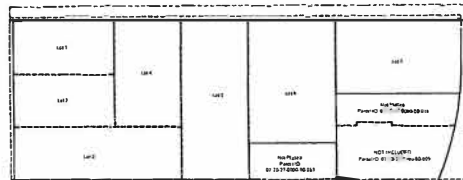
Soils Data
 Entire Site 48 - Tavares Fine Sand, 0 to 5% Slopes
 Drainage
 The site has no infrastructure, and no mass grading or clearing will take place. Each lot will be developed individually. Each lot will be subject to an individual lot grading plan to be provided at the time of individual home building permit.

Phasing
 The proposed 4 lot development will be constructed in a single phase
 Finish Grade
 The minimum finish grade will be 2.5 feet above natural grade on each lot and drain to environmental swale on each lot
 Pedestrian Sidewalk
 There will be a 5 foot sidewalk provided along Franklin Road and Earwood Road

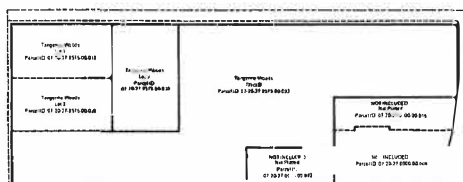
OWNER
 10 - Brooks Family Trust, C. Edward Brooks III as Trustee
 AND
 1/3 - James S. Brooks
 AND
 10 - Samuel Cand Mendez Brooks
 PO Box 1011
 Mount Dora, Florida 32756-1011
 352-458-1097
 PLANNER
 Green Consulting Group, Inc.
 4070 United Avenue
 Mount Dora, Florida 32757
 LC2600288
 352-357-8241 fax 352-357-8278
 gpcnc@greenconsultinggroup.com



R-C-E RURAL 1/1
 Parcel ID: 07-20-27-0000-00-018
 Not Platified



Tangerine Woods Preliminary Subdivision Plan
 As approved by BCC May 13, 2008



Tangerine Woods Plat Book 73, Page 128

On May 13, 2008 the Board approved Tangerine Woods Preliminary Subdivision Plan (PSP) subject to the following conditions:

- 1) Development shall conform to the Tangerine Woods Preliminary Subdivision Plan dated "Received January 31, 2008," and to the following conditions of approval. Development based upon this approval shall comply with all applicable federal, state and county laws, ordinances and regulations, which are incorporated herein by reference, except to the extent any applicable laws, ordinances and regulations are expressly waived or modified by this second condition, or by action approved by the Board of County Commissioners (BCC). In the event of a conflict or inconsistency between a conditional approval of this preliminary subdivision planned the actual preliminary subdivision plan dated "Received January 31, 2008," the condition of approval shall control to the extent of such conflict or inconsistency.
- 2) This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners at a public hearing where the development was approved, where such promise or representation, whether oral or written, was relied upon by the Board to approve the development, or could have reasonably induced or otherwise influenced the Board to approve the development. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered or approved.
- 3) Prior to construction or construction, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for the wastewater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be submitted to the Florida Department of Environmental Protection.
- 4) At the time of platting, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.
- 5) In line with the Tangerine Development Standards, a waiver from Section 34-152 (c) is granted to allow access from existing arterial streets in lieu of access from an internal subdivision.
- 6) Due to the number of lots and soil conditions and in order to save trees, a waiver from Section 34-131 (d) (3) is granted to allow retention of trees to be per the resident lot in lieu of providing retention area in a separate area.
- 7) Prior to the issuance of individual building permits, the County Engineer shall approve the lot grading.

LEGAL DESCRIPTION

Tract B of Tangerine Woods, Plat Book 73, Page 127
 AND
 Commence at the SE corner of N 34 of S 1/2 of Government Lot 3 thence East along the South line 679.87 feet to Point of Beginning thence continue East along the South line 350 feet thence North 105.09 feet thence West 250 feet thence South 105.09 feet to the Point of Beginning
 AND
 North 3/4 of South 1/2 of Government Lot 3 (lugs begin Northwest corner of East 288.78 feet South 155 feet long West of Dora Drive on East 60 feet. North 100 feet East 100 feet East 90 feet Southwest 160 feet West 300 feet North 155 feet to POB) in Section 7, Township 20S, Range 27E
 (Commence at the Southwest corner of the North 3/4 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 7, Township 20S, Range 27E thence N 00° 03' 33" E 151.10 feet to POB thence continue N 00° 03' 33" E 151.10 feet S 89° 59' 00" E 257.40 feet, S 00° 03' 33" W 152 feet, N 89° 59' 02" W 267.0 feet to POB) (Less PT platted KINA Tangerine Woods in Plat Book 73 Page 127 & Less commence at Southeast corner of North 3/4 of S 1/2 of Government Lot 3 thence East along South line 379.87 feet to POB then continue East along South line 250 feet thence South 105.09 feet to POB in Section 7, Township 20S, Range 27 E.)

Preliminary Subdivision Plan

Brooks Meadows
 Orange County, Florida

Green Consulting Group, Inc.
 Landscape Architecture & Land Planning & Development Assistance
 4070 United Avenue, Mount Dora, Florida 32757
 352-357-8241 Fax 352-357-8278 LC2600288



Drawn by: J. L. Smith
 Checked by: J. L. Smith
 Date: May 13, 2017
 Scale: 1" = 100'
 Units: Feet