



Interoffice Memorandum

04-05-18A09-379 RCVD

05-04-18A08:16 RCVD



DATE: May 2, 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 *Jme*

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: Fire Creek at Gotha Preliminary Subdivision Plan
Case # PSP-16-08-273

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Major Stacy
B & S Engineering Consultants, Inc.
2221 Lee Road, Suite 17
Winter Park, Florida 32789

Commission District: 1

General Location: North of Moore Road / East of 7th Avenue

LEGISLATIVE FILE # 18-633

*June 5, 2018
@ 2pm*

Parcel ID #(s) 33-22-28-3100-24-030, 33-22-28-3100-24-071,
33-22-28-3104-04-090, 33-22-28-3104-04-111,
33-22-28-3104-05-280, 33-22-28-3104-05-301,
33-22-28-3104-05-311, 33-22-28-3104-05-320,
33-22-28-3104-05-332, 33-22-28-3100-15-110,
33-22-28-3100-20-180, 33-22-28-3100-20-181,
33-22-28-3100-20-201, 33-22-28-3104-05-331,
33-22-28-3104-05-001

of Posters: 3

Use: 42 Single-Family Residential Dwelling Units

Size / Acreage: 29.55

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 29.55 acres in order to construct 42 single-family residential dwelling units; District 1; North of Moore Road / East of 7th Avenue.

The project is proposed to be gated and shall comply with the minimum requirements of the Gated Community Ordinance, Orange County Code Sections 34-280, 34-290, and 34-291, as they may be amended from time to time.

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

A waiver from Orange County Code Section 34-267(h) is requested to allow a diversion control structure in lieu of a separate collection system and retention outfall system.

Material Provided:

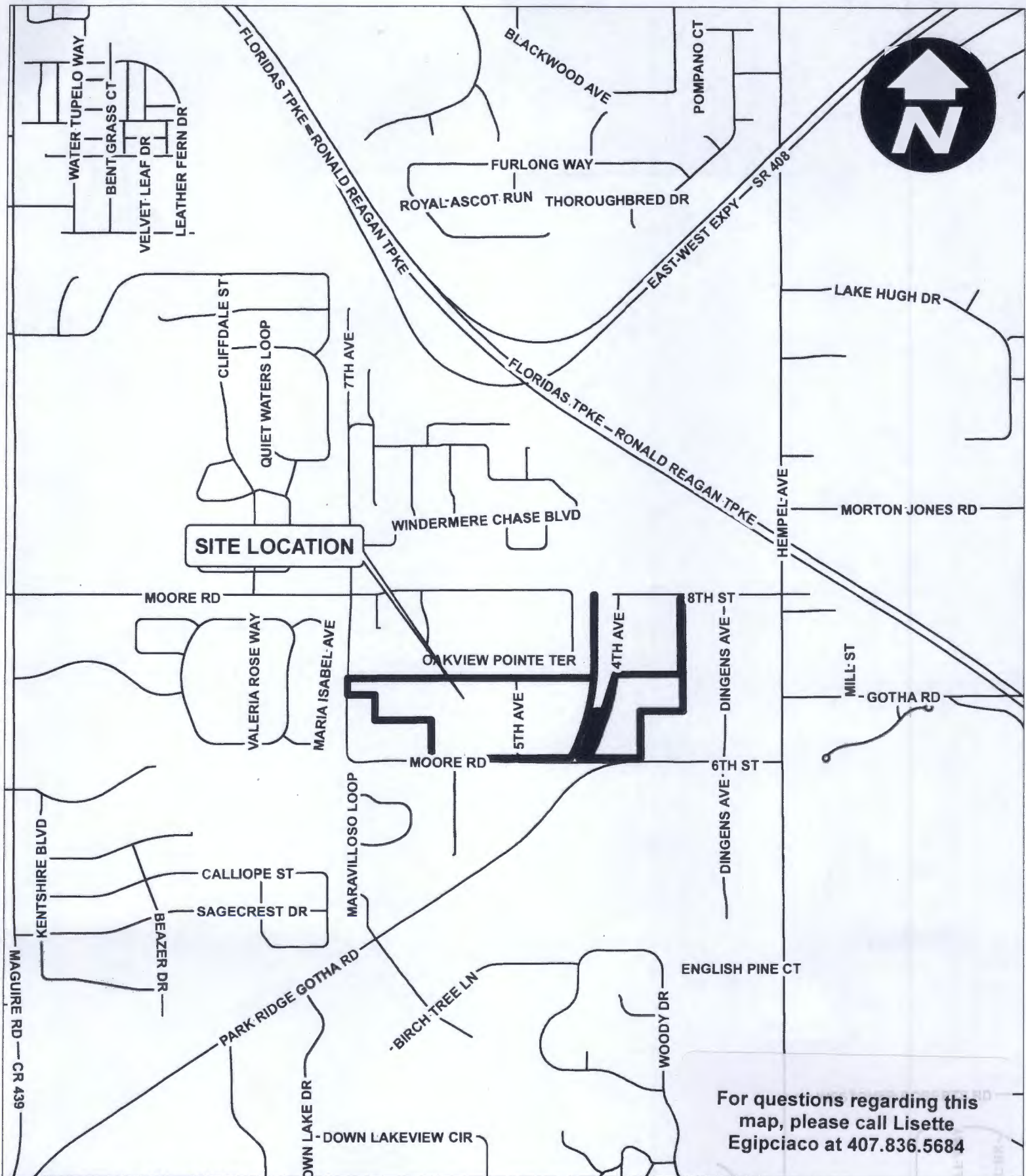
- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

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)



	CIVIL ENGINEERING LAND PLANNING APPLANFL.COM 407.960.5868 2221 LEE ROAD, SUITE 17, WINTER PARK, FLORIDA 32789	Location Map Orlando, Florida Job Number HPD-05 Date: 4/3/2018
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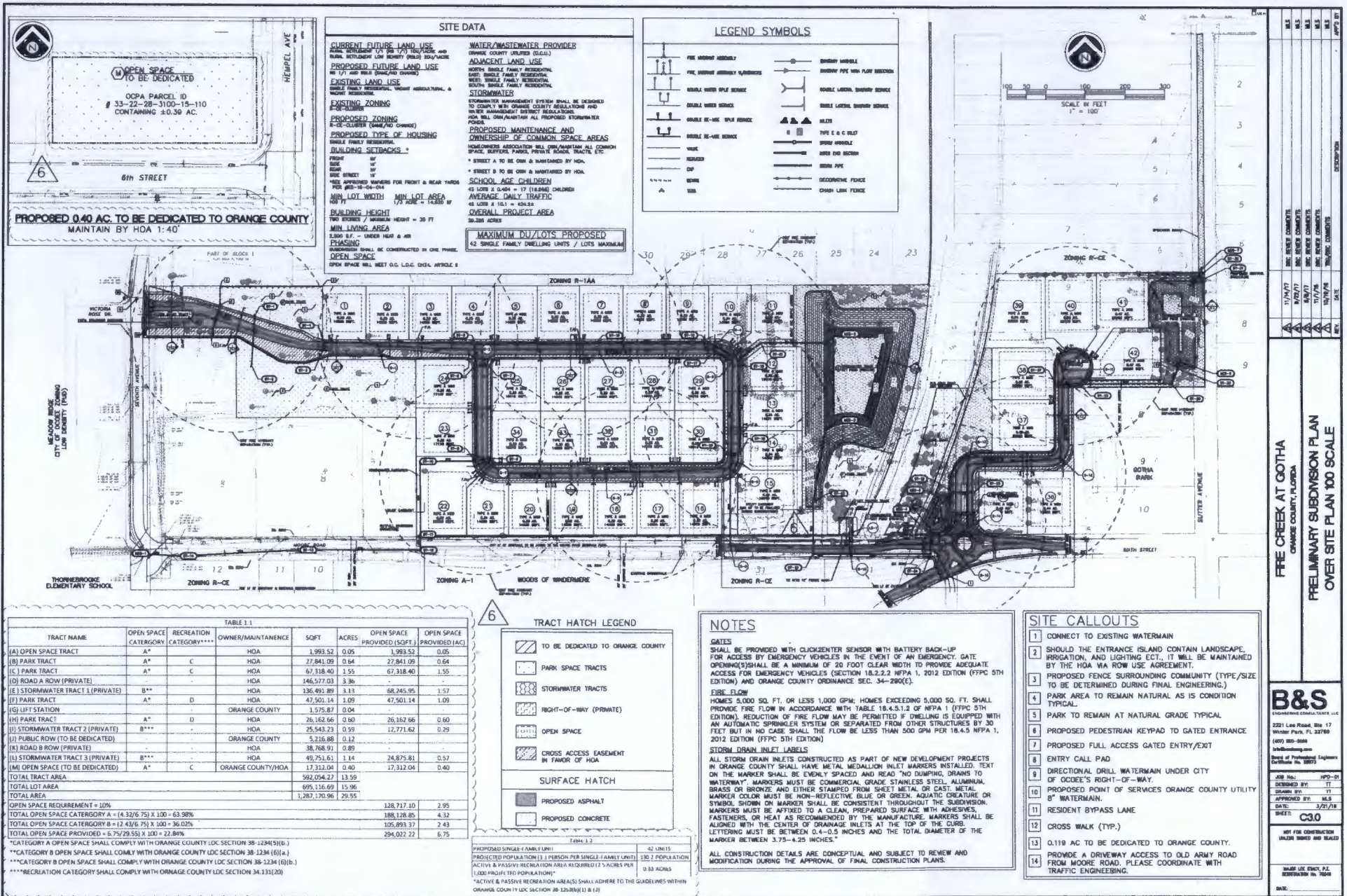


TABLE 1.1					
TRACT NAME	OPEN SPACE CATEGORY	RECREATION CATEGORY	OWNER/MAINTENANCE	SQFT	ACRES
(A) OPEN SPACE TRACT	A*	C	HOA	1,993.52	0.05
(B) PARK TRACT	A*	C	HOA	27,841.09	0.64
(C) PARK TRACT	A*	C	HOA	67,318.40	1.55
(D) ROAD ROW (PRIVATE)	A*	-	HOA	146,577.03	3.36
(E) STORMWATER TRACT 1 (PRIVATE)	B**	-	HOA	136,492.89	3.13
(F) PARK TRACT	A*	D	HOA	47,501.14	1.08
(G) LIFT STATION	A*	-	ORANGE COUNTY	1,575.87	0.04
(H) PARK TRACT	A*	D	HOA	26,162.66	0.60
(I) STORMWATER TRACT 2 (PRIVATE)	B**	-	HOA	25,543.23	0.59
(J) PUBLIC ROW (TO BE DEDICATED)	A*	-	ORANGE COUNTY	5,216.88	0.12
(K) ROAD ROW (PRIVATE)	A*	-	HOA	38,768.91	0.89
(L) STORMWATER TRACT 3 (PRIVATE)	B**	-	HOA	40,753.61	0.93
(M) OPEN SPACE (TO BE DEDICATED)	A*	C	ORANGE COUNTY/HOA	17,312.04	0.40
TOTAL TRACT AREA				592,054.27	13.59
TOTAL LOT AREA				695,116.69	15.96
TOTAL AREA				1,287,170.96	29.55
OPEN SPACE REQUIREMENT = 10%					
TOTAL OPEN SPACE CATEGORY A = (4.32/6.75) X 100 = 63.98%					
TOTAL OPEN SPACE CATEGORY B = (2.43/6.75) X 100 = 36.02%					
TOTAL OPEN SPACE PROVIDED = (6.75/29.55) X 100 = 22.84%					
TOTAL OPEN SPACE PROVIDED = 294,022.22					6.75

*CATEGORY A OPEN SPACE SHALL COMPLY WITH ORANGE COUNTY LOC SECTION 38-1234(5)(b).
**CATEGORY B OPEN SPACE SHALL COMPLY WITH ORANGE COUNTY LOC SECTION 38-1234 (6)(a).
***CATEGORY B OPEN SPACE SHALL COMPLY WITH ORANGE COUNTY LOC SECTION 38-1234 (6)(b).
****RECREATION CATEGORY SHALL COMPLY WITH ORANGE COUNTY LOC SECTION 34.131(20)

TRACT HATCH LEGEND	
	TO BE DEDICATED TO ORANGE COUNTY
	PARK SPACE TRACTS
	STORMWATER TRACTS
	RIGHT-OF-WAY (PRIVATE)
	OPEN SPACE
	CROSS ACCESS EASEMENT IN FAVOR OF HOA
SURFACE HATCH	
	PROPOSED ASPHALT
	PROPOSED CONCRETE

TABLE 1.2	
PROPOSED SINGLE-FAMILY UNIT	42 UNITS
PROPOSED POPULATION (1 PERSON PER SINGLE-FAMILY UNIT)	150.2 POPULATION
ACTIVE & PASSIVE RECREATION AREA REQUIRED (12.5 ACRES PER 1,000 PEOPLE)	0.93 ACRES
ACTIVE & PASSIVE RECREATION AREAS (SHALL ADHERE TO THE GUIDELINES WITHIN ORANGE COUNTY LOC SECTION 38-1234(8)(b) & (c))	

NOTES

GATES
SHALL BE PROVIDED WITH CLICKCENTER SENSOR WITH BATTERY BACK-UP FOR ACCESS BY EMERGENCY VEHICLES IN THE EVENT OF AN EMERGENCY. GATE OPENING(S) SHALL BE A MINIMUM OF 20 FOOT CLEAR WIDTH TO PROVIDE ADEQUATE ACCESS FOR EMERGENCY VEHICLES (SECTION 18.2.2.2 NFPA 1, 2012 EDITION (FPFC 5TH EDITION) AND ORANGE COUNTY ORDINANCE SEC. 34-290(C).

FIRE FLOW
HOMES 5,000 SQ. FT. OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 SQ. FT. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.3.1.2 OF NFPA 1 (FPFC 5TH EDITION). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FEET BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA 1, 2012 EDITION (FPFC 5TH EDITION).

STORM DRAIN INLET LABELS
ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO DUMPING, DRAINS TO WATERWAY". MARKERS MUST BE COMMERCIAL GRADE STAINLESS STEEL, ALUMINUM, BRASS OR BRONZE, AND EITHER STAMPED FROM SHEET METAL OR CAST. METAL MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATURE OR SYMBOL SHOWN ON MARKER SHALL BE CONSISTENT THROUGHOUT THE SUBDIVISION. MARKERS MUST BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS, OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4-0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER BETWEEN 3.75-4.25 INCHES.

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

- SITE CALLOUTS**
1. CONNECT TO EXISTING WATERMAIN
 2. SHOULD THE ENTRANCE ISLAND CONTAIN LANDSCAPE, IRRIGATION, AND LIGHTING ETC., IT WILL BE MAINTAINED BY THE HOA VIA ROW USE AGREEMENT.
 3. PROPOSED FENCE SURROUNDING COMMUNITY (TYPE/SIZE TO BE DETERMINED DURING FINAL ENGINEERING.)
 4. PARK AREA TO REMAIN NATURAL AS IS CONDITION TYPICAL.
 5. PARK TO REMAIN AT NATURAL GRADE TYPICAL.
 6. PROPOSED PEDESTRIAN KEYPAD TO GATED ENTRANCE
 7. PROPOSED FULL ACCESS GATED ENTRY/EXIT
 8. ENTRY CALL PAD
 9. DIRECTIONAL DRILL WATERMAIN UNDER CITY OF OCORE'S RIGHT-OF-WAY.
 10. PROPOSED POINT OF SERVICES ORANGE COUNTY UTILITY "B" WATERMAIN.
 11. RESIDENT BYPASS LANE
 12. CROSS WALK (TYP.)
 13. 0.119 AC TO BE DEDICATED TO ORANGE COUNTY.
 14. PROVIDE A DRIVEWAY ACCESS TO OLD ARMY ROAD FROM MOORE ROAD. PLEASE COORDINATE WITH TRAFFIC ENGINEERING.

B&S
B&S CONSULTANTS, INC.
2221 Lee Road, Ste 117
Winter Park, FL 32789
(407) 880-0888
bbs@bbsinc.com
bbsinc.com

DESIGNED BY: JF
CHECKED BY: JF
APPROVED BY: M.S.
DATE: 3/21/18
SHEET: 1 OF 1
NOT FOR CONSTRUCTION
UNLESS SHOWN AND SEALED
DATE:

FIRE CREEK AT OOTHA
ORANGE COUNTY, FLORIDA
PRELIMINARY SUBDIVISION PLAN
OVER SITE PLAN 100 SCALE