



Interoffice Memorandum

09-13-18A11:23 RCVD

09-13-18A11:18 RCVD

DATE: September 4, 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 

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: Plunk Property Planned Development / Plunk
Property Preliminary Subdivision Plan
Case # PSP-18-01-023

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Claude L. Cassagnol
GTC Engineering Corporation
98 South Semoran Boulevard
Orlando, Florida 32807

Commission District: 3

General Location: North of Berry Dease Road / West of Dean
Road

Parcel ID #(s) 32-22-31-0000-00-021

of Posters: 5

LEGISLATIVE FILE #

18-1201

October 16, 2018
@
2pm

Use: 51 Single-Family Detached Residential Dwelling Units

Size / Acreage: 17.20 gross

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 request proposes to subdivide 17.20 acres in order to construct 51 single-family detached residential dwelling units.

Material Provided:

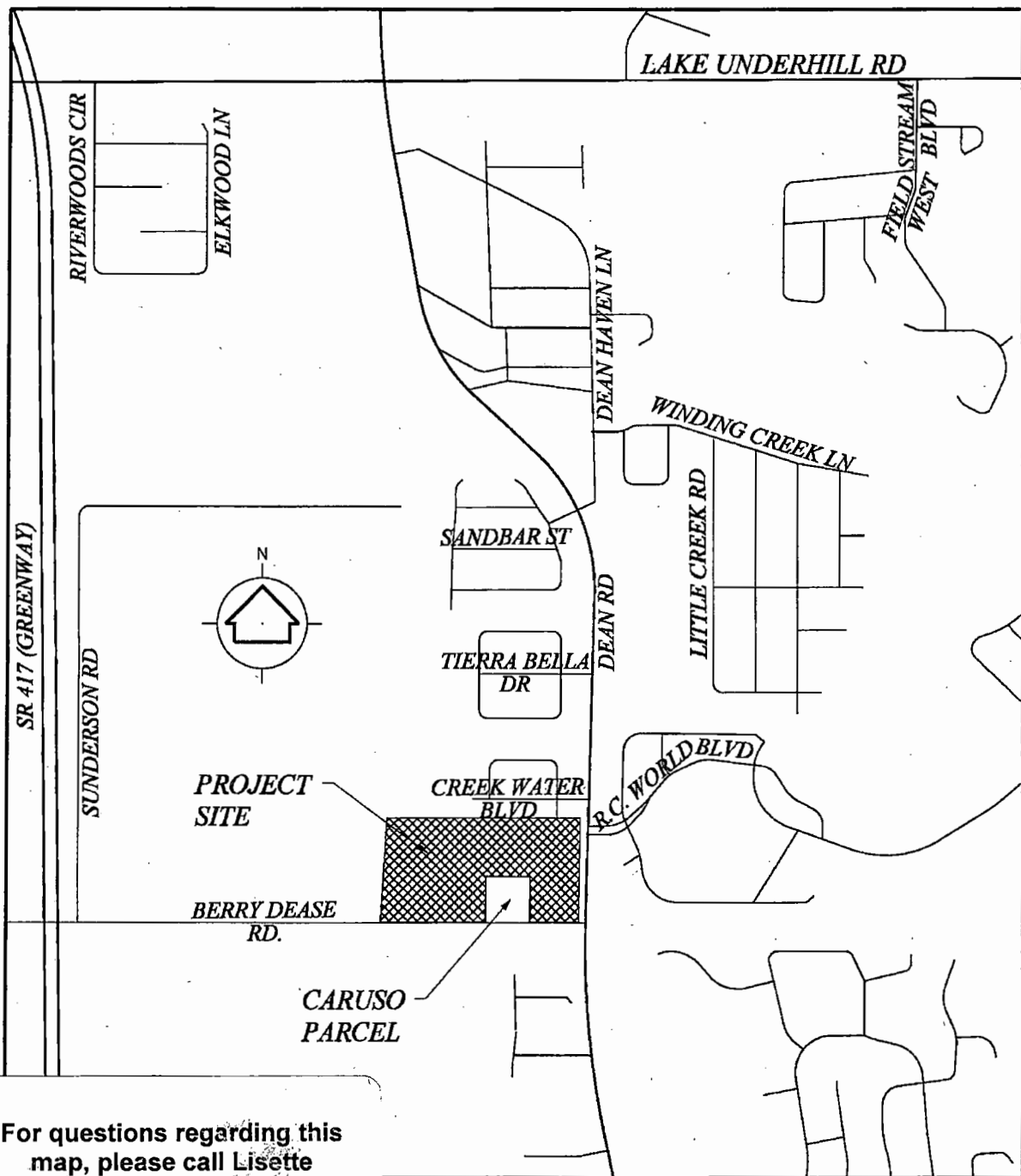
- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*)

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 Egipciano and Sapho Vatel of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)



For questions regarding this
map, please call Lisette
Egipciaco at 407.836.5684

**GTC Engineering
Corporation**

98 South Semoran Boulevard
Orlando, FL 32807
407-380-0402

**Plunk Property
Orange County, Florida**

Location Map



Water Description
A viewee from Sac 38-1501 was granted to allow 40' width and minimum 4,400 of single family detached lots in law of a 450 width and minimum 4,800 of single family detached lots, as part of IUP 07-07-230 approved by the BCC on 02/02/08.

Water Description
A viewee from Sac 38-125429(s) was granted to allow a thirty (30) foot building setback from the future Dean Road right-of-way, in law of a thirty-five (35) foot building setback from the future Dean Road right-of-way, as part of IUP 07-07-230 approved by the BCC on March 20, 2018.

Water Description
A viewee from the Orange County Code Section 38-162 (j) to allow access to Tract L. View Tract G in law of providing a 20' access to a dedicated public paved street.

Conclusion:
Both tracts are owned and maintained by the HCA

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30,
TOWNSHIP 22 NORTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST
1/2 OF THE THIRDED PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 30, TOWNSHIP 22 NORTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA,
IN BLOCK 268, PAGE 3432 AND LESS THE WEST 286.33 FEET OF THE SOUTH 286 FEET
OF THE WEST 286.33 FEET OF THE SOUTH 286 FEET OF THE SOUTH 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 NORTH,
RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

SUBJECT TO BEVER AND WATER LINE EASEMENT PER ON 3477, PAGE 1261; OFFICIAL
RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED VERBATIM AS FOLLOWS: THE
EAST 1/2 OF THE THIRDED PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 30, TOWNSHIP 22 NORTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

SUBJECT TO BEVER AND WATER LINE EASEMENT (PER ON 3819, PAGE 0851; OFFICIAL
RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED VERBATIM AS FOLLOWS: THE
EAST 1/2 OF THE THIRDED PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 30, TOWNSHIP 22 NORTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA,
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SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 NORTH,
RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

SUBJECT TO NON-EXCLUSIVE ROADSIDE, EGRESS AND UTILITIES EASEMENT (PER ON
3819, PAGE 0851; OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED
VERBATIM AS FOLLOWS: THE EAST 1/2 OF THE THIRDED PART OF THE SOUTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF LESS THE WEST 286.33 FEET THEREOF) OF
SECTION 30, TOWNSHIP 22 NORTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

Courtesy of 17.88 acres owner or less.

- 15** Felda fine sand
- 34** Pomallo fine sand
- 44** Geyma fine sand
- 54** Zalta fine sand



	Existing Contour
	Proposed Right-of-Way
	Proposed Storm with Inlet
	Proposed Sanitary Sewer and Manhole
	Proposed Paved Area
	Proposed Water with Fire Hydrant
	Wellhead Line
	100 Year Flood Line
	Soil Boundary

SURVEY AND BOUNDARY DATA BASED ON INFORMATION PROVIDED BY
AMERICAN SURVEYING AND MAPPING INC. (PHONE: 407-426-7979).