



Interoffice Memorandum

04-18-19A09:23 RCVD

04-18-19A09:14 RCVD

Q1

DATE: April 16, 2019

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,** *me*
Development Coordinator
Planning Division 407-836-5684
Lisette.Egipciaco@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Monk Property Planned Development / Monk
Property Preliminary Subdivision Plan
Case # PSP-18-10-340

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): James Hoffman
VHB, Inc.
225 East Robinson Street, Suite 300
Orlando, Florida 32801

Commission District: 1

General Location: North of Overstreet Road / South of Winter
Garden Vineland Road

LEGISLATIVE FILE #

19-658

May 21, 2019
C. J. M.

Parcel ID #(s)	23-23-27-0000-00-007, 23-23-27-0000-00-013, 23-23-27-0000-00-026
# of Posters:	1
Use:	81 Single-Family Residential Dwelling Units
Size / Acreage:	49.57
BCC Public Hearing Required by:	Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89
Clerk's Advertising Requirements:	(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of <i>The Orlando Sentinel</i> 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 10 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 49.57 acres in order to construct 81 single-family residential dwelling units; District 1; North of Overstreet Road / South of Winter Garden Vineland Road.

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

- 1) A waiver from Orange County Code Section 38-1385.5(b)(9)(c) is granted to allow a minimum rear-yard setback of 20' for any lots that are not abutting adjacent property along the eastern property line, in lieu of the minimum 25 ft. rear yard primary building setback required by code for lots within the Estate Home District.
- 2) A waiver from Orange County Code Section 38-1384(i)(4) is granted to allow lots greater than 50' in width that face neighborhood squares and parks to be front loaded in lieu of access from a rear alley or from a rear-yard garage.

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*).

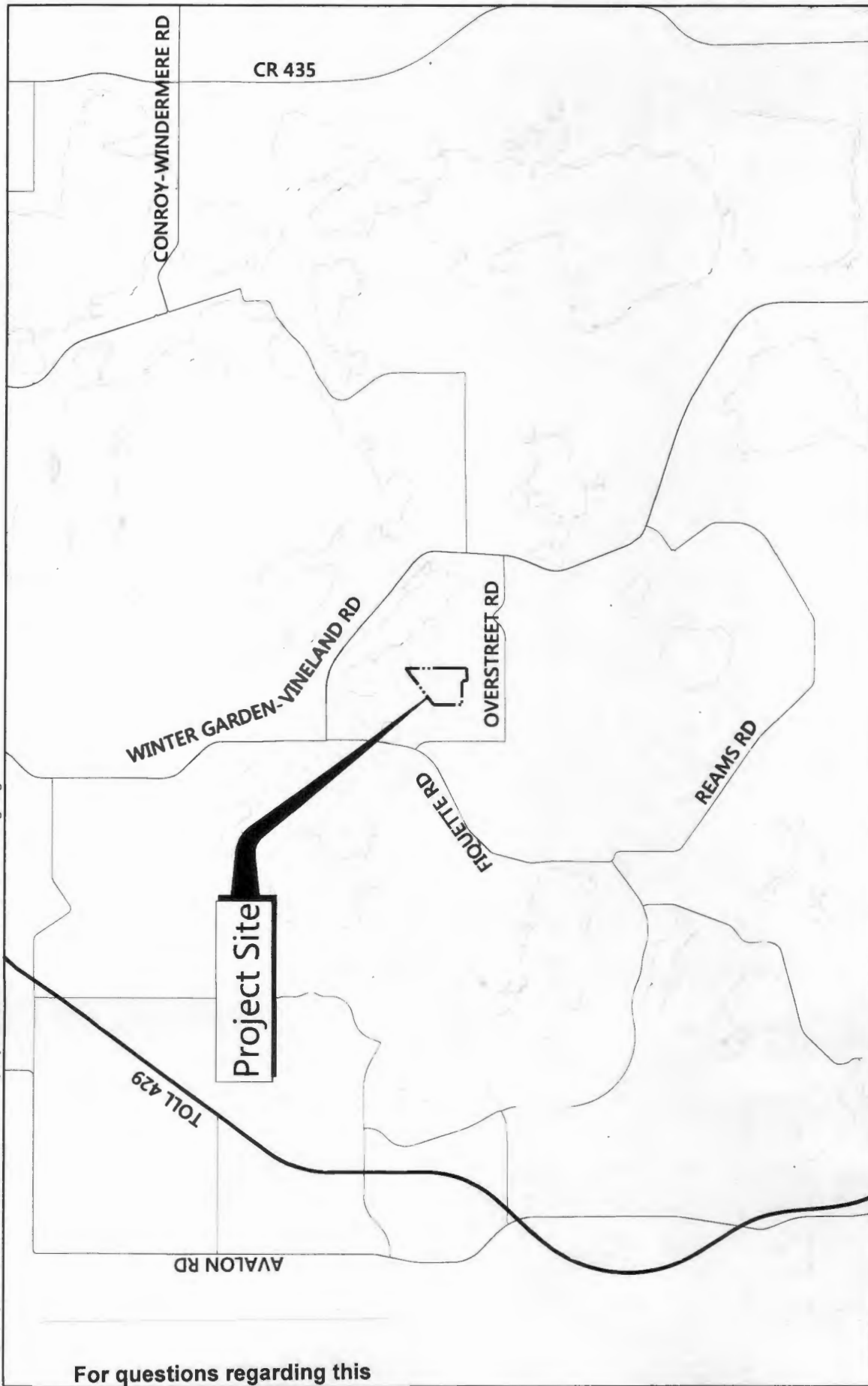
Special Instructions to Clerk (if any):

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.

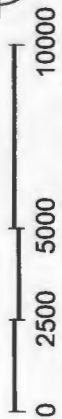
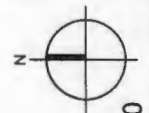
Please notify Lisette Egipciaco and Sapho Vatel of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

\\vhb\gbl\proj\Orlando\62722.00 NVR Inc-Monk Property\cad\id\Planmisc\6272200-PSP Hearing.dwg



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



Monk Property PD / Monk Property PSP (PSP-18-10-340)

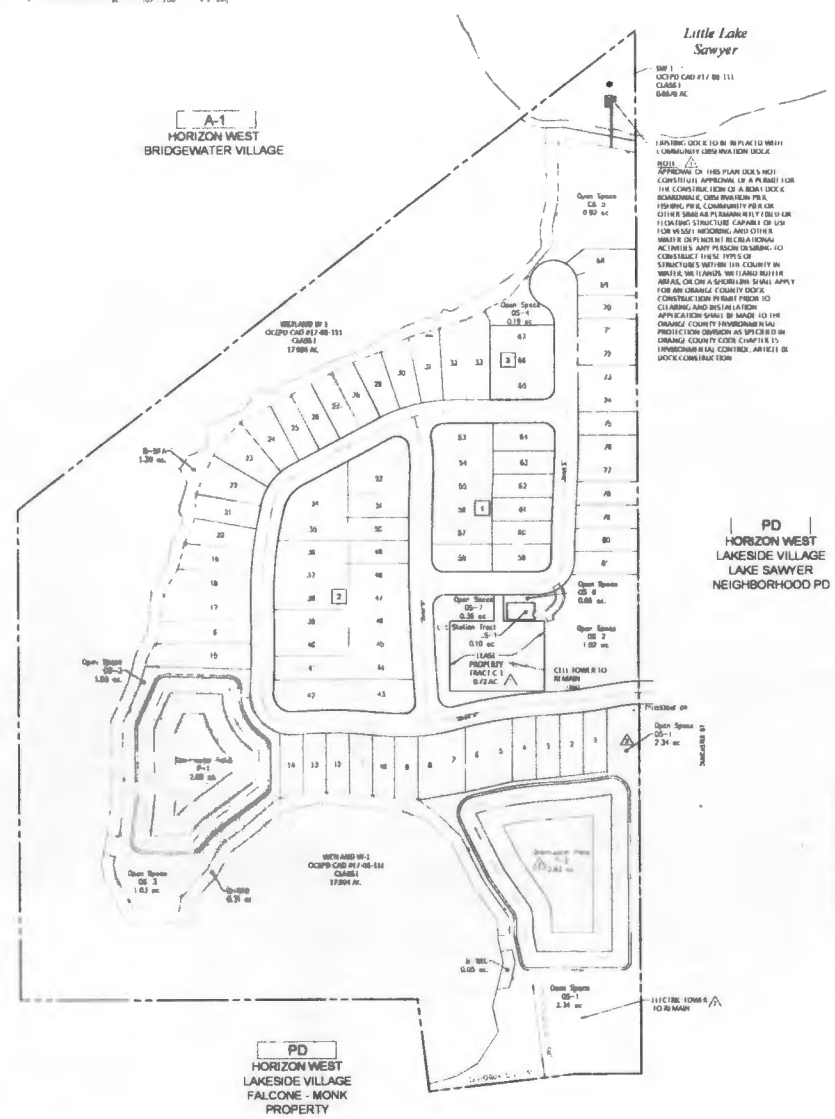
Location Map

April 16, 2019

vhb
225 E. Robinson Street, Suite 300
Orlando, Florida 32801 | 407.839.4006



225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #9392



Block Map Chart

Block No.	Per Acre (sq. ft.)
1	1,112
2	1,112
3	1,112
4	1,112
5	1,112
6	1,112
7	1,112
8	1,112
9	1,112
10	1,112
11	1,112
12	1,112
13	1,112
14	1,112
15	1,112
16	1,112
17	1,112
18	1,112
19	1,112
20	1,112
21	1,112
22	1,112
23	1,112
24	1,112
25	1,112
26	1,112
27	1,112
28	1,112
29	1,112
30	1,112
31	1,112
32	1,112
33	1,112
34	1,112
35	1,112
36	1,112
37	1,112
38	1,112
39	1,112
40	1,112
41	1,112
42	1,112
43	1,112
44	1,112
45	1,112
46	1,112
47	1,112
48	1,112
49	1,112
50	1,112
51	1,112
52	1,112
53	1,112
54	1,112
55	1,112
56	1,112
57	1,112
58	1,112
59	1,112
60	1,112
61	1,112
62	1,112
63	1,112
64	1,112
65	1,112
66	1,112
67	1,112
68	1,112
69	1,112
70	1,112
71	1,112
72	1,112
73	1,112
74	1,112
75	1,112
76	1,112
77	1,112
78	1,112
79	1,112
80	1,112
81	1,112
82	1,112
83	1,112
84	1,112
85	1,112
86	1,112
87	1,112
88	1,112
89	1,112
90	1,112
91	1,112
92	1,112
93	1,112
94	1,112
95	1,112
96	1,112
97	1,112
98	1,112
99	1,112
100	1,112

Open Space Table

Open Space	Area
OS-1	2.34
OS-2	1.02
OS-3	1.02
OS-4	1.02
OS-5	1.02
OS-6	1.02
OS-7	1.02
OS-8	1.02
OS-9	1.02
OS-10	1.02
OS-11	1.02
OS-12	1.02
OS-13	1.02
OS-14	1.02
OS-15	1.02
OS-16	1.02
OS-17	1.02
OS-18	1.02
OS-19	1.02
OS-20	1.02
OS-21	1.02
OS-22	1.02
OS-23	1.02
OS-24	1.02
OS-25	1.02
OS-26	1.02
OS-27	1.02
OS-28	1.02
OS-29	1.02
OS-30	1.02
OS-31	1.02
OS-32	1.02
OS-33	1.02
OS-34	1.02
OS-35	1.02
OS-36	1.02
OS-37	1.02
OS-38	1.02
OS-39	1.02
OS-40	1.02
OS-41	1.02
OS-42	1.02
OS-43	1.02
OS-44	1.02
OS-45	1.02
OS-46	1.02
OS-47	1.02
OS-48	1.02
OS-49	1.02
OS-50	1.02
OS-51	1.02
OS-52	1.02
OS-53	1.02
OS-54	1.02
OS-55	1.02
OS-56	1.02
OS-57	1.02
OS-58	1.02
OS-59	1.02
OS-60	1.02
OS-61	1.02
OS-62	1.02
OS-63	1.02
OS-64	1.02
OS-65	1.02
OS-66	1.02
OS-67	1.02
OS-68	1.02
OS-69	1.02
OS-70	1.02
OS-71	1.02
OS-72	1.02
OS-73	1.02
OS-74	1.02
OS-75	1.02
OS-76	1.02
OS-77	1.02
OS-78	1.02
OS-79	1.02
OS-80	1.02
OS-81	1.02
OS-82	1.02
OS-83	1.02
OS-84	1.02
OS-85	1.02
OS-86	1.02
OS-87	1.02
OS-88	1.02
OS-89	1.02
OS-90	1.02
OS-91	1.02
OS-92	1.02
OS-93	1.02
OS-94	1.02
OS-95	1.02
OS-96	1.02
OS-97	1.02
OS-98	1.02
OS-99	1.02
OS-100	1.02

Lot Size Chart

Parcel #	Type	Min. Avg. Area Required (sq. ft.)	Avg. Lot Area Provided (sq. ft.)	Lot Count
1	Single Home Detached	2,000	2,000	8

Trip Allocation Chart

Phase	Units	Unit Type	Trip	Phase	30' Lot	Total Lots
1	8	Single Family	28	1	8	8
2	8	Single Family	28	2	8	8
3	8	Single Family	28	3	8	8
4	8	Single Family	28	4	8	8
5	8	Single Family	28	5	8	8
6	8	Single Family	28	6	8	8
7	8	Single Family	28	7	8	8
8	8	Single Family	28	8	8	8
9	8	Single Family	28	9	8	8
10	8	Single Family	28	10	8	8
11	8	Single Family	28	11	8	8
12	8	Single Family	28	12	8	8
13	8	Single Family	28	13	8	8
14	8	Single Family	28	14	8	8
15	8	Single Family	28	15	8	8
16	8	Single Family	28	16	8	8
17	8	Single Family	28	17	8	8
18	8	Single Family	28	18	8	8
19	8	Single Family	28	19	8	8
20	8	Single Family	28	20	8	8
21	8	Single Family	28	21	8	8
22	8	Single Family	28	22	8	8
23	8	Single Family	28	23	8	8
24	8	Single Family	28	24	8	8
25	8	Single Family	28	25	8	8
26	8	Single Family	28	26	8	8
27	8	Single Family	28	27	8	8
28	8	Single Family	28	28	8	8
29	8	Single Family	28	29	8	8
30	8	Single Family	28	30	8	8
31	8	Single Family	28	31	8	8
32	8	Single Family	28	32	8	8
33	8	Single Family	28	33	8	8
34	8	Single Family	28	34	8	8
35	8	Single Family	28	35	8	8
36	8	Single Family	28	36	8	8
37	8	Single Family	28	37	8	8
38	8	Single Family	28	38	8	8
39	8	Single Family	28	39	8	8
40	8	Single Family	28	40	8	8
41	8	Single Family	28	41	8	8
42	8	Single Family	28	42	8	8
43	8	Single Family	28	43	8	8
44	8	Single Family	28	44	8	8
45	8	Single Family	28	45	8	8
46	8	Single Family	28	46	8	8
47	8	Single Family	28	47	8	8
48	8	Single Family	28	48	8	8
49	8	Single Family	28	49	8	8
50	8	Single Family	28	50	8	8
51	8	Single Family	28	51	8	8
52	8	Single Family	28	52	8	8
53	8	Single Family	28	53	8	8
54	8	Single Family	28	54	8	8
55	8	Single Family	28	55	8	8
56	8	Single Family	28	56	8	8
57	8	Single Family	28	57	8	8
58	8	Single Family	28	58	8	8
59	8	Single Family	28	59	8	8
60	8	Single Family	28	60	8	8
61	8	Single Family	28	61	8	8
62	8	Single Family	28	62	8	8
63	8	Single Family	28	63	8	8
64	8	Single Family	28	64	8	8
65	8	Single Family	28	65	8	8
66	8	Single Family	28	66	8	8
67	8	Single Family	28	67	8	8
68	8	Single Family	28	68	8	8
69	8	Single Family	28	69	8	8
70	8	Single Family	28	70	8	8
71	8	Single Family	28	71	8	8
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73	8	Single Family	28	73	8	8
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76	8	Single Family	28	76	8	8
77	8	Single Family	28	77	8	8
78	8	Single Family	28	78	8	8
79	8	Single Family	28	79	8	8
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86	8	Single Family	28	86	8	8
87	8	Single Family	28	87	8	8
88	8	Single Family	28	88	8	8
89	8	Single Family	28	89	8	8
90	8	Single Family	28	90	8	8
91	8	Single Family	28	91	8	8
92	8	Single Family	28	92	8	8
93	8	Single Family	28	93	8	8
94	8	Single Family	28	94	8	8
95	8	Single Family	28	95	8	8
96	8	Single Family	28	96	8	8
97	8	Single Family	28	97	8	8
98	8	Single Family	28	98	8	8
99	8	Single Family	28	99	8	8
100	8	Single Family	28	100	8	8

GENERAL SITE DATA:

GENERAL NOTES:

1. The site is located within the boundaries of the City of Orlando, Florida, and is subject to the City's Comprehensive Zoning Ordinance, which requires that all development be consistent with the City's Comprehensive Zoning Ordinance.
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