



**Interoffice Memorandum**

03-03-16P12:08 RCVD

03-03-16P12:33 RCVD

**DATE:** July 28, 2016

**TO:** Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor, Agenda Development Office

**FROM:** Eric Raasch, Assistant Planning Administrator, Planning Division

**CONTACT PERSONS:** **Lisette M. Egipciaco,**  
**Development Coordinator**  
**Planning Division 407-836-5684**  
**Lisette.Egipciaco@ocfl.net**  
**&**  
**Lourdes O'Farrill,**  
**Development Coordinator**  
**Planning Division 407-836-5686**  
**Lourdes.O'Farrill@ocfl.net**

**SUBJECT:** Request for Board of County Commissioners Public Hearing

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**Project Name:** Goldenrod Reserve PD / Goldenrod Reserve Phases 1 & 2 Preliminary Subdivision Plan – Case # PSP-16-04-143

**Type of Hearing:** Preliminary Subdivision Plan

**Applicant(s):** Richard C. Wohlfarth  
IBI Group (Florida) Inc.  
2300 Maitland Center Parkway, Suite 101  
Maitland, FL 32751

**Commission District:** 3

**General Location:** West of S. Goldenrod Road / North of Hoffner Avenue

September 13, 2016 @ 2pm

Parcel ID #(s) 14-23-30-5240-17-052  
# of Posters: 2  
Use: 156 Single Family Attached Residential Units  
Size / Acreage: 40.07 (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 407-836-5686.

**Advertising Language:**

This Preliminary Subdivision Plan (PSP) is a request to subdivide and construct 156 single-family attached residential dwelling units on 40.07 gross acres; District 3; West of S. Goldenrod Road / North of Hoffner Avenue.

**Material Provided:**

(1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);

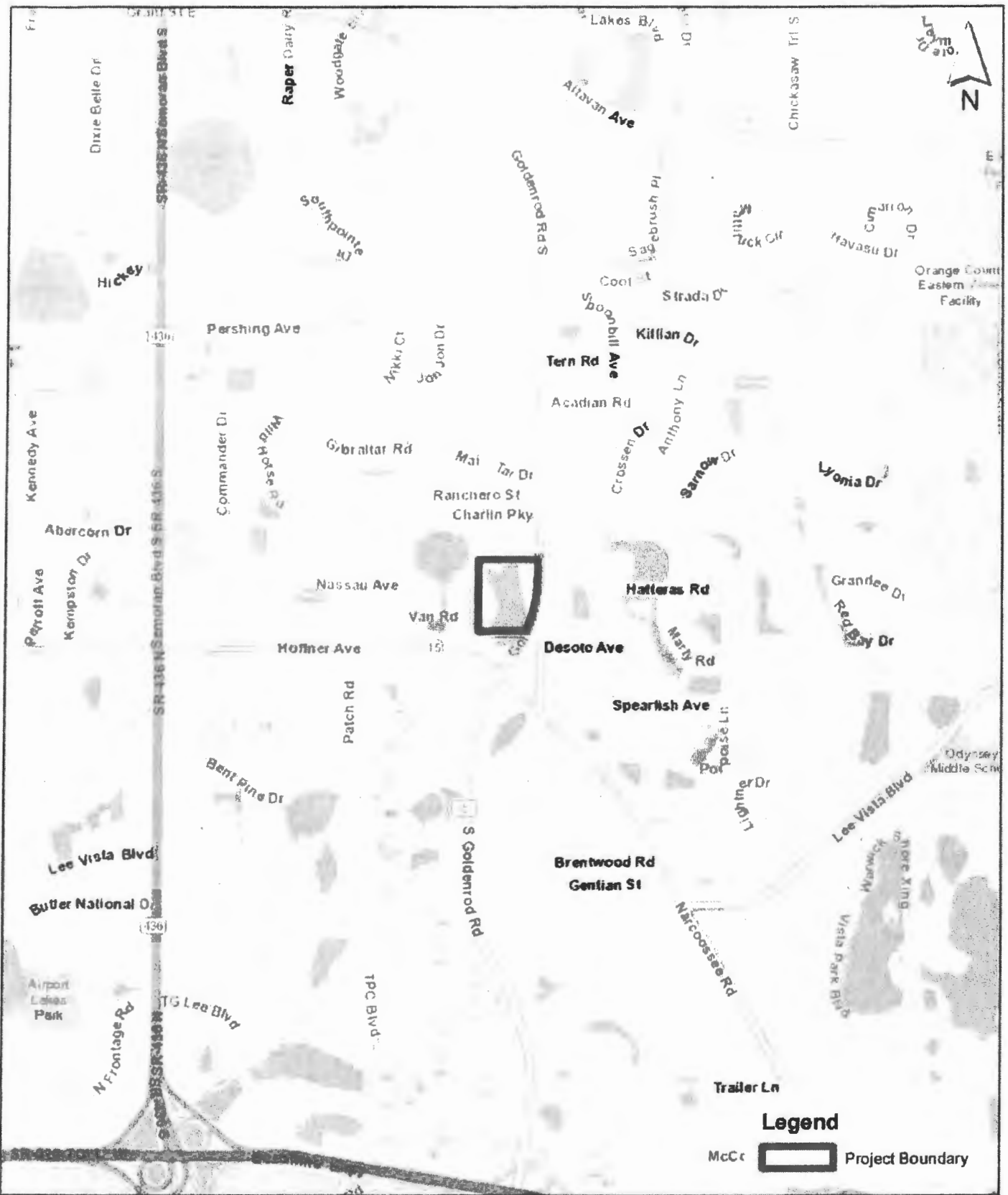
(2) Location map (*to be mailed to property owners*);

(3) Site plan sheet (*to be mailed to property owners*).

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 Lourdes O'Farrill and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)



**Legend**

McC  Project Boundary

**Goldenrod Road  
Location Map**

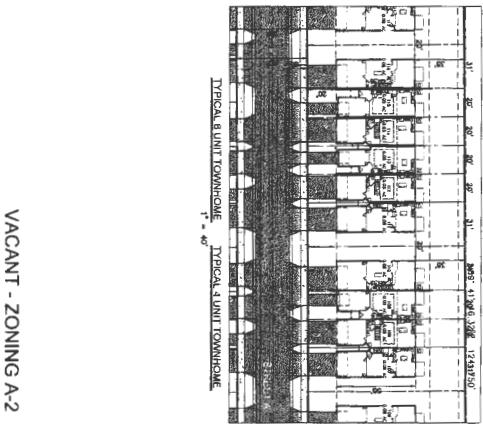
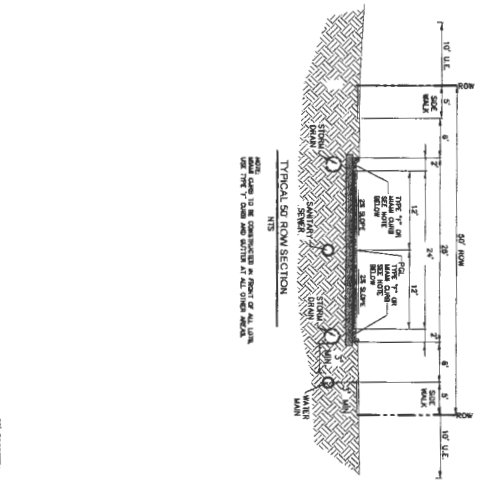
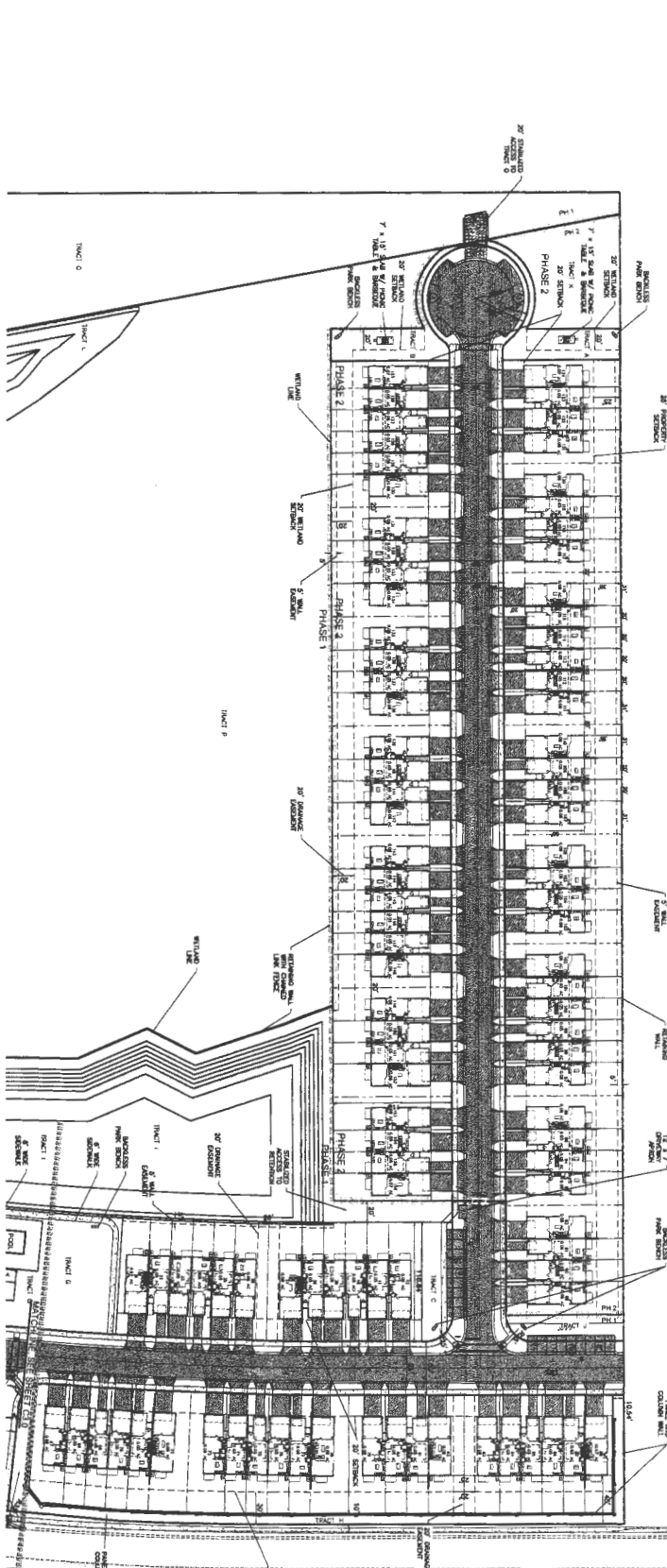
City of Orange County Florida

Scale: 1" = 1/2 Mile	By: cmp	Job# 5697bd	Date: 08/31/2015
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IBI Group (Florida) Inc.  
2200 Park Central Boulevard N Suite 100  
Pompano Beach, FL 33064  
tel 954 974 2200  
fax 954 973 2886

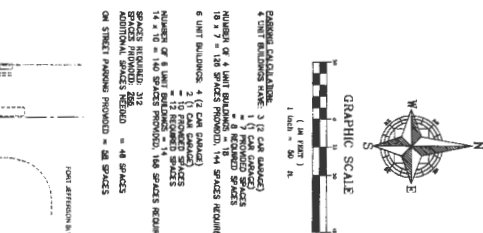
For questions regarding this map, please call Lisette Egipciaco at 407.836.5684 Or Lourdes O'Farrill at 407-836-5686.



- NOTES**
1. PROPOSED CONDOMINIUMS, CONDITIONS & RESTRICTIONS TO BE RECORDED AT TITLE OF FINAL P.L.M.
  2. UNITING PLANS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECORDATION WITH THE COUNTY ENGINEER IN ACCORDANCE WITH ORANGE COUNTY CODE CHAPTER 9 OF THE ORANGE COUNTY CODE.
  3. ALL SCREEN WALLS SHALL BE CRIBED AND MAINTAINED BY A MAINTENANCE ASSOCIATION.
  4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, SPECIFICATIONS, ETC. SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY ENGINEER AND THE COUNTY BOARD OF COUNTY COMMISSIONERS.
  5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, SPECIFICATIONS, ETC. SHALL BE PROVIDED BY THE CONTRACTOR.
  6. THE OFFICE OF THE FIRE MARSHAL, RECORDS & PERMITS DIVISION SHALL PROVIDE OCCUPANCY PERMITS FOR CONSTRUCTION. THE OFFICE OF THE FIRE MARSHAL, RECORDS & PERMITS DIVISION SHALL PROVIDE OCCUPANCY PERMITS FOR CONSTRUCTION.
  7. THE OFFICE OF THE FIRE MARSHAL, RECORDS & PERMITS DIVISION SHALL PROVIDE OCCUPANCY PERMITS FOR CONSTRUCTION.
  8. THE WALL IS TO BE BUILT BY THE OWNER WITH A WALL OF THE WALL.

**Goldenrod Reserve - Unit Counts**

Phase	1	2	3	Total
Units	10	10	10	30
Spaces	10	10	10	30



**SHARED CALCULATIONS**

Item	Description	Value
1	NUMBER OF 4 UNIT BUILDINGS	3
2	NUMBER OF 2 UNIT BUILDINGS	3
3	NUMBER OF 1 UNIT BUILDINGS	3
4	NUMBER OF 4 UNIT BUILDINGS	3
5	NUMBER OF 2 UNIT BUILDINGS	3
6	NUMBER OF 1 UNIT BUILDINGS	3
7	NUMBER OF 4 UNIT BUILDINGS	3
8	NUMBER OF 2 UNIT BUILDINGS	3
9	NUMBER OF 1 UNIT BUILDINGS	3
10	NUMBER OF 4 UNIT BUILDINGS	3
11	NUMBER OF 2 UNIT BUILDINGS	3
12	NUMBER OF 1 UNIT BUILDINGS	3
13	NUMBER OF 4 UNIT BUILDINGS	3
14	NUMBER OF 2 UNIT BUILDINGS	3
15	NUMBER OF 1 UNIT BUILDINGS	3

8 HOURS BEFORE DRIVING  
CALL  
1-800-453-4770  
WARNING: PLEASE USE CALL CENTER

**IBI GROUP**  
PRELIMINARY SUBDIVISION PLAN  
SITE PLAN  
GOLDENROD RESERVE  
ORANGE COUNTY, FLORIDA

SCALE: 1" = 50'  
PROJECT: 100212  
SHEET: C2.0  
DATE: 7/1/2016

DRAWN: B. WILLIAMS  
DESIGNED: R. WOLFARTH  
CHECKED: R. WOLFARTH  
DATE: 7/1/2016

**IBI GROUP (FLORIDA) INC.**  
ENGINEERS SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

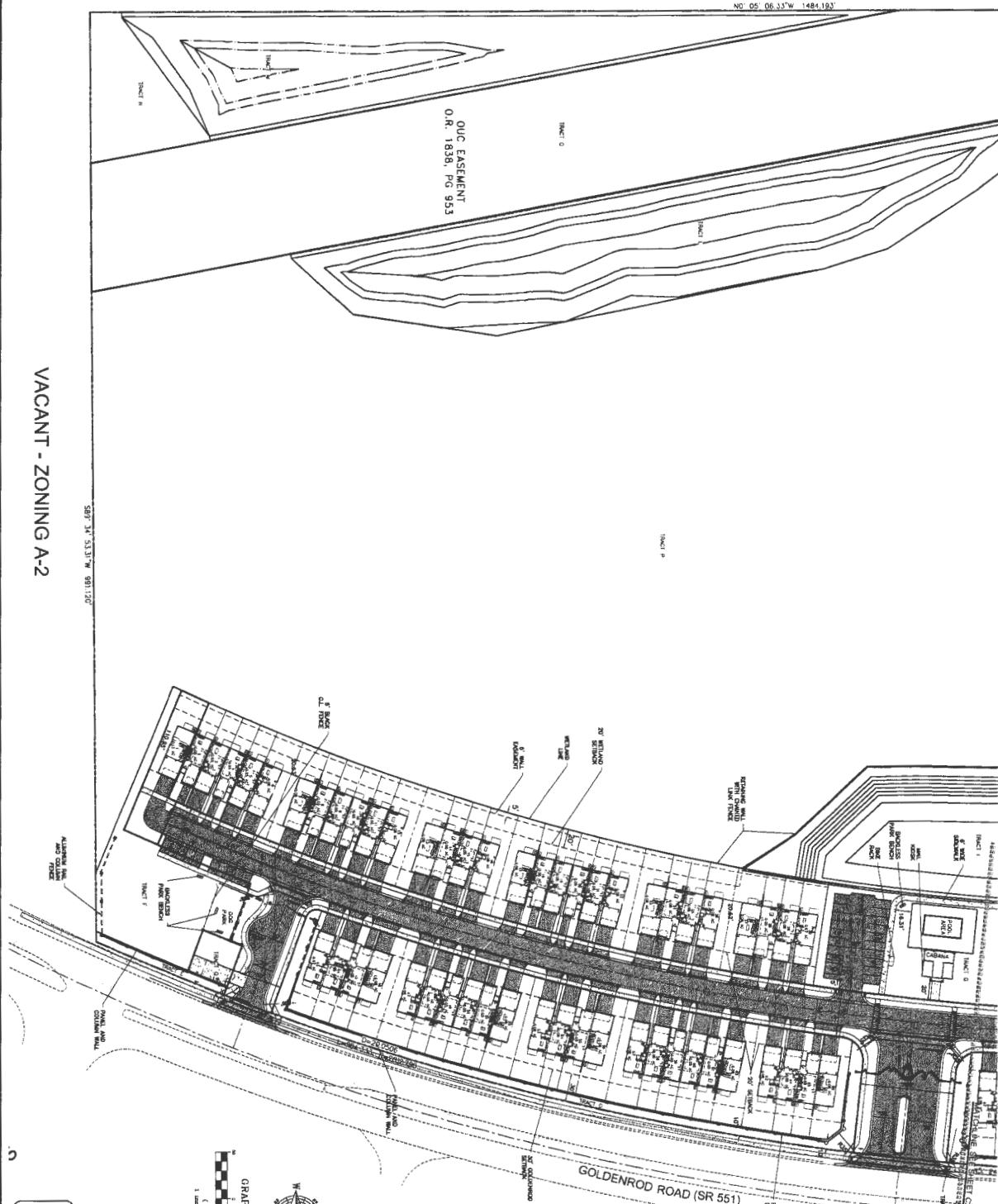
2200 MARLBOROUGH CENTER PARKWAY  
SUITE 100  
ORLANDO, FLORIDA 32835  
407-288-7200

2200 PINE HAVEN PARKWAY  
SUITE 100  
POMPANO BEACH, FLORIDA 33064  
954-789-7400

ORLANDO POMPANO BEACH

NO.	REVISION	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

SINGLE FAMILY - ZONING A-2



VACANT - ZONING A-2

**48 HOURS BEFORE EXCAVING**  
CALL  
811 or 1-800-433-7771  
www.floridaclear.com

<p>IBI GROUP LANDSCAPE ARCHITECTS P.L.L.C.</p>	<p>SCALE <b>1" = 50'</b></p>	<p>DESIGNED BY S. WILLIAMS</p>	<p>PRELIMINARY SUBDIVISION PLAN SITE PLAN</p>	<p>IBI GROUP (FLORIDA) INC. WWW.IBIGROUP.COM</p>																			
	<p>PROJECT 100212</p>	<p>DESIGNED BY R. WOHLFARTH</p>	<p>DESIGNED BY R. WOHLFARTH</p>	<p>GOLDENROD RESERVE ORANGE COUNTY, FLORIDA</p>	<p>ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS</p>																		
<p>SHEET C3.0</p>	<p>DATE 7/1/2016</p>	<p>CHECKED BY R. WOHLFARTH</p>	<p>2200 WETLANDS COURT, SUITE 101 MELBORNE, FLORIDA 32751 (407) 880-2130</p>	<p>2200 PINE CREST, SUITE 4 SUITE 101 POMPANO BEACH, FLORIDA 33064 (954) 874-2500</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION															
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