

# Triple 'H' Ranch

Cover Page

May 23, 2023

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**Developer:**  
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**Surveyor:**  
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W. Turner Wallis IV  
900 Cross Prairie Parkway,  
Kissimmee, FL 34744  
(407) 847-2179



OWNER INFORMATION	
PIN NUMBER	OWNER NAME
33-26-31-4950-0001-0020	TRIPLE H RANCH LLC
33-26-31-4950-0001-0147	TRIPLE H RANCH LLC
33-26-31-4950-0001-0143	TRIPLE H RANCH LLC
33-26-31-4950-0001-0145	TRIPLE H RANCH LLC
33-26-31-0000-0020-0000	TRIPLE H RANCH LLC
33-26-31-0000-0050-0000	TRIPLE H RANCH LLC
33-26-31-0000-0080-0000	TRIPLE H RANCH LLC
33-26-31-0000-0090-0000	TRIPLE H RANCH LLC
33-26-31-0000-0030-0000	TRIPLE H RANCH LLC
34-26-31-0000-0030-0000	TRIPLE H RANCH LLC
28-26-31-0000-0020-0000	TRIPLE H RANCH LLC

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PREVIOUS FILE REFERENCES			
Date	Record Number	Record Type	Status
12-24-19	BAC19-6045	BAC Request	Complete
12-24-19	LV19-06696	Lien Verification Request	Complete
11-14-13	ZMA13-0064	Zoning Map Amendment	Approved
12-24-19	BAC19-6044	BAC Request	Complete
12-24-19	LV19-06695	Lien Verification Request	Complete
11-14-13	ZMA13-0064	Zoning Map Amendment	Approved
04-15-10	ZMA91-0060	Zoning Map Amendment	Approved
04-30-04	G04-02216	Historical Building	Pending
04-30-04	T04-02577	Historical Building	Approved
04-30-04	S04-02549	Historical Building	Approved
04-30-04	FR04-02543	Historical Building	Pending
01-17-02	FR02-00113	Historical Building	Pending
01-17-02	T02-00110	Historical Building	Approved
01-17-02	G02-00085	Historical Building	Pending
01-17-02	S02-00109	Historical Building	Approved
05-21-20	P20-005129	Demolition Permit	Issued
12-24-19	LV19-06700	Lien Verification Request	Complete
12-24-19	BAC19-6049	BAC Request	Complete
11-14-13	ZMA13-0064	Zoning Map Amendment	Approved
12-24-19	BAC19-6047	BAC Request	Complete
12-24-19	LV19-06698	Lien Verification Request	Complete
11-14-13	ZMA13-0064	Zoning Map Amendment	Approved
05-22-12	BA12-01253	Historical Building	Approved
05-21-12	CEM12-1317	Historical Enforcement	Approved
06-02-20	P20-005165	Demolition Permit	Issued
12-24-19	BAC19-6048	BAC Request	Complete
12-24-19	LV19-06699	Lien Verification Request	Complete
02-09-17	A17-000672	Roofing Permit	Finalized
11-14-13	ZMA13-0064	Zoning Map Amendment	Approved
05-21-12	CEM12-1316	Historical Enforcement	Approved
05-21-12	BA12-01245	Historical Building	Approved
07-08-20	ZMA20-0027	Zoning Map Amendment	Approved
01-20-20	BAC20-0313	BAC Request	Complete
01-20-20	LV20-00341	Lien Verification Request	Complete
04-27-05	A05-004658	Roofing Permit	Finalized
05-29-996	FPS-96-030	Flood Plain Permit	Approved
05-23-996	S96-00750	Historical Building	Approved
05-23-996	T96-00657	Historical Building	Approved
05-22-996	P96-001927	Building Permit	Finalized
12-23-19	LV19-06689	Lien Verification Request	Complete
12-23-19	BAC19-6038	BAC Request	Complete
11-14-13	ZMA13-0064	Zoning Map Amendment	Approved
12-24-19	LV19-06694	Lien Verification Request	Complete
12-24-19	BAC19-6043	BAC Request	Complete
11-14-13	ZMA13-0064	Zoning Map Amendment	Approved
12-18-20	ZMA20-0061	Zoning Map Amendment	Approved
12-26-19	LV19-06716	Lien Verification Request	Complete
12-26-19	BAC19-6064	BAC Request	Complete
12-18-20	ZMA20-0062	Zoning Map Amendment	Approved
12-23-19	LV19-06683	Lien Verification Request	Complete
12-23-19	BAC19-6033	BAC Request	Complete
11-14-13	ZMA13-0064	Zoning Map Amendment	Approved
06-04-02	LS02-00018	Lot Split	Approved
11-26-01	BCT01-0428	Complaint Request	Closed
01-21-22	CT22-00193	Code Violation	CLOSED
12-18-20	ZMA20-0062	Zoning Map Amendment	Approved
12-24-19	LV19-06697	Lien Verification Request	Complete
12-24-19	BAC19-6046	BAC Request	Complete
11-14-13	ZMA13-0064	Zoning Map Amendment	Approved
06-04-02	LS02-00018	Lot Split	Approved
04-12-02	P02-001760	Building Permit	Finalized
01-16-02	A02-000105	Mechanical Permit	Finalized
01-15-02	BCT02-0016	Complaint Request	Closed
11-26-997	ZM97-00268	Verification Letter	ZONVER
12-23-19	LV19-06688	Lien Verification Request	Complete
12-23-19	BAC19-6037	BAC Request	Complete
11-14-13	ZMA13-0064	Zoning Map Amendment	Approved
04-15-10	ZMA91-0060	Zoning Map Amendment	Approved



# Triple 'H' Ranch

## Preliminary Subdivision Plan

Area Tabulations:		
Preserved Wetlands	68.11	ac
Wetland Buffers	12.41	ac
Stormwater Ponds	39.17	ac
Open Space & Recreation	8.45	ac
Residential Area	124.32	ac
Local Roadways (Including on-street parking)	53.61	ac
Local Alleyways & Drives	3.73	ac
<b>Total Area</b>	<b>309.80</b>	<b>ac</b>

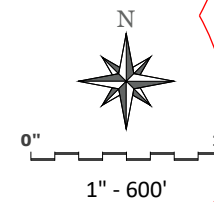
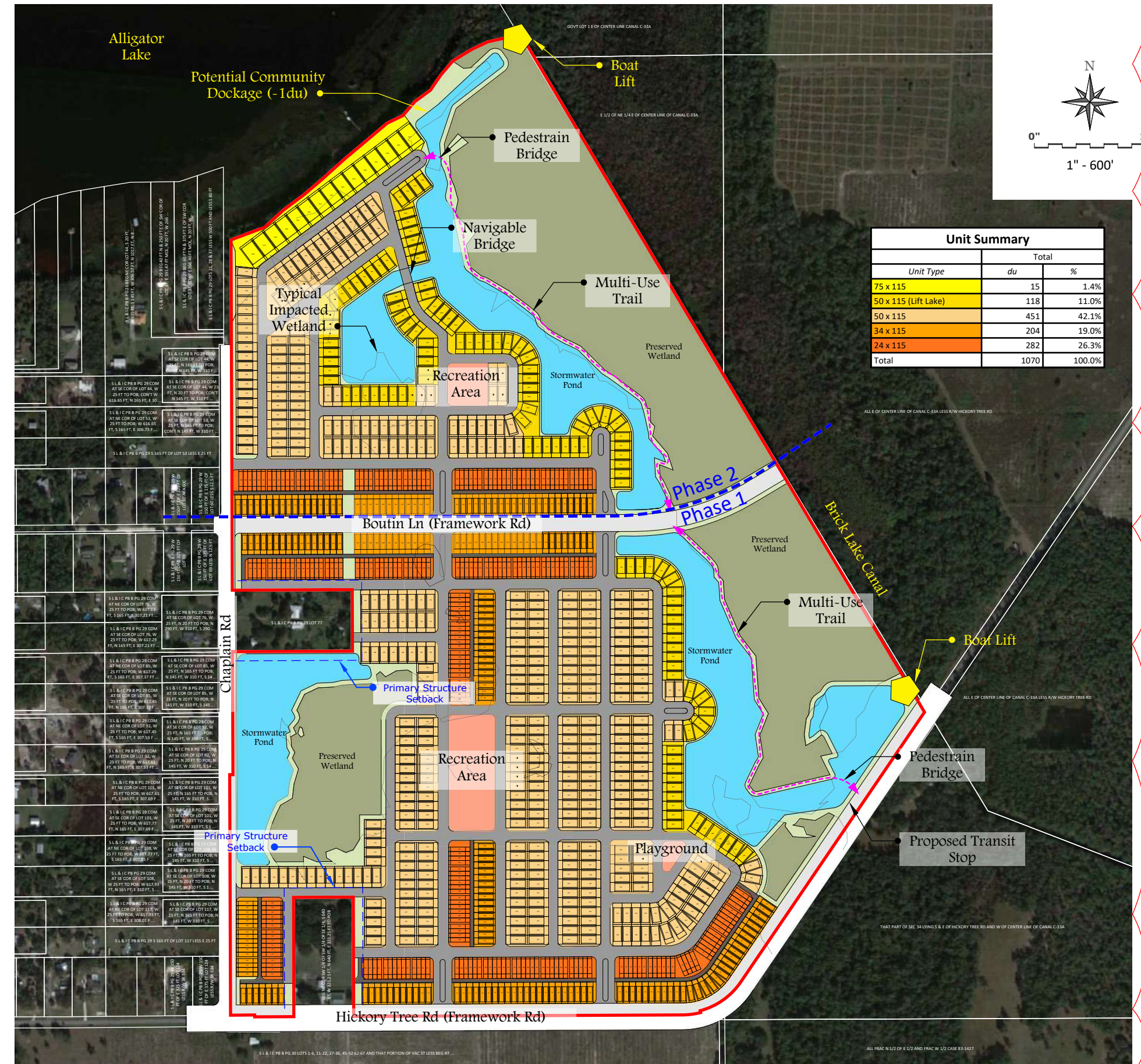
Density Statement:		
Total Area	309.80	ac
(Less) Dedicated R/W	7.48	ac
(Less) Preserved wetlands	68.11	ac
(Less) Wetland Buffers	12.41	ac
Net Developable Acres	221.80	ac
Proposed Single Family Detached	788	du
Proposed Single Family Attached	282	du
<b>Total Residential Dwelling Units</b>	<b>1,070</b>	<b>du</b>
Proposed Density	4.82	du/ac

Open Space:		
Wetlands and Accessible Water Management Ponds (max 50% of required open space)	30.98	ac
Buffers and miscellaneous open space	15.79	ac
<b>Total Recreation (Includes Improvement Credits)</b>	<b>21.46</b>	<b>ac</b>
<b>Total Open Space Required (20%)</b>	<b>61.96</b>	<b>ac</b>
<b>Total Open Space Provided</b>	<b>68.23</b>	<b>ac</b>

Recreation:		
Recreation Required (@ 1 acre per 50 du)	21.40	ac
Recreation Tracts	5.07	ac
Appropriately Designed Water Management Ponds (max 25% of Pond Area)	9.79	ac
Functional Recreation Improvement Credit (@ 1 ac per 5,000sf)	6.60	ac
Pool/Cabana, Playground & Multi-Use Trail	33,000	sf
Passive Recreation Improvement Credit (@ 1ac per 25,000sf)	0.00	ac
<b>Total Recreation Provided</b>	<b>21.46</b>	<b>ac</b>

Parking Standards:		
Single Family Detached (2 spaces garage & 2 spaces driveway)	3,152	spaces
Single Family Attached (2 spaces garage & 2 spaces driveway)	1,128	spaces
On Street Parking	535	spaces
<b>Total Parking</b>	<b>4,815</b>	<b>spaces</b>
Parking per Dwelling Unit	4.50	spaces per unit

Development Standards:		
Building Setback from Boutin Ln, Chaplain Rd & Hickory Tree Rd	10	ft
Building Setback from all other External Property lines	20	ft
Minimum Landscaped Buffer Chaplain North of Boutin Ln	20	ft
Maximum Building Height	2	story(s)
Minimum Lot Width Single Family Detached	34	ft
Minimum Lot Width Single Family Attached	24	ft
Maximum Impervious Area	75%	of lot
Minimum Front Yard Setback For A/C Portion of Building	10	ft
Minimum Front Setback for Front Garage Entry	25	ft
Minimum Side Yard Setback	5	ft
Minimum Side Corner Setback Single Family Detached	10	ft
Minimum Side Corner Setback Single Family Attached	10	ft
Minimum Rear Yard Setback	10	ft
Minimum Rear Yard Setback for Open or Soft Covered Patios or Decks	5	ft
Minimum Lot Frontage Single Family Detached	34	ft



Unit Summary			
Unit Type	du	%	Total
75 x 115	15	1.4%	
50 x 115 (Lift Lake)	118	11.0%	
50 x 115	451	42.1%	
34 x 115	204	19.0%	
24 x 115	282	26.3%	
<b>Total</b>	<b>1070</b>	<b>100.0%</b>	



This preliminary concept was prepared from available information in advance of engineered plans and demonstrates scope, nature and layout of the proposed project. It is subject to refinements for engineering, environmental, architectural, cost effectiveness, marketing, agency review and permit considerations that typically surface as the project evolves from concept to final design. Residential products, if shown, demonstrate product type variety as required by the Land Development Code and are subject to refinements based on final architectural design. Non-residential structures, if shown, are conceptual and will be subject to refinement based on final architectural design. Any landscaping is shown at maturity to demonstrate conceptual massing rather than specificity of species and is subject to requirements of the Land Development Code.



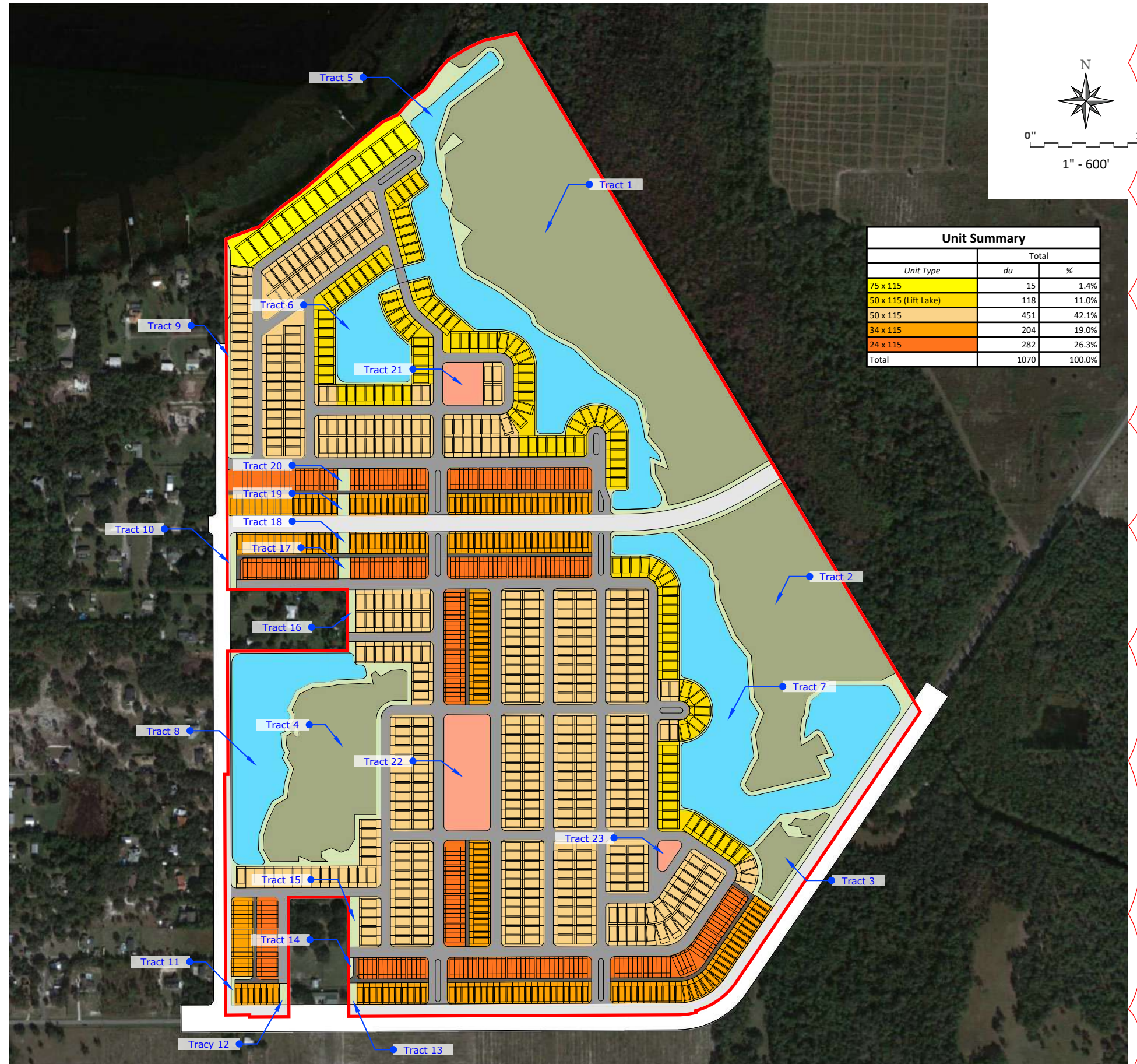
# Triple 'H' Ranch

## Notes and Tract Table

**TRACT TABLE**

Tract #	Area (ac)	Owner	Maintenance Responsibility	Tract Use
Tract 1	37.03	HOA	HOA	Preserved Wetland
Tract 2	18.83	HOA	HOA	Preserved Wetland
Tract 3	1.78	HOA	HOA	Preserved Wetland
Tract 4	10.49	HOA	HOA	Preserved Wetland
Tract 5	16.00	HOA	HOA	Stormwater Pond / Open Space
Tract 6	4.18	HOA	HOA	Stormwater Pond / Open Space
Tract 7	20.90	HOA	HOA	Stormwater Pond / Open Space
Tract 8	10.98	HOA	HOA	Stormwater Pond / Open Space
Tract 9	0.69	HOA	HOA	Open Space
Tract 10	0.31	HOA	HOA	Open Space
Tract 11	0.11	HOA	HOA	Open Space
Tract 12	0.13	HOA	HOA	Open Space
Tract 13	0.12	HOA	HOA	Open Space
Tract 14	0.06	HOA	HOA	Open Space
Tract 15	0.39	HOA	HOA	Open Space
Tract 16	0.24	HOA	HOA	Open Space
Tract 17	0.17	HOA	HOA	Open Space
Tract 18	0.17	HOA	HOA	Open Space
Tract 19	0.17	HOA	HOA	Open Space
Tract 20	0.17	HOA	HOA	Open Space
Tract 21	1.15	HOA	HOA	Recreation Area
Tract 22	3.57	HOA	HOA	Recreation Area
Tract 23	0.34	HOA	HOA	Recreation Area
Alleys and Drives	3.73	HOA	HOA	Alleys and Drives
Public Roadways	53.61			Public Roadways
Residential Lots	124.48			Residential Lots

- Notes:**
- 1) Development may be subphased through the SDP.
  - 2) In accordance with LDC Table 4.7.8 Note 2; Parking standards will be established and demonstrated on individual SDPs.
  - 3) Internal roadways/drive isles, pedestrian access and any parking areas will be addressed at SDP in compliance with LDC.
  - 4) All Street and Alley cross-sections will be in accordance with LDC. Specific cross-sections will be demonstrated on the SDP.
  - 5) Any installed landscaping within the right-of-way shall be maintained by the HOA.
  - 6) All streets will be public. No gated communities are proposed.
  - 7) Internal roadways/ drive isles not labeled will be private roadways dedicated to the use of public and owned and maintained by the property owners or its successors and assigns. Design of internal roadways and pedestrian access will be shown in detail with SDP.
  - 8) Connections will be provided to include pedestrian and vehicular access dedicated to the use of the public to be owned and maintained by the property owners up upon submittal of SDP.
  - 9) The final design of ponds, drainage easements, compensating storage, road width, road ROW, asphalt structure, auxiliary turn lanes and signal warrant analysis will be addressed at SDP stage
  - 10) Ownership and maintenance of internal roadway may be included in a CDD or, if not approved dedication of the improvements will be made to the county.
  - 11) Portions of the pond(s) have been designed to comply with LDC article 4.10.2.5 with a recreational trail round it's perimeter connected to the residents of the development through the pedestrian network within the roadways
  - 12) Recreation tracts and functional/passive recreation improvements will be provided at SDP in compliance with LDC.
  - 13) In accordance with LDC article 3.22.B the development as proposed provides for a variety of residential product with a minimum of three different product types.
  - 14) Preliminary estimates for fill on the site will be between 2' and 8' depending on the grade.
  - 15) The developer expects that the site will balance and not require any import/export of fill. Any modification to this, including applicable haul routes will be addressed at the SDP stage.
  - 16) Developer reserves the right to resize lots on the SDP consistent with the LDC.



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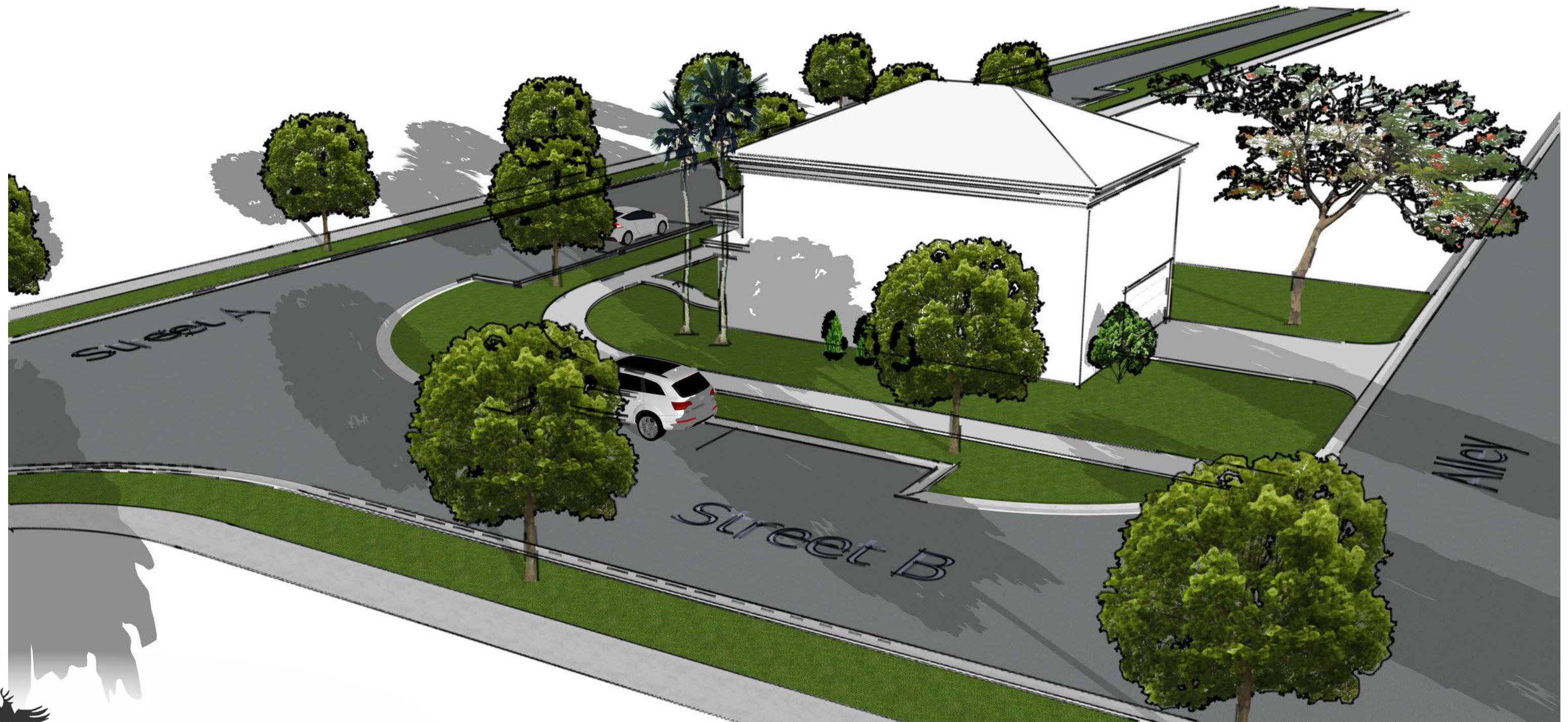
Front Loaded Single Family Detached





# Triple 'H' Ranch

Rear Loaded Single Family Detached





# Triple 'H' Ranch

Rear Loaded Single Family Attached





# Triple 'H' Ranch

## Legal Description

### Legal Description

PARCEL 2: OSCEOLA/BARTON GROVE:

All that portion of the Southeast quarter (being Government Lots 1 and 2) of Section 28, Township 26 South, Range 31 East, lying Southwesterly of Canal 33A (Connecting Alligator Lake to Brick Lake) and Southeasterly of the Mean High Water Mark of Alligator Lake.

AND

Beginning at the Southeast corner of Section 33, Township 26 South, Range 31 East, Osceola County, Florida, and run West, along the South line of said Section 33, a distance of 297.0 feet; run thence North 05° West 700.75 feet; run thence North 89°00' East 358.95 feet, to a point on the East line of said Section 33; run thence South 00°04' West 704.32 feet to the Point of Beginning. LESS Right-of-Way of record of State Highway #S-534.

AND

Begin at a point 297 feet West of the Southeast corner of Section 33, Township 26 South, Range 31 East, Osceola County, Florida, run North 5°00' West 650.75 feet, South 88°55' West 965.7 feet, South 0°04' West along the West line of the Southeast 1/4 of the Southeast 1/4 of Section 33, 629.62 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 33 East 1023 feet to the Point of Beginning, LESS the South 20 feet of above described lands.

AND

Beginning at a point 1.1 feet South of the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 26 South, Range 31 East, Osceola County, Florida, run North 631.82 feet to the Northwest corner of said Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4; run East 961.05 feet to a point 358.45 feet West of the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 33; run South parallel to the line of said Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, 565.14 feet; run thence South 5° East 50.0 feet; run thence South 88°55' West 965.7 feet to the Point of Beginning.

AND

The Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 33, Township 26 South, Range 31 East, Osceola County, Florida.

The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 and the South 187.0 feet of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 26 South, Range 31 East, Osceola County, Florida.

AND

All of Lots 2, 3, 13, 14, 15, 17, 18, 19, 20, 29, 30, 31 to 36, inclusive, 45 to 52, inclusive, 61, 62, 63, 64, 65, 66, 67, 68, 78 to 84, inclusive, 93 to 96, inclusive, of Section Thirty-Three (33), in Township 26 South, Range 31 East, according to the plat of the Seminole Land and Investment Company's (Incorporated) subdivision of said Section, as filed and recorded in the office of the clerk of the Circuit Court of Osceola County, Florida, in Plat Book "B", on Page 29.

AND

The Northwest quarter of the Southwest quarter of the Southeast quarter and the North half of the Northeast quarter of the Southwest quarter of the Southeast quarter of Section 33, Township 26 South, Range 31 East.

AND

The Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4, less the South 187 feet thereof, of Section 33, Township 26 South, Range 31 East, Osceola County, Florida, Together with that easement for ingress and egress described as follows: The West 10 feet of the South 187 feet of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 and the West 10 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 26 South, Range 31 East, lying North of State Road No. 534, Osceola County, Florida.

AND

All that portion of Section 34, Township 26 South, Range 31 East, lying Southwesterly of Canal 33A (Connecting Alligator Lake to Brick Lake) and lying Northwesterly of the existing Right of Way of State Road 534 (Old Hickory Tree Rd.)

PARCEL 3: R332631-000000800000 - HICKORY TREE RD.

Commence at the Southwest corner of the South 1/2 of the Southeast 1/4 of Section 33, Township 26 South, Range 31 East, Osceola County, Florida; thence East, along the South line of said South 1/2 of the Southeast 1/4, 338.75 feet; thence N00°02'52"W, 20.00 feet to the Point of Beginning, said point being on the North right-of-way line of Hickory Tree Road; thence West, along said North right-of-way line, 227.84 feet; thence North, 10.00 feet; thence West, continuing along said North right-of-way line, 93.40 feet to the East right-of-way line of Chaplain Road, a 35.00 foot right-of-way; thence N00°02'52"E, along said East right-of-way line, 630.00 feet; thence East, 321.25 feet; thence S00°02'52"W,

640.00 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 33-26-31-0000-0020-0000 (property per Official Records Book 4914, Page 1812)

The Southeast quarter of the Southeast quarter of Section 33, Township 26 South, Range 31 East, Osceola County, Florida, LESS the following three Parcels:

Parcel 1: Begin at a point 297 feet West of the Southeast corner of Section 33, Township 26 South, Range 31 East, Osceola County, Florida, run North 5°00' West 650.75 feet, South 88°55' West 965.7 feet, South 0°04' West along the West line of the Southeast 1/4 of the Southeast 1/4 of Section 33, 629.62 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 33 East 1023 feet to the Point of Beginning, LESS the South 20 feet of above described lands.

Parcel 2: Beginning at the Southeast corner of Section 33, Township 26 South, Range 31 East, Osceola County, Florida, and run West, along the South line of said Section 33, a distance of 297.0 feet; run thence North 05° West 700.75 feet; run thence North 89°00' East 358.95 feet, to a point on the East line of said Section 33; run thence South 00°04' West 704.32 feet to the Point of Beginning. LESS Right-of-Way of record of State Highway #S-534.

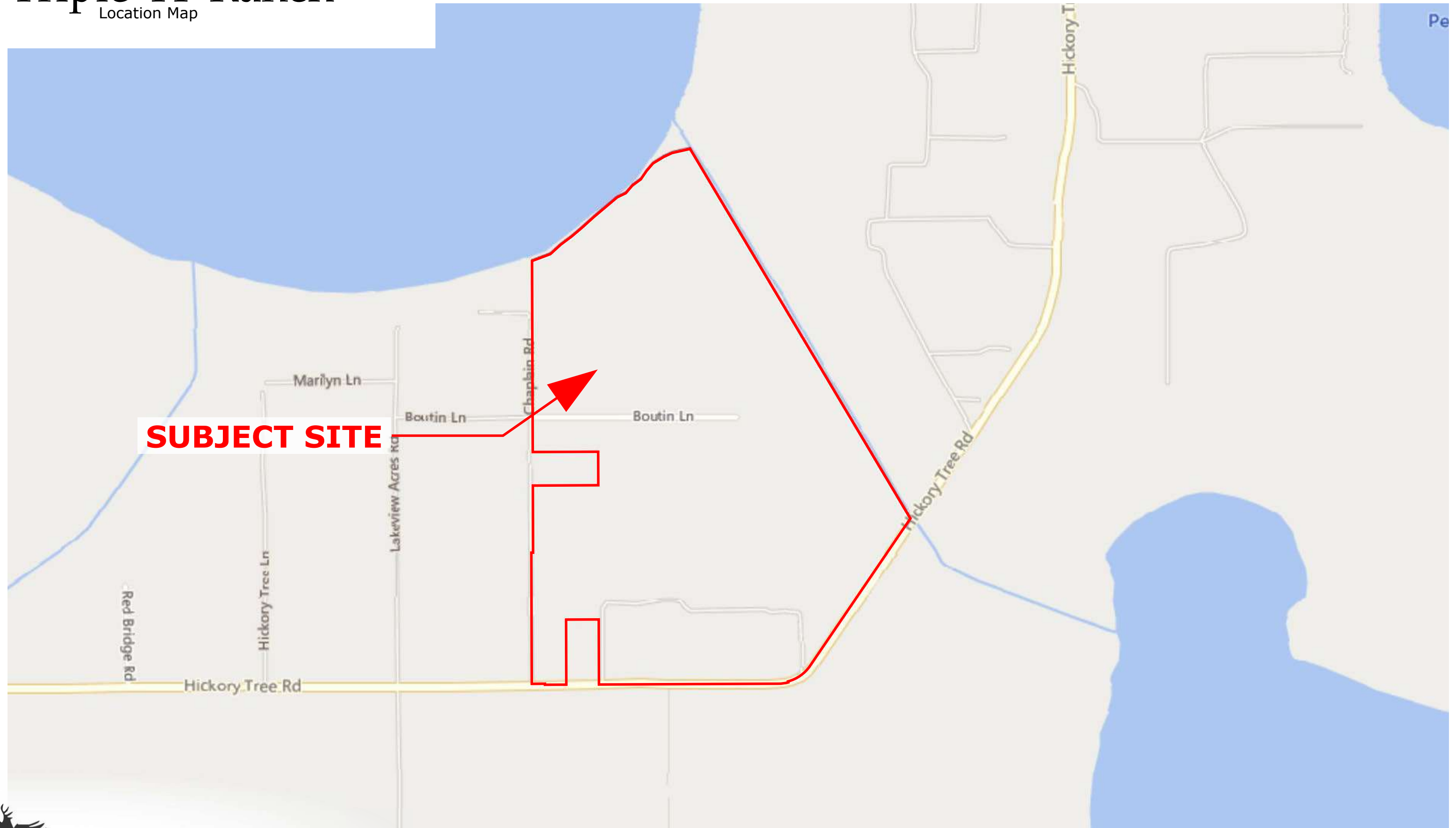
Parcel 3: Beginning at a point 1.1 feet South of the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 26 South, Range 31 East, Osceola County, Florida, run North 631.82 feet to the Northwest corner of said Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4; run East 961.05 feet to a point 358.45 feet West of the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 33; run South parallel to the line of said Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4, 565.14 feet; run thence South 5° East 50.0 feet; run thence South 88°55' West 965.7 feet to the Point of Beginning.



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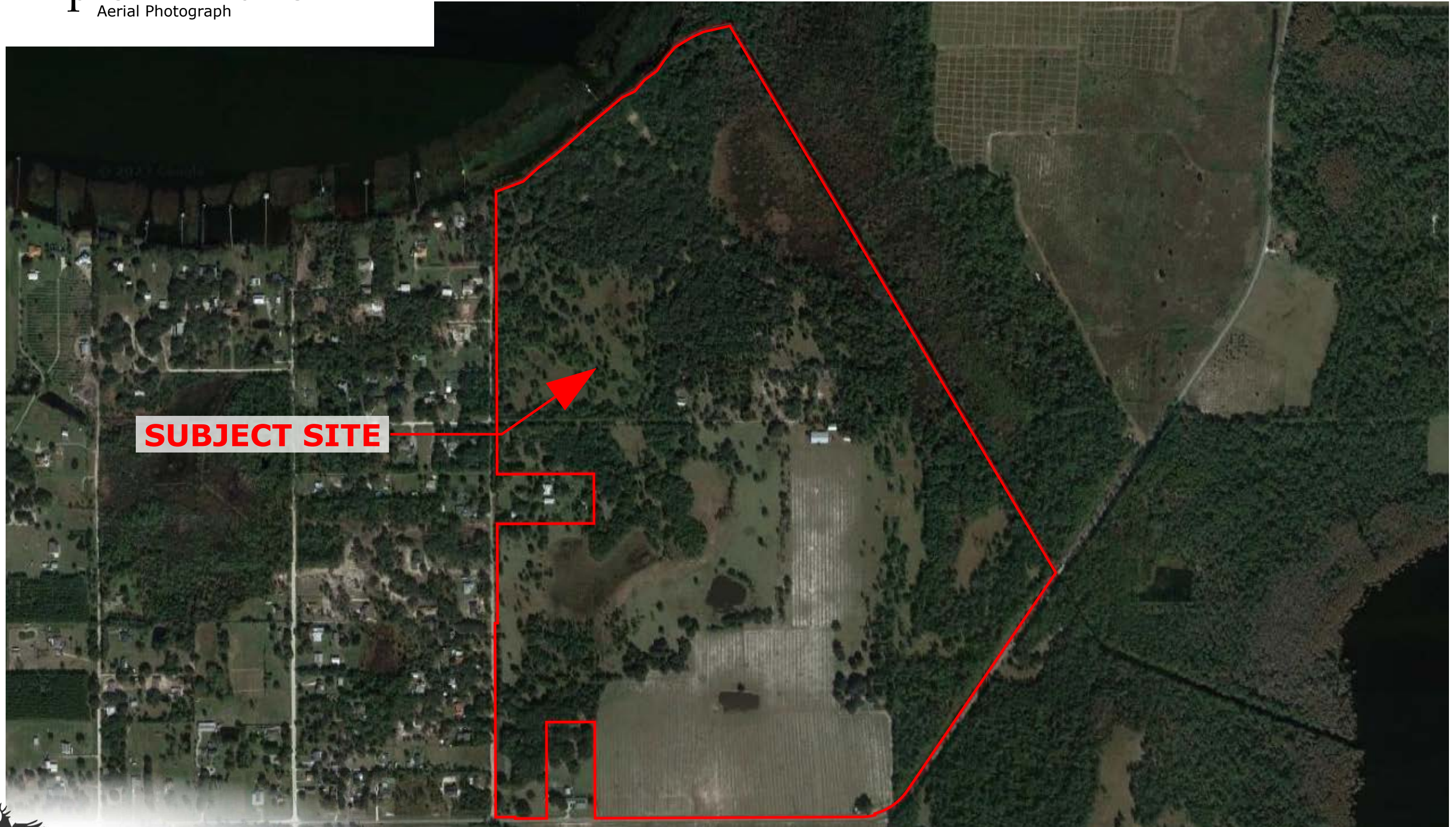
Location Map





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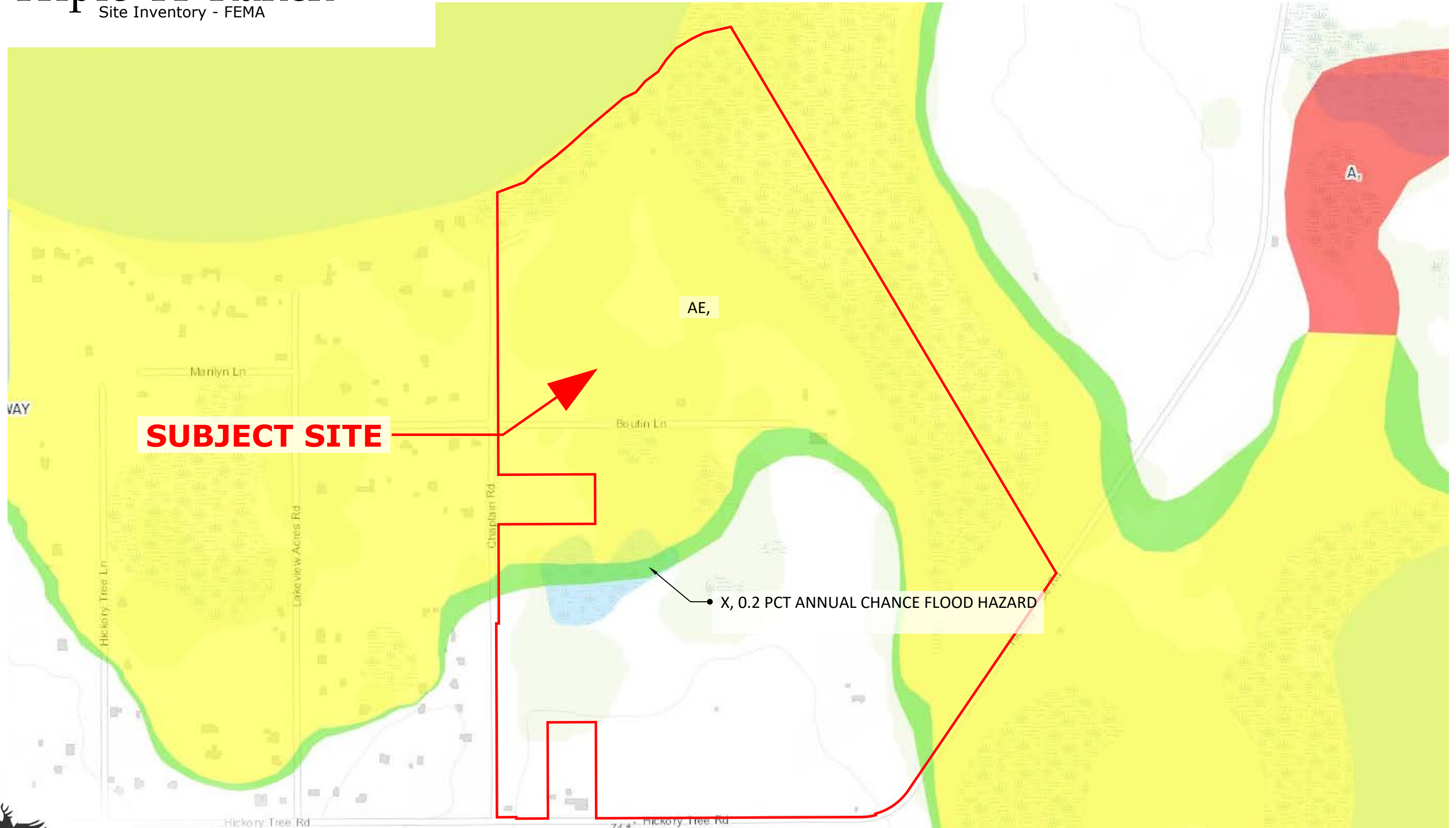
Aerial Photograph





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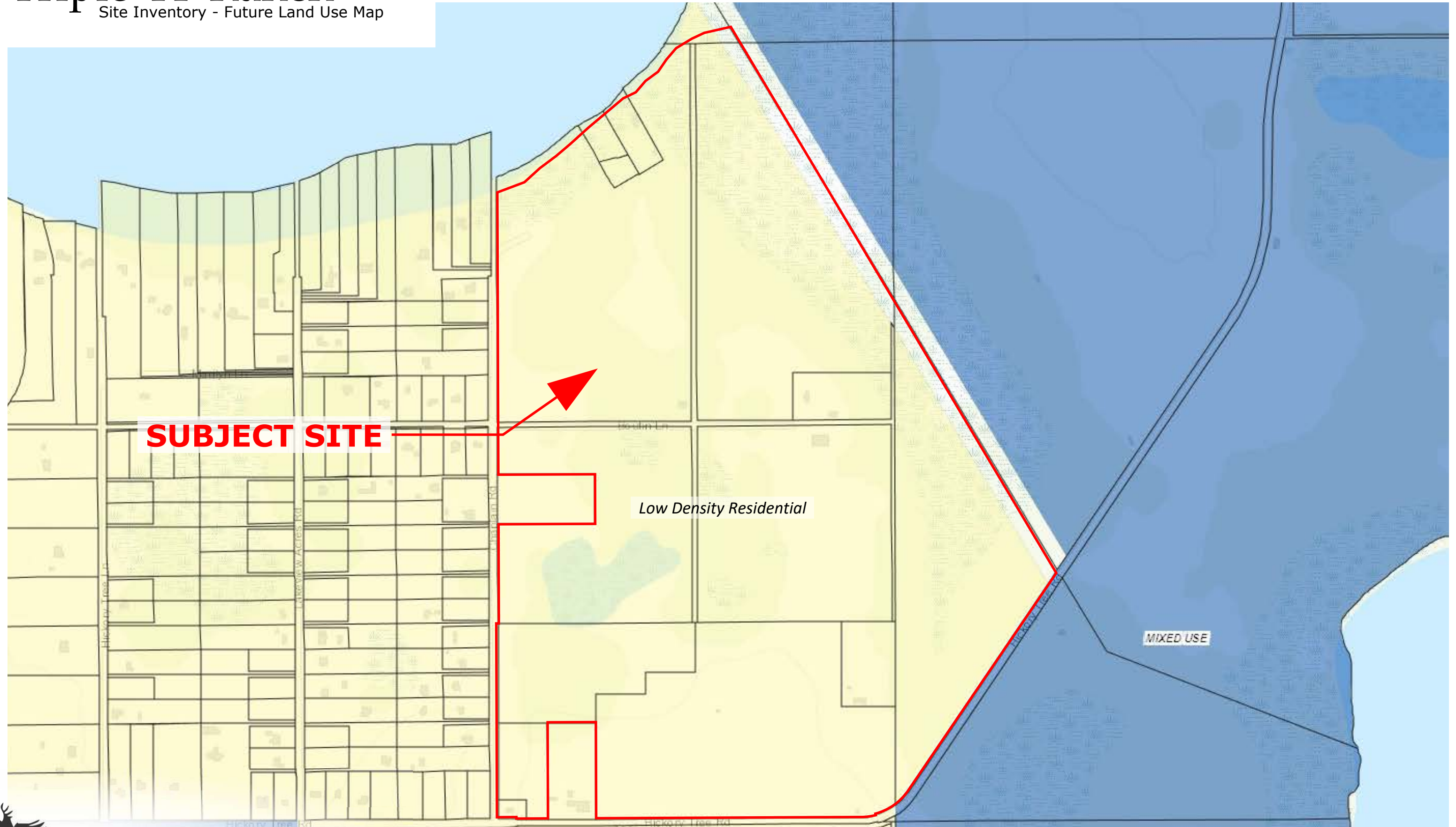
Site Inventory - FEMA





# Triple 'H' Ranch

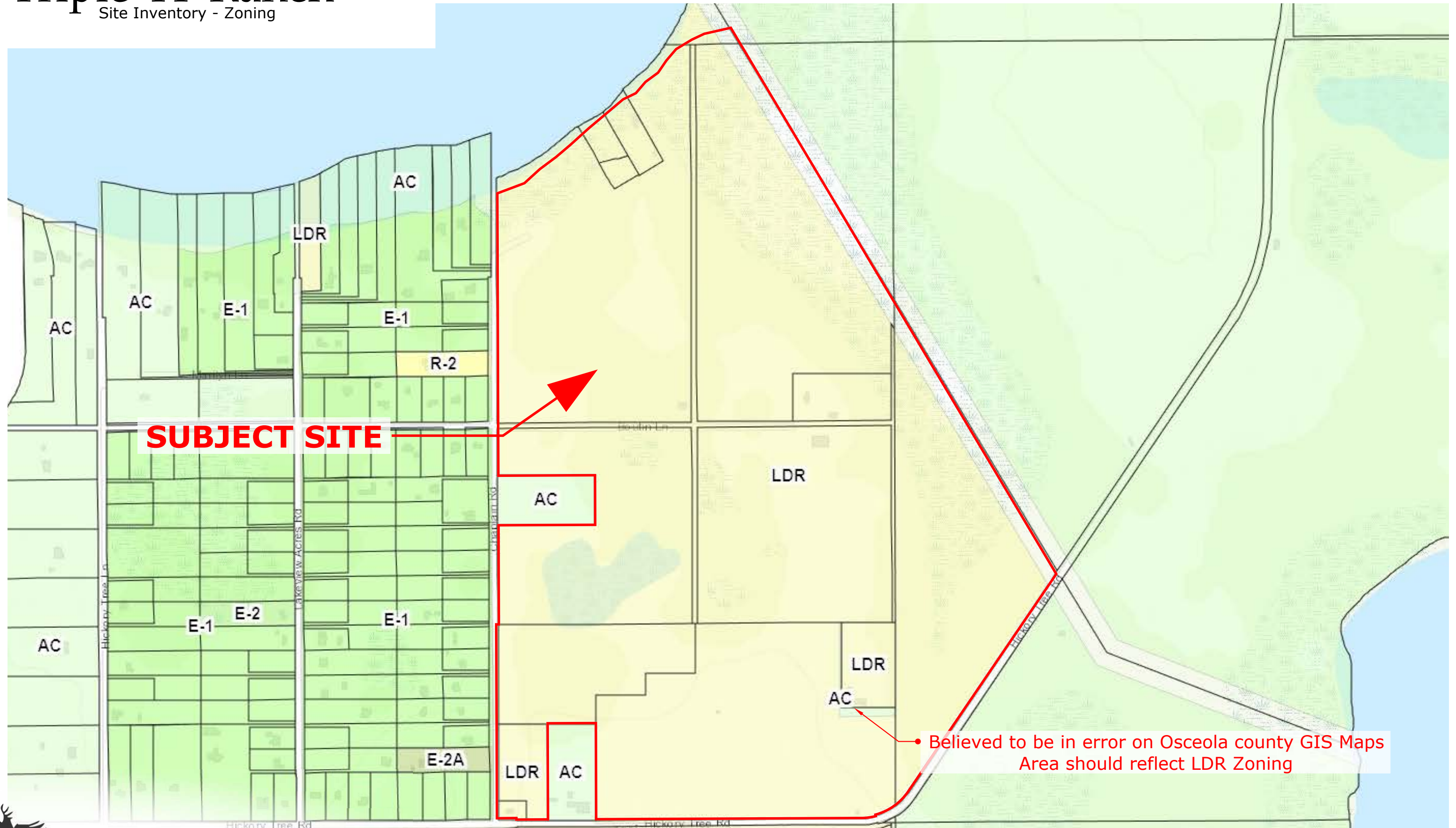
Site Inventory - Future Land Use Map





# Triple 'H' Ranch

Site Inventory - Zoning

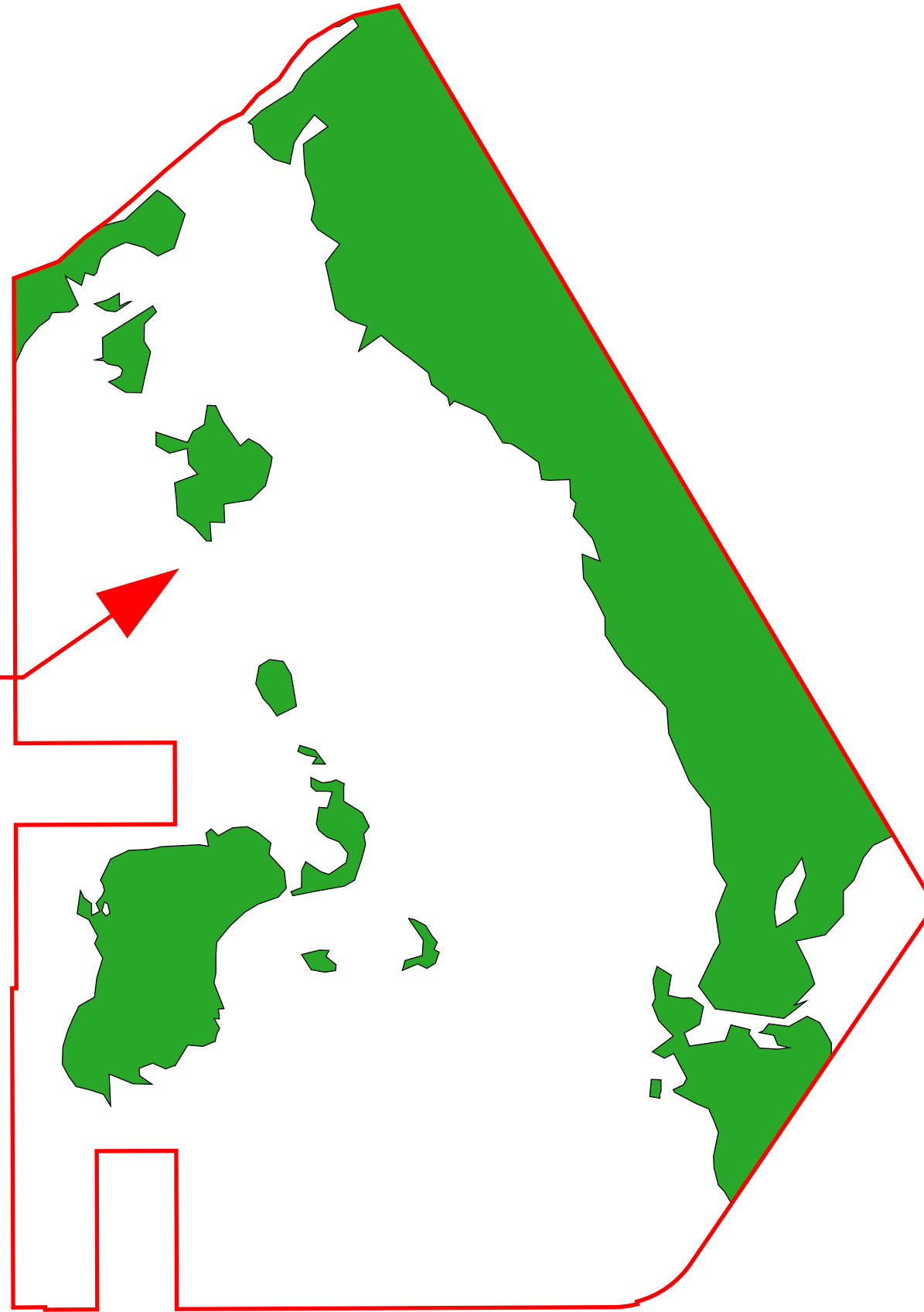




# Triple 'H' Ranch

Site Inventory - Wetlands

**SUBJECT SITE**





# Triple 'H' Ranch

Site Inventory - Topography

**SUBJECT SITE**

