



Interoffice Memorandum

09-17-19P04:15 RCVD

SEP 17 19 4:10 PM

DATE: September 5, 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 *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: Springhill Planned Development / Horizon West Springhill Phase 2 Preliminary Subdivision Plan Case # PSP-19-02-073

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Eric Warren  
Poulos & Bennett, LLC  
2602 East Livingston Street, Suite B  
Orlando, Florida 32803

Commission District: 1

General Location: South of Flamingo Crossing Boulevard / West of Avalon Road

Parcel ID #(s): 07-24-27-0000-00-008

# of Posters: 1

Use: 134 Single-Family Residential Dwelling Units

*October 22, 2019 @ 2 PM*

LEGISLATIVE FILE #

19-1445

Size / Acreage: 44.21 gross acres

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 *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 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 request is to subdivide 44.21 acres in order to construct 134 single-family residential dwelling units; District 1; South of Flamingo Crossing Boulevard / West of Avalon Road.

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

- 1) A waiver from Section 34-152(c), to allow lots to front a mew, park, open space, etc. in lieu of the requirement that each lot shall have a minimum access width of twenty (20) feet to a dedicated public paved street.
  - 2) A waiver from Section 38-1382(h)(4), to allow alleys to be designed as a tract in lieu of the requirement that they shall be designed as a private easement.
  - 3) A waiver from Section 38-1384(g)(1), to allow garage access to be setback from an alley tract, in lieu of an easement.
  - 4) A waiver from Section 38-1384(g)(2), to allow the reference to pertain to an alley tract in lieu of an easement.
  - 5) A waiver from Section 38-1384(i)(2), to allow vehicular access to garages or other off-street parking to be from a rear alley tract in lieu of an easement.
  - 6) A waiver from Section 38-1384(b)(4)a, to provide a public pedestrian and open space tract in lieu of a street to provide a block break.
- 

**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*)

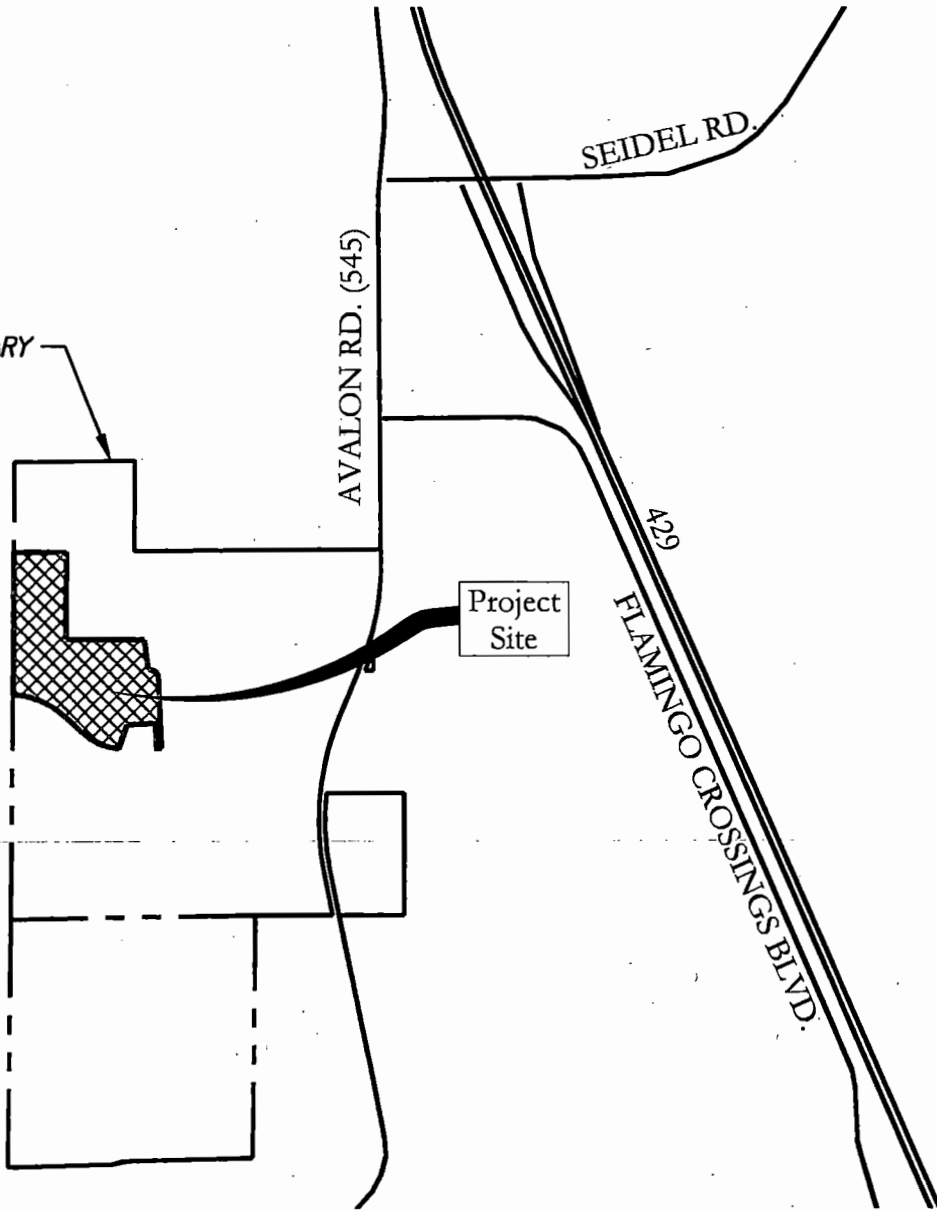
**Special Instructions to Clerk (if any):**

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)

PROPERTY BOUNDARY



If you have any questions regarding this map, please call the Planning Division at 407-836-5600.

Location Map

# Springhill Phase 2

August 28, 2019  
P & B Job No.: 12-083

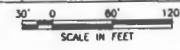
2602 E. Livingston St.  
Orlando, Florida 32803-407-487-2594

**POULOS & BENNETT**

www.poulosandbennett.com  
Certificate of Authorization No. 28567



Exhibit 1



Key Map



Coordinates

REVISIONS		
1	2/1/19	REVISION TO L&E PER COMMENTS
2	3/1/19	REVISION TO L&E PER COMMENTS
3	3/1/19	REVISION TO L&E PER COMMENTS
4	3/1/19	REVISION TO L&E PER COMMENTS
5	3/1/19	REVISION TO L&E PER COMMENTS
6	3/1/19	REVISION TO L&E PER COMMENTS
7	3/1/19	REVISION TO L&E PER COMMENTS
8	3/1/19	REVISION TO L&E PER COMMENTS
9	3/1/19	REVISION TO L&E PER COMMENTS
10	3/1/19	REVISION TO L&E PER COMMENTS
11	3/1/19	REVISION TO L&E PER COMMENTS
12	3/1/19	REVISION TO L&E PER COMMENTS
13	3/1/19	REVISION TO L&E PER COMMENTS
14	3/1/19	REVISION TO L&E PER COMMENTS
15	3/1/19	REVISION TO L&E PER COMMENTS
16	3/1/19	REVISION TO L&E PER COMMENTS
17	3/1/19	REVISION TO L&E PER COMMENTS
18	3/1/19	REVISION TO L&E PER COMMENTS
19	3/1/19	REVISION TO L&E PER COMMENTS
20	3/1/19	REVISION TO L&E PER COMMENTS
21	3/1/19	REVISION TO L&E PER COMMENTS
22	3/1/19	REVISION TO L&E PER COMMENTS
23	3/1/19	REVISION TO L&E PER COMMENTS
24	3/1/19	REVISION TO L&E PER COMMENTS
25	3/1/19	REVISION TO L&E PER COMMENTS
26	3/1/19	REVISION TO L&E PER COMMENTS
27	3/1/19	REVISION TO L&E PER COMMENTS
28	3/1/19	REVISION TO L&E PER COMMENTS
29	3/1/19	REVISION TO L&E PER COMMENTS
30	3/1/19	REVISION TO L&E PER COMMENTS
31	3/1/19	REVISION TO L&E PER COMMENTS
32	3/1/19	REVISION TO L&E PER COMMENTS
33	3/1/19	REVISION TO L&E PER COMMENTS
34	3/1/19	REVISION TO L&E PER COMMENTS
35	3/1/19	REVISION TO L&E PER COMMENTS
36	3/1/19	REVISION TO L&E PER COMMENTS
37	3/1/19	REVISION TO L&E PER COMMENTS
38	3/1/19	REVISION TO L&E PER COMMENTS
39	3/1/19	REVISION TO L&E PER COMMENTS
40	3/1/19	REVISION TO L&E PER COMMENTS
41	3/1/19	REVISION TO L&E PER COMMENTS
42	3/1/19	REVISION TO L&E PER COMMENTS
43	3/1/19	REVISION TO L&E PER COMMENTS
44	3/1/19	REVISION TO L&E PER COMMENTS
45	3/1/19	REVISION TO L&E PER COMMENTS
46	3/1/19	REVISION TO L&E PER COMMENTS
47	3/1/19	REVISION TO L&E PER COMMENTS
48	3/1/19	REVISION TO L&E PER COMMENTS
49	3/1/19	REVISION TO L&E PER COMMENTS
50	3/1/19	REVISION TO L&E PER COMMENTS
51	3/1/19	REVISION TO L&E PER COMMENTS
52	3/1/19	REVISION TO L&E PER COMMENTS
53	3/1/19	REVISION TO L&E PER COMMENTS
54	3/1/19	REVISION TO L&E PER COMMENTS
55	3/1/19	REVISION TO L&E PER COMMENTS
56	3/1/19	REVISION TO L&E PER COMMENTS
57	3/1/19	REVISION TO L&E PER COMMENTS
58	3/1/19	REVISION TO L&E PER COMMENTS
59	3/1/19	REVISION TO L&E PER COMMENTS
60	3/1/19	REVISION TO L&E PER COMMENTS
61	3/1/19	REVISION TO L&E PER COMMENTS
62	3/1/19	REVISION TO L&E PER COMMENTS
63	3/1/19	REVISION TO L&E PER COMMENTS
64	3/1/19	REVISION TO L&E PER COMMENTS
65	3/1/19	REVISION TO L&E PER COMMENTS
66	3/1/19	REVISION TO L&E PER COMMENTS
67	3/1/19	REVISION TO L&E PER COMMENTS
68	3/1/19	REVISION TO L&E PER COMMENTS
69	3/1/19	REVISION TO L&E PER COMMENTS
70	3/1/19	REVISION TO L&E PER COMMENTS
71	3/1/19	REVISION TO L&E PER COMMENTS
72	3/1/19	REVISION TO L&E PER COMMENTS
73	3/1/19	REVISION TO L&E PER COMMENTS
74	3/1/19	REVISION TO L&E PER COMMENTS
75	3/1/19	REVISION TO L&E PER COMMENTS
76	3/1/19	REVISION TO L&E PER COMMENTS
77	3/1/19	REVISION TO L&E PER COMMENTS
78	3/1/19	REVISION TO L&E PER COMMENTS
79	3/1/19	REVISION TO L&E PER COMMENTS
80	3/1/19	REVISION TO L&E PER COMMENTS
81	3/1/19	REVISION TO L&E PER COMMENTS
82	3/1/19	REVISION TO L&E PER COMMENTS
83	3/1/19	REVISION TO L&E PER COMMENTS
84	3/1/19	REVISION TO L&E PER COMMENTS
85	3/1/19	REVISION TO L&E PER COMMENTS
86	3/1/19	REVISION TO L&E PER COMMENTS
87	3/1/19	REVISION TO L&E PER COMMENTS
88	3/1/19	REVISION TO L&E PER COMMENTS
89	3/1/19	REVISION TO L&E PER COMMENTS
90	3/1/19	REVISION TO L&E PER COMMENTS
91	3/1/19	REVISION TO L&E PER COMMENTS
92	3/1/19	REVISION TO L&E PER COMMENTS
93	3/1/19	REVISION TO L&E PER COMMENTS
94	3/1/19	REVISION TO L&E PER COMMENTS
95	3/1/19	REVISION TO L&E PER COMMENTS
96	3/1/19	REVISION TO L&E PER COMMENTS
97	3/1/19	REVISION TO L&E PER COMMENTS
98	3/1/19	REVISION TO L&E PER COMMENTS
99	3/1/19	REVISION TO L&E PER COMMENTS
100	3/1/19	REVISION TO L&E PER COMMENTS
101	3/1/19	REVISION TO L&E PER COMMENTS
102	3/1/19	REVISION TO L&E PER COMMENTS
103	3/1/19	REVISION TO L&E PER COMMENTS
104	3/1/19	REVISION TO L&E PER COMMENTS
105	3/1/19	REVISION TO L&E PER COMMENTS
106	3/1/19	REVISION TO L&E PER COMMENTS
107	3/1/19	REVISION TO L&E PER COMMENTS
108	3/1/19	REVISION TO L&E PER COMMENTS
109	3/1/19	REVISION TO L&E PER COMMENTS
110	3/1/19	REVISION TO L&E PER COMMENTS
111	3/1/19	REVISION TO L&E PER COMMENTS
112	3/1/19	REVISION TO L&E PER COMMENTS
113	3/1/19	REVISION TO L&E PER COMMENTS
114	3/1/19	REVISION TO L&E PER COMMENTS
115	3/1/19	REVISION TO L&E PER COMMENTS
116	3/1/19	REVISION TO L&E PER COMMENTS
117	3/1/19	REVISION TO L&E PER COMMENTS
118	3/1/19	REVISION TO L&E PER COMMENTS
119	3/1/19	REVISION TO L&E PER COMMENTS
120	3/1/19	REVISION TO L&E PER COMMENTS
121	3/1/19	REVISION TO L&E PER COMMENTS
122	3/1/19	REVISION TO L&E PER COMMENTS
123	3/1/19	REVISION TO L&E PER COMMENTS
124	3/1/19	REVISION TO L&E PER COMMENTS
125	3/1/19	REVISION TO L&E PER COMMENTS
126	3/1/19	REVISION TO L&E PER COMMENTS
127	3/1/19	REVISION TO L&E PER COMMENTS
128	3/1/19	REVISION TO L&E PER COMMENTS
129	3/1/19	REVISION TO L&E PER COMMENTS
130	3/1/19	REVISION TO L&E PER COMMENTS
131	3/1/19	REVISION TO L&E PER COMMENTS
132	3/1/19	REVISION TO L&E PER COMMENTS
133	3/1/19	REVISION TO L&E PER COMMENTS
134	3/1/19	REVISION TO L&E PER COMMENTS
135	3/1/19	REVISION TO L&E PER COMMENTS
136	3/1/19	REVISION TO L&E PER COMMENTS
137	3/1/19	REVISION TO L&E PER COMMENTS
138	3/1/19	REVISION TO L&E PER COMMENTS
139	3/1/19	REVISION TO L&E PER COMMENTS
140	3/1/19	REVISION TO L&E PER COMMENTS
141	3/1/19	REVISION TO L&E PER COMMENTS
142	3/1/19	REVISION TO L&E PER COMMENTS
143	3/1/19	REVISION TO L&E PER COMMENTS
144	3/1/19	REVISION TO L&E PER COMMENTS
145	3/1/19	REVISION TO L&E PER COMMENTS
146	3/1/19	REVISION TO L&E PER COMMENTS
147	3/1/19	REVISION TO L&E PER COMMENTS
148	3/1/19	REVISION TO L&E PER COMMENTS
149	3/1/19	REVISION TO L&E PER COMMENTS
150	3/1/19	REVISION TO L&E PER COMMENTS
151	3/1/19	REVISION TO L&E PER COMMENTS
152	3/1/19	REVISION TO L&E PER COMMENTS
153	3/1/19	REVISION TO L&E PER COMMENTS
154	3/1/19	REVISION TO L&E PER COMMENTS
155	3/1/19	REVISION TO L&E PER COMMENTS
156	3/1/19	REVISION TO L&E PER COMMENTS
157	3/1/19	REVISION TO L&E PER COMMENTS
158	3/1/19	REVISION TO L&E PER COMMENTS
159	3/1/19	REVISION TO L&E PER COMMENTS
160	3/1/19	REVISION TO L&E PER COMMENTS
161	3/1/19	REVISION TO L&E PER COMMENTS
162	3/1/19	REVISION TO L&E PER COMMENTS
163	3/1/19	REVISION TO L&E PER COMMENTS
164	3/1/19	REVISION TO L&E PER COMMENTS
165	3/1/19	REVISION TO L&E PER COMMENTS
166	3/1/19	REVISION TO L&E PER COMMENTS
167	3/1/19	REVISION TO L&E PER COMMENTS
168	3/1/19	REVISION TO L&E PER COMMENTS
169	3/1/19	REVISION TO L&E PER COMMENTS
170	3/1/19	REVISION TO L&E PER COMMENTS
171	3/1/19	REVISION TO L&E PER COMMENTS
172	3/1/19	REVISION TO L&E PER COMMENTS
173	3/1/19	REVISION TO L&E PER COMMENTS
174	3/1/19	REVISION TO L&E PER COMMENTS
175	3/1/19	REVISION TO L&E PER COMMENTS
176	3/1/19	REVISION TO L&E PER COMMENTS
177	3/1/19	REVISION TO L&E PER COMMENTS
178	3/1/19	REVISION TO L&E PER COMMENTS
179	3/1/19	REVISION TO L&E PER COMMENTS
180	3/1/19	REVISION TO L&E PER COMMENTS
181	3/1/19	REVISION TO L&E PER COMMENTS
182	3/1/19	REVISION TO L&E PER COMMENTS
183	3/1/19	REVISION TO L&E PER COMMENTS
184	3/1/19	REVISION TO L&E PER COMMENTS
185	3/1/19	REVISION TO L&E PER COMMENTS
186	3/1/19	REVISION TO L&E PER COMMENTS
187	3/1/19	REVISION TO L&E PER COMMENTS
188	3/1/19	REVISION TO L&E PER COMMENTS
189	3/1/19	REVISION TO L&E PER COMMENTS
190	3/1/19	REVISION TO L&E PER COMMENTS
191	3/1/19	REVISION TO L&E PER COMMENTS
192	3/1/19	REVISION TO L&E PER COMMENTS
193	3/1/19	REVISION TO L&E PER COMMENTS
194	3/1/19	REVISION TO L&E PER COMMENTS
195	3/1/19	REVISION TO L&E PER COMMENTS
196	3/1/19	REVISION TO L&E PER COMMENTS
197	3/1/19	REVISION TO L&E PER COMMENTS
198	3/1/19	REVISION TO L&E PER COMMENTS
199	3/1/19	REVISION TO L&E PER COMMENTS
200	3/1/19	REVISION TO L&E PER COMMENTS

Project Name: **HORIZON WEST SPRINGHILL PD PHASE 2 PSP-19-02-073**

Jurisdiction: **ORANGE COUNTY, FL.**

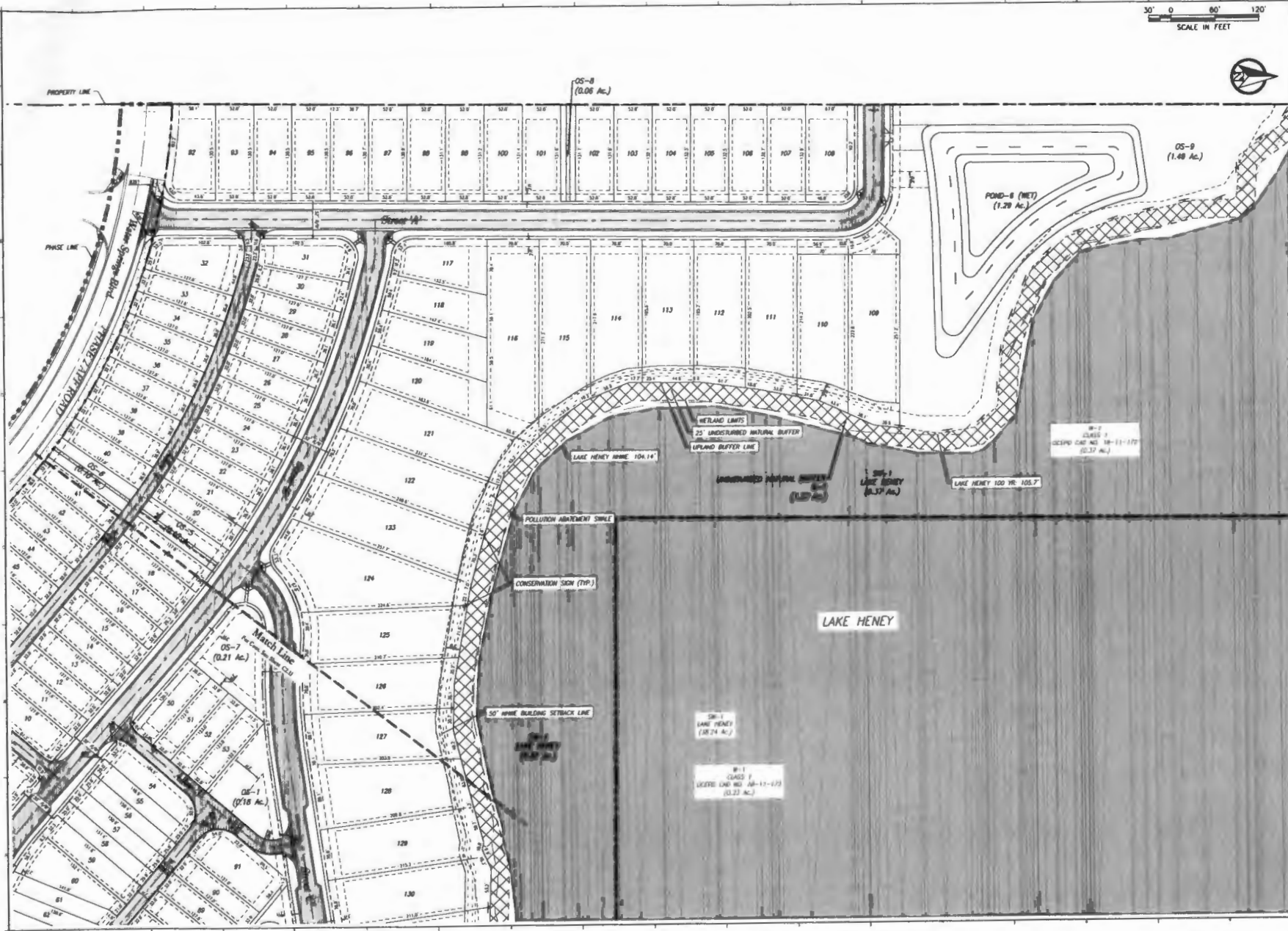
Sheet Title: **SITE PLAN**

Sheet No: **EXHIBIT 3A**

Date: **August 28, 2019**

**POULOS & BENNETT**

Florida & Minnesota, L.L.C.  
2000 N. Orange Blossom St., Orlando, FL 32809  
Tel: 407-487-2300 www.poulosandbennett.com  
Reg. No. MC 00007



PSP-19-02-073 (SUBMIT) - PHASE 2A - EXHIBIT 3A - HORIZON WEST SPRINGHILL PD PHASE 2 PSP-19-02-073

