



Interoffice Memorandum

Received on August 6, 2025
Deadline: August 19, 2025
Publish: August 24, 2025

August 6, 2025

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Nicolas Thalmueller, AICP, Planning Administrator
Planning Division, DRC Office

CONTACT PERSON: **Bari Snyder** *Bari Snyder*
Assistant Project Manager
Planning Division 407-836-5805
Bari.Snyder@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Southchase Planned Development (PD) / Phase
1B - Parcel 44 Preliminary Subdivision Plan (PSP)
/ Parcel 44A - Multi-Family Development Plan (DP)
Case # DP-24-08-203

Type of Hearing: Development Plan

Applicant(s): Sam Sebaali
Thomas & Hutton
5127 South Orange Avenue, Suite 200
Orlando, Florida 32809

Commission District: 4

General Location: South of West Wetherbee Road / West of South
Orange Avenue

Parcel ID #(s) 23-24-29-8238-00-050, 23-24-29-8238-02-000

Number of Posters: 2

Use:	280 multi-family apartments
Size / Acreage:	14.50 gross acres; 11.9 affected acres
BCC Public Hearing Required by:	Orange County Code, Section 38-1203 and Chapter 30, Article II, Section 30-40.
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 Development Plan (DP) is a request to construct 280 multi-family apartments on 11.9 acres.

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):

Please schedule this public hearing for **September 16, 2025**. 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.

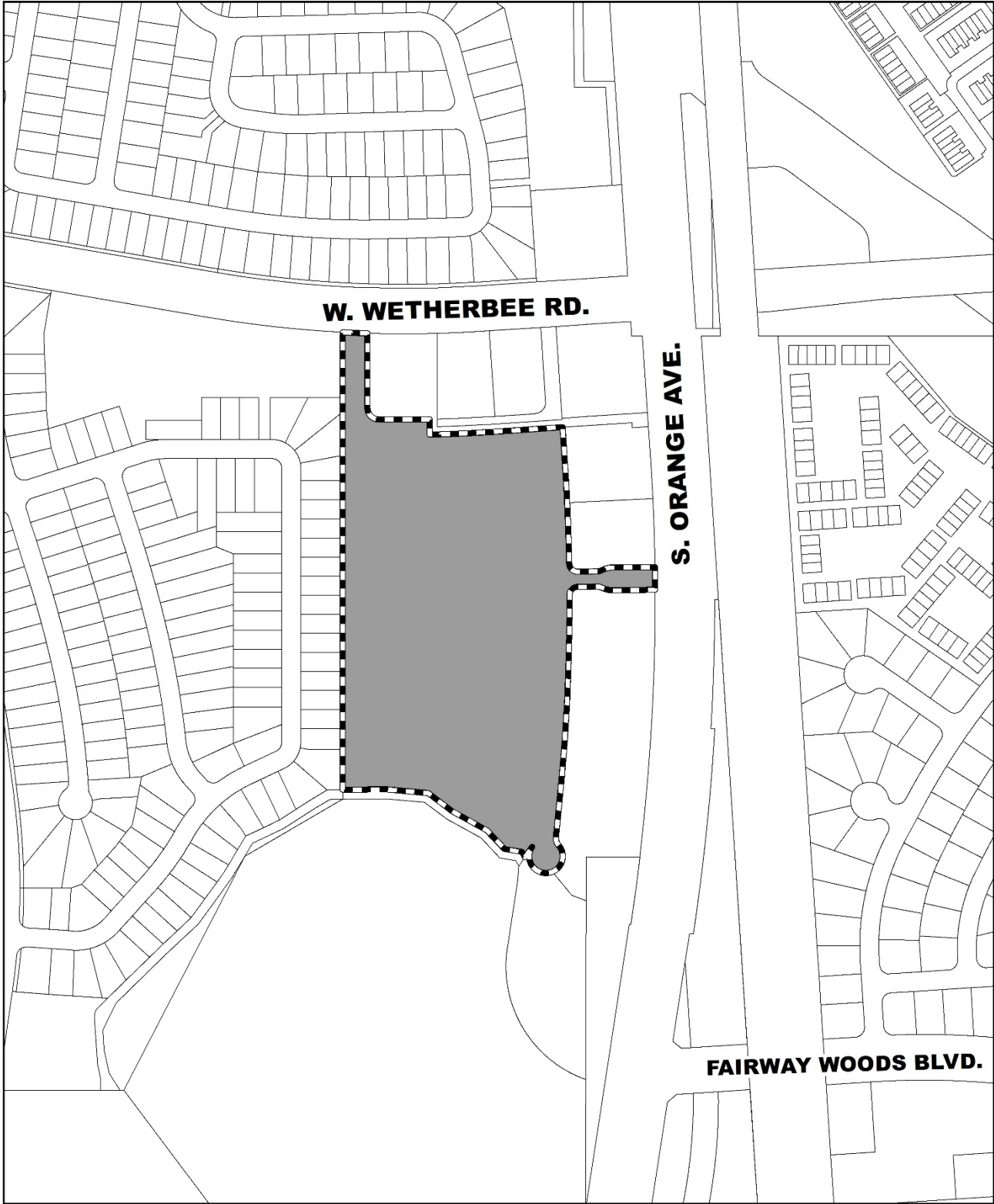
Please notify Lisette Egipciaco and Bari Snyder of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

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

Location Map

DP-24-08-203



 Subject Property



0 300 600 Feet