



Interoffice Memorandum

10-21-19A08:40 RCVD

Q OCT 21 19 8:38AM

DATE: October 18, 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: Village F Master Planned Development / Horizon West Village F Parcels S-7, S-15, S-16, S-17, S-18, S-19, & S-20 Preliminary Subdivision Plan Case # CDR-19-09-306

Type of Hearing: Substantial Change

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

Commission District: 1

General Location: South of Summerlake Groves Street / East of Seidel Road

LEGISLATIVE FILE #

19-1624

December 3, 2019
@ 2pm

Parcel ID #(s) 04-24-27-0000-00-034, 04-24-27-0000-00-039,
04-24-27-0000-00-032, 04-24-27-0000-00-019,
04-24-27-0000-00-041, 04-24-27-0000-00-002,
04-24-27-0000-00-042, 04-24-27-0000-00-046,
08-24-27-0000-00-026, 08-24-27-0000-00-008

of Posters: 0

Use: 332 Single-Family Residential Dwelling Units

Size / Acreage: 114.89 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 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-
836-8181.

Advertising Language:

This request is to add thirty-five (35) units in the future development parcels in the previously approved Preliminary Subdivision Plan for Phase 1 and Phase 2B; District 1; South of Summerlake Groves Street / East of Seidel Road.

Material Provided:

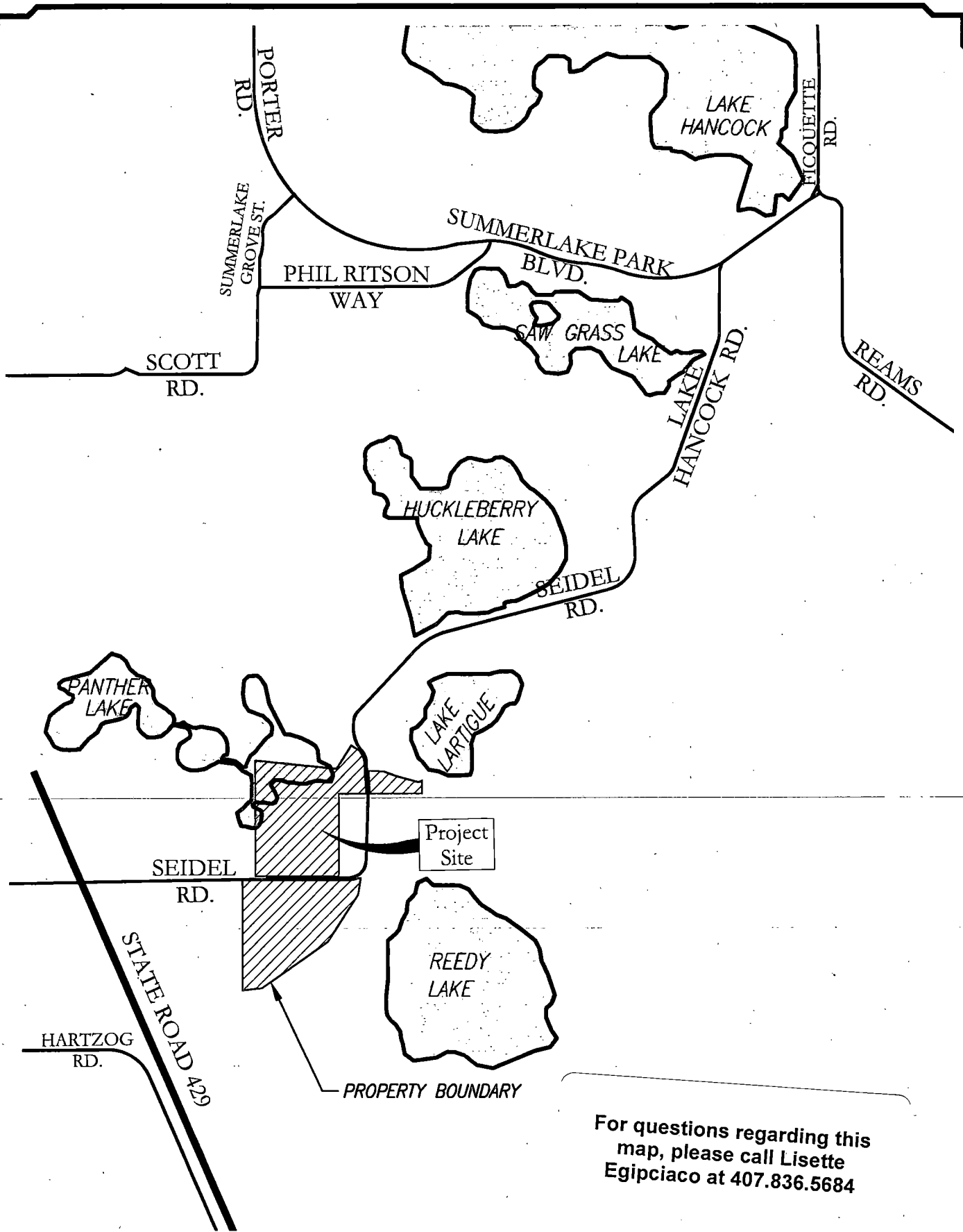
- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*)
- (3) Site plan sheet (*to be mailed to property owners*).

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.

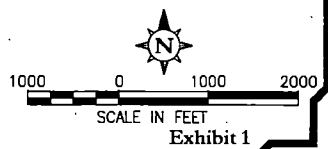
Attachments (location map and site plan sheet)



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

Location Map

Horizon West Village F (CDR-19-09-306)



October 16, 2019
P & B Job No: 14-066

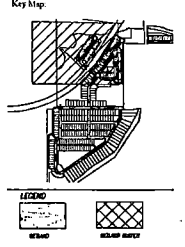
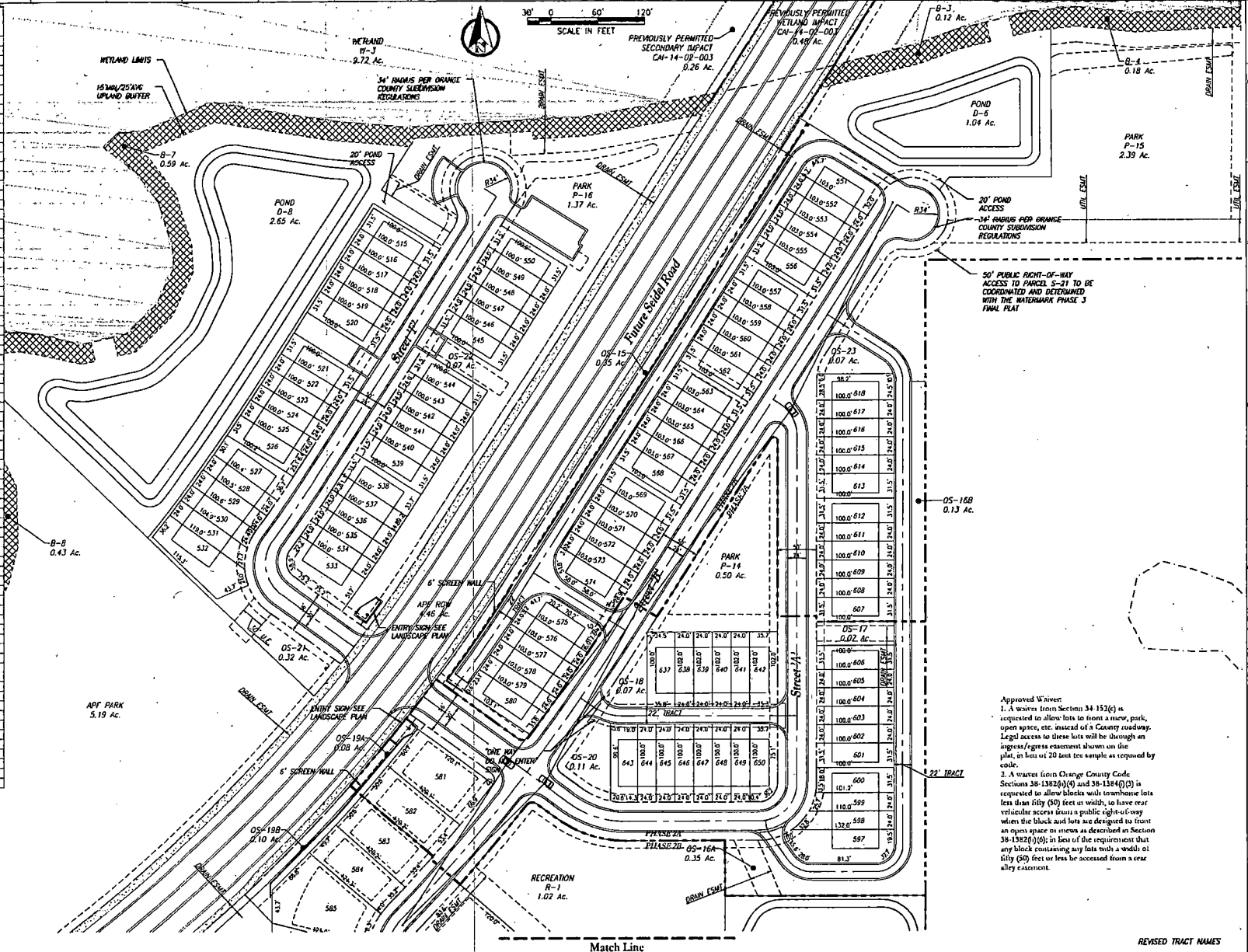
2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

Z:\2014\14-066 MERITAGE - COMPASS ROSE PHASE 3 & 4 ENGINEERING\CD\EXHIBITS & FIGS\LOC\CDR-19-09-306\14089-BCE EXHIBITS

PSF14-08-238 Original Lot Numbers	CDR-17-06-194 Approved Lot Numbers
238	637
239	638
240	639
241	640
242	641
243	642
244	619
245	620
246	621
247	622
248	623
249	624
250	625
251	626
252	627
253	628
254	629
255	630
256	631
257	632
258	633
259	634
260	635
261	636
262	637
263	638
264	639
265	640
266	641
267	642
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289	664
290	665
291	666
292	667
293	668
294	669
295	670
296	671
297	672
298	673
299	674
300	675
301	676
302	677
303	678
304	679
305	680
306	681
307	682
308	683
309	684
310	685



1. REVIEWED FOR CHANGES ONLY
 2. DATE: 10/26/2010
 3. REVISIONS/REVIEWS
 4. NO. OF: 11/06/10
 5. DESIGNED BY: LBN
 6. DRAWN BY: CSL, JLL, WBP
 7. CHECKED BY: LEN
 8. APPROVED BY: FEM
 9. SCALE IN FEET: 1" = 30'

Project Name:
**HORIZON WEST VILLAGE F
 PARCELS S-7, S-15, S-16, S-17, S-18, S-19, & S-20**

Submitted To:
ORANGE COUNTY, FL
 Sheet Title:
SITE PLAN

Sheet No.:
EXHIBIT 3A

DATE: October 16, 2010

Approved W/notes:
 1. A waiver from Section 34-152(6) is requested to allow lots to front a new park, open space, etc. instead of a County roadway. Legal access to these lots will be through an ingress/egress easement shown on the plat, in lots of 20 feet per sample as required by code.
 2. A waiver from Orange County Code Sections 38-1382(4)(c) and 38-1384(1)(b) is requested to allow blocks with no on-site lots less than fifty (50) feet in width, to have rear vehicle access from a public right-of-way when the block and lots are designed to front an open space as shown as described in Section 38-1382(1)(b); in lieu of the requirement that any block containing any lots with a width of fifty (50) feet or less be accessed from a rear alley easement.

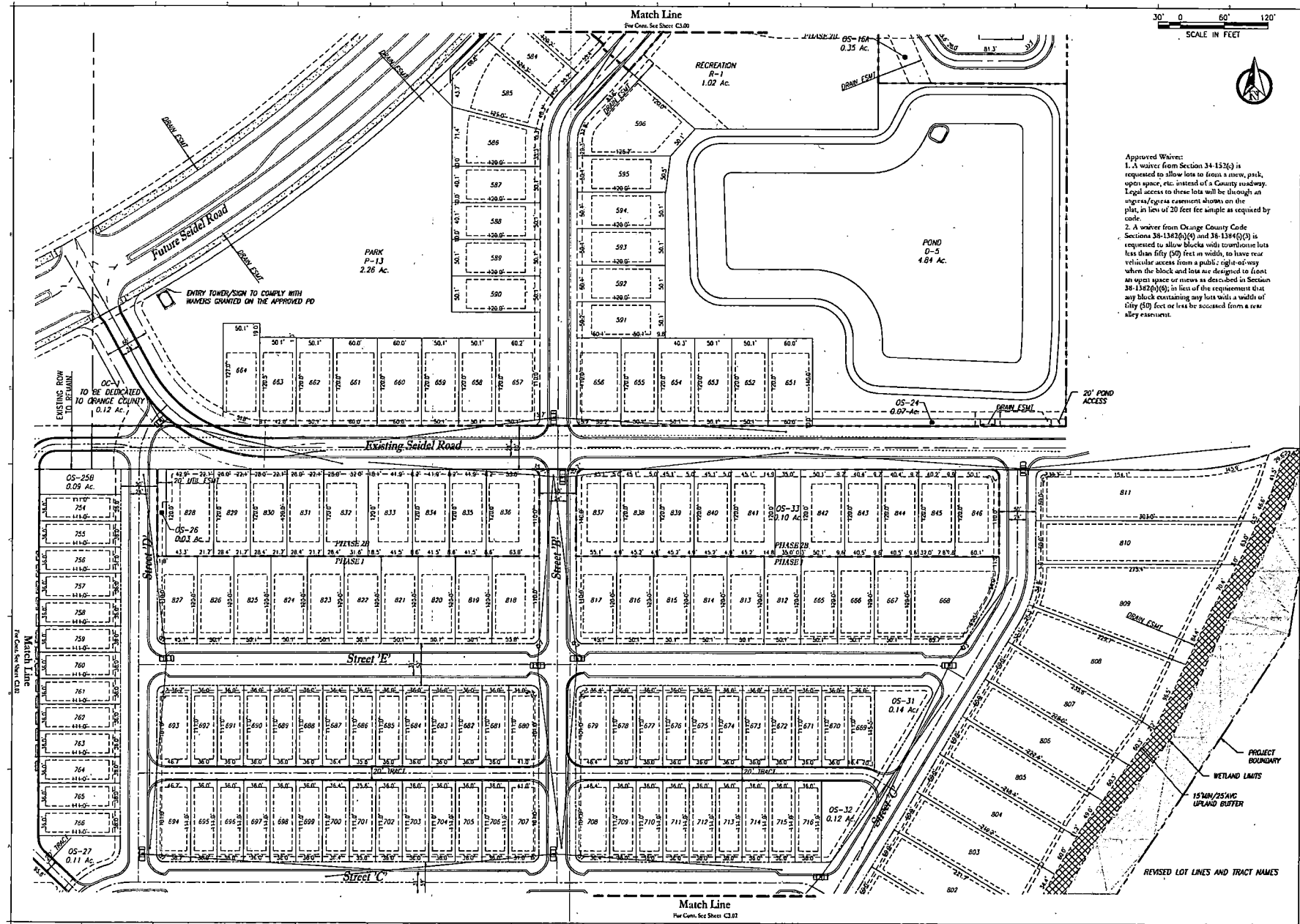
Match Line
 For Cont. See Sheet CS81

REVISED TRACT NAMES

E:\DATA\10-08-2010\MATCH - CONGRESS WEST PHASE 3 & 4 - ENGINEERING\CONTRAS & EXHIBITS\10-08-2010\Match-3P

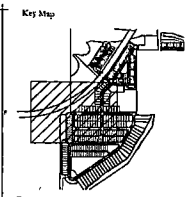


Poulos & Bennett, L.L.C.
 6025 Hildebrand Lane, Suite B, Orlando, FL 32816
 Tel: 407-472-2204 www.poulosandbennett.com
 Fax: 407-384-2896



Approved Waives:

1. A waiver from Section 34-153(c) is requested to allow lots to front a new, park, open space, etc. instead of a County roadway. Legal access to these lots will be through an ingress/egress easement shown on the plan, in lieu of 20 feet for single as required by code.
2. A waiver from Orange County Code Sections 38-1382(b)(9) and 38-1384(b)(3) is requested to allow blocks with townhome lots less than fifty (50) feet in width, to have rear vehicular access from a public right-of-way when the block and lots are designed to front an open space or news as described in Section 38-1382(b)(8); in lieu of the requirement that any block containing any lots with a width of fifty (50) feet or less be accessed from a rear alley easement.



PROJECT NAME	HORIZON WEST VILLAGE F PARCELS S-7, S-15, S-16, S-17, S-18, S-19, & S-20
DESIGNED BY	CSL, HLL, WBP
CHECKED BY	LEN
APPROVED BY	EST
SCALE IN FEET	1" = 60'

HORIZON WEST VILLAGE F PARCELS S-7, S-15, S-16, S-17, S-18, S-19, & S-20

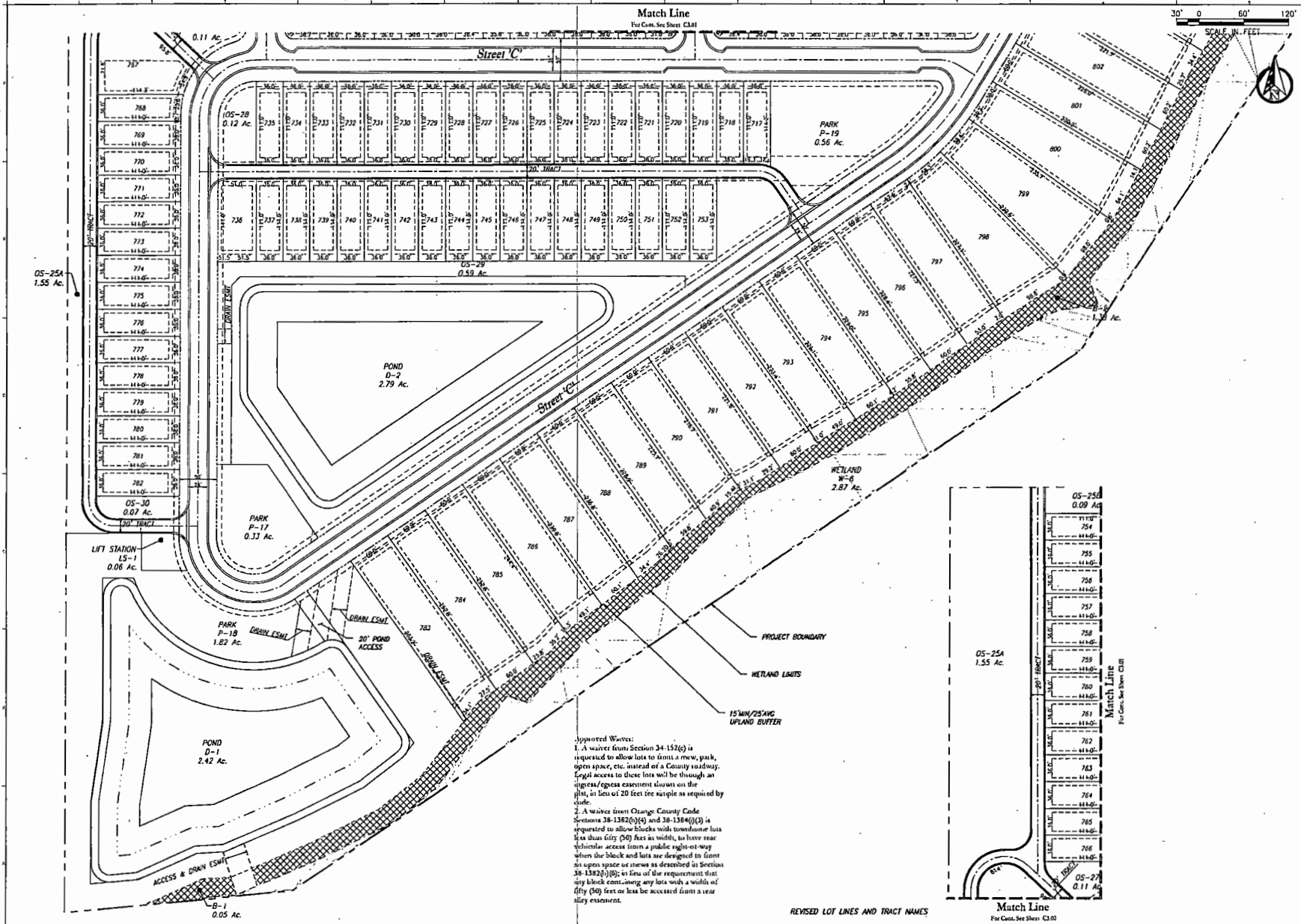
Submitted To
ORANGE COUNTY, FL
Sheet Title
SITE PLAN

Sheet No.
EXHIBIT 3B



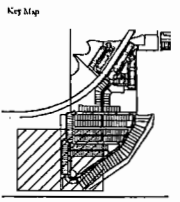
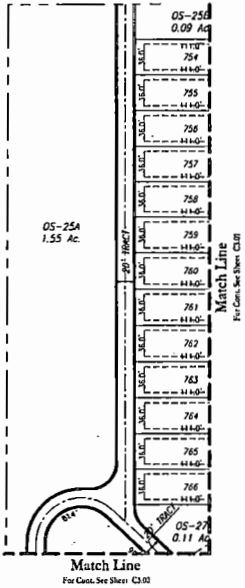
Paulus & Bennett, LLC
4025 Hills Lane, Suite B, Orlando, FL 32814
Tel: 407-407-2291 www.paulusandbenett.com
Eq. Lic. No. 24567

EXHIBIT 3B - SITE PLAN - ORANGE COUNTY, FL - C:\WORKING\ORANGE\PROJECTS\11-20-2018\ORANGE.P
 DATE: 02/01/18 2018



Approved Waiver:
 1. A waiver from Section 34-152(c) is requested to allow lots to front a new, park, open space, etc. instead of a County roadway. Egress access to these lots will be through an ingress/egress easement shown on the plat, in lieu of 20 feet fire outcrop as required by code.
 2. A waiver from Orange County Code Sections 38-1382(b)(4) and 38-1384(j)(3) is requested to allow blocks with townhome lots less than fifty (50) feet in width, to have rear vehicular access from a public right-of-way when the block and lots are designed to front an open space or street as described in Section 38-1382(b)(5); in lieu of the requirement that any block containing any lot with a width of fifty (50) feet or less be accessed from a rear alley easement.

REVISED LOT LINES AND TRACT NAMES



PROJECT NO.	11866
DESIGNED BY	LEN
DRAWN BY	CSL, HAL, W, BP
CHECKED BY	LEN
APPROVED BY	FCR
SCALE/TITLE	1" = 60'

Project Name:
HORIZON WEST VILLAGE F PARCELS S-7, S-15, S-16, S-17, S-18, S-19, & S-20

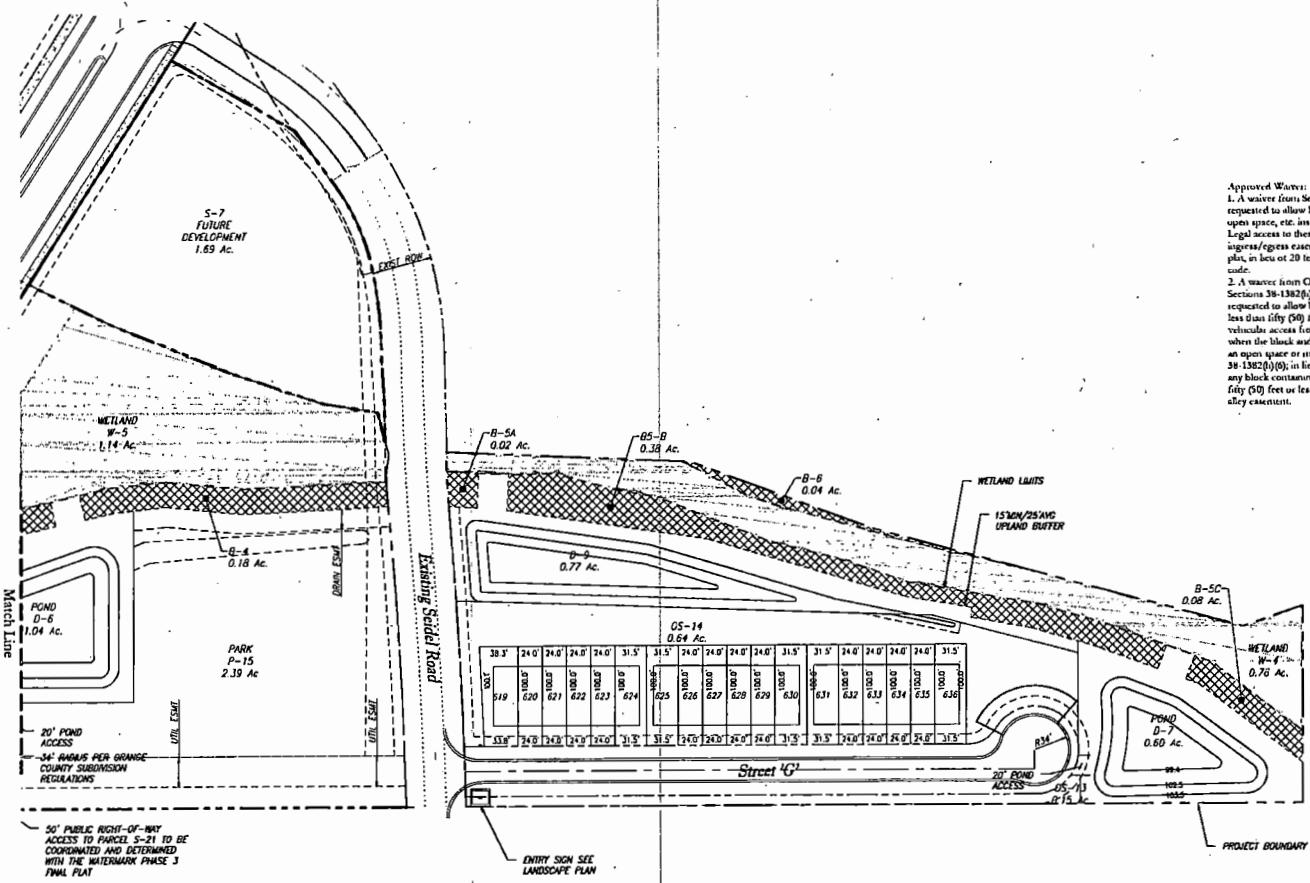
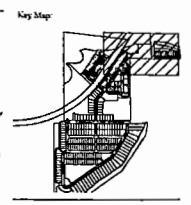
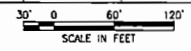
Submitted To:
ORANGE COUNTY, FL
 Sheet Title:
SITE PLAN

Sheet No.
EXHIBIT 3C



Paulos & Bennett, LLC
 4435 Hilder Lane, Suite B, Orlando, FL 32814
 Tel: 407-877-2594 www.paulosandbenett.com
 Proj. No. 24877

DATE: October 18, 2013



Approved Waivers:
 1. A waiver from Section 34-152(c) is requested to allow lots to front a new, park, open space, etc. instead of a County roadway. Legal access to these lots will be through an ingress/egress easement shown on the plat, in lieu of 20 feet (see sample as required by code).
 2. A waiver from Orange County Code Sections 38-1382(4)(4) and 38-1384(1)(1) is requested to allow blocks with townhome lots less than fifty (50) feet in width, to have rear vehicle access from a public right-of-way when the block and lots are designed to front an open space or streets as described in Section 38-1382(1)(1); in lieu of the requirement that any block containing any lots with a width of fifty (50) feet or less be accessed from a rear alley easement.

Match Line
 Pond D-6
 1.04 Ac.
 20' POND ACCESS
 34' WADSWORTH PER ORANGE COUNTY SUBDIVISION REGULATIONS
 Park P-15
 2.39 Ac.
 20' POND ACCESS

B-5A
 0.02 Ac.
 B-5B
 0.38 Ac.
 B-6
 0.04 Ac.
 G-5
 0.77 Ac.
 OS-14
 0.64 Ac.
 B-7C
 0.08 Ac.
 W-4
 0.76 Ac.
 Street 'G'
 20' POND ACCESS
 Pond D-7
 0.60 Ac.
 Pond P-15
 2.39 Ac.
 20' POND ACCESS
 PROJECT BOUNDARY

38.3'	24.0'	24.0'	24.0'	24.0'	31.5'	31.5'	24.0'	24.0'	24.0'	31.5'	31.5'	24.0'	24.0'	24.0'	31.5'
518	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534
535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550

50' PUBLIC RIGHT-OF-WAY ACCESS TO PARCEL S-7 TO BE COORDINATED AND DETERMINED WITH THE WATERMARK PHASE 3 FINAL PLAN

ENTRY SIGN SEE LANDSCAPE PLAN

PROJECT NAME	HORIZON WEST VILLAGE F
NO. SHEET	3 OF 3
DESIGNED BY	LEN
DRAWN BY	CM, FULL, VBP
CHECKED BY	LEN
APPROVED BY	PTM
SCALE IN FEET	1" = 40'

Project Name
HORIZON WEST VILLAGE F
 PARCELS S-7, S-15, S-16, S-17, S-18, S-19, & S-20

Submitted To
 ORANGE COUNTY, FL

Sheet Title
SITE PLAN

Sheet No.
EXHIBIT 3D

DATE: October 15, 2018



Paulos & Bennett, LLC
 4025 Hialeah Lane, Suite B, Columbia, FL 32911
 Tel: 877-647-2264 www.paulosandbennett.com
 Eng. Lic. No. 28167

REVISED TRACT NAMES

15/00114-CM-WETLANDS - CONRAD ROSE, PRINC. J. & J. ENGINEERS/ARCHITECTS, P.A. - REG. PROFESSIONAL ENGINEERS AND ARCHITECTS - FL REG. NO. 12864-SP