



Interoffice Memorandum


Received on February 28, 2025
Deadline: March 11, 2025
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February 28, 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: **Michael Rosso** 
Assistant Project Manager
Planning Division 407-836-5616
Michael.Rosso@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Silverleaf Planned Development (PD) - Regulating
Plan (RP) / Silverleaf Phase 3 (Tract FD-1)
Preliminary Subdivision Plan (PSP)
Case # CDR-24-12-307

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Marc Stehli
Poulos & Bennett, LLC
2602 E Livingston Street
Orlando, FL 32803

Commission District: 1

General Location: South of Silver Grove Boulevard / West of
Avalon Road

Parcel ID #(s) 30-23-27-0000-00-019 (a portion of); 30-23-27-
8139-04-070/ 080/ 090/ 100/ 110/ 120/ 150/ 160/
170/ 180/ 210/ 220/ 230/ 240/ 250/ 260/ 290/ 300/
310/ 320/ 330/ 340/ 370/ 380/ 390/ 400/ 430/ 440/

450/ 460/ 470/ 480/ 950/ 960/ 990; 30-23-27-8139-05-000/ 010/ 020/ 030/ 040/ 070/ 080/ 090/ 100/ 110/ 120/ 150/ 160; 30-23-27-8139-06-360/ 370/ 380/ 390/ 400/ 410/ 440/ 450/ 460/ 470/ 480/ 490/ 520/ 530/ 540/ 550/ 560/ 570/ 600/ 610/ 620/ 630/ 640/ 650/ 750/ 760/ 770/ 780/ 790/ 800/ 830/ 840/ 850/ 860/ 870/ 880/ 910/ 920/ 930/ 940/ 950/ 960/ 990; 30-23-27-8139-07-000/ 010/ 020/ 030/ 040/ 140/ 150/ 160/ 170/ 200/ 210/ 220/ 230/ 240/ 250/ 280/ 290/ 300/ 310/ 320/ 330/ 360/ 370/ 380/ 390 (affected parcels)

Use: Single-Family Attached Residential Dwelling Units

Size / Acreage: 6.19 gross acres (affected area)

BCC Public Hearing Required by: Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

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 Preliminary Subdivision Plan (PSP) is requesting a waiver from Orange County Code Section 38-79(16)c.1.(i) to allow a mechanical unit side setback of zero (0) feet from the property line for internal units of rear loaded townhome building for Lots 407-412, 415-418, 421-426, 429-434, 437-440, 443-448, 495-496, 499-504, 507-512, 515-516, 636-641, 644-649, 652-657, 660-665, 675-680, 683-688, 691-696, 699-704, 714-717, 720-725, 728-733, 736-739 in lieu of the two (2) foot setback from the property line.

In addition, the plan proposes to revise the lot numbering.

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 the next available BCC hearing. 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.

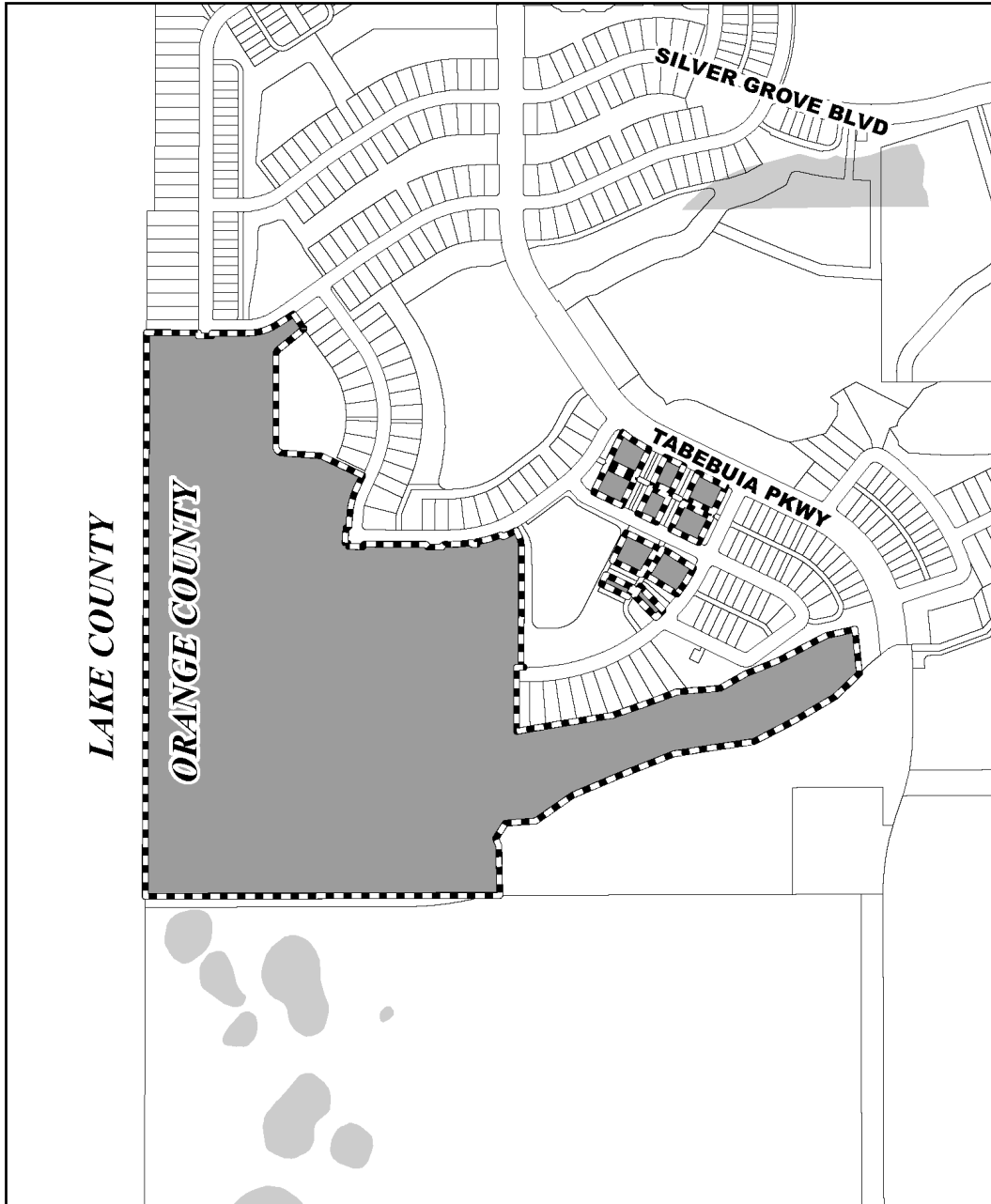
Please notify Michael Rosso and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map)

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

Location Map

CDR-24-12-307



 Subject Property



0 300 600
Feet

