



Interoffice Memorandum

1-20-18P 03: RCVD

**DATE:** November 6, 2018

**TO:** Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor, Agenda Development Office

**FROM:** Alberto A. Vargas, MArch., Manager, Planning Division

**CONTACT PERSON:** Eric Raasch, Interim DRC Chairman Development Review Committee Planning Division (407) 836-5523 or Eric.RaaschJr@ocfl.net

**SUBJECT:** Request for Board of County Commissioners (BCC) Public Hearing

**NOTE:** Related to consent item: APF-18-04-132

**Project Name:** Spring Grove - Jaffers Planned Development / Land Use Plan (PD/LUP) Land Use Plan Amendment – Case # LUPA-17-10-302

**Type of Hearing:** Land Use Plan Amendment

**Applicant:** Kathy Hattaway, Poulos & Bennet, LLC

**Commission District:** 1

**General Location:** 17600 and 17776 Flemings Road; or generally located south of Flemings Road, west of Avalon Road, and east of the Lake County Line

**BCC Public Hearing  
Required by:**

Orange County Code, Chapter 30, Article III,  
Section 30-89 and 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:**

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

**Advertising Language:**

A Land Use Plan Amendment (LUPA) to incorporate 4.99 acres of A-1 (Citrus Rural District) property into the existing Spring Grove - Jaffers PD; increase the net developable area of the PD by 7.11 acres; and add an additional 44 single-family residential dwelling units to the overall PD entitlements.

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

1. A waiver from Orange County Code Section 34-152(c) to allow lots to front a mews, 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 Orange County Code 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 Orange County Code 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 Orange County Code Section 38-1384(g)(2) to allow the reference to pertain to an alley tract in lieu of an easement; and
5. A waiver from Orange County Code Section 38-1384(i)(2) is requested to allow vehicular access to garages or other off-street parking to be from a rear alley tract in lieu of an easement.

**Material Provided:**

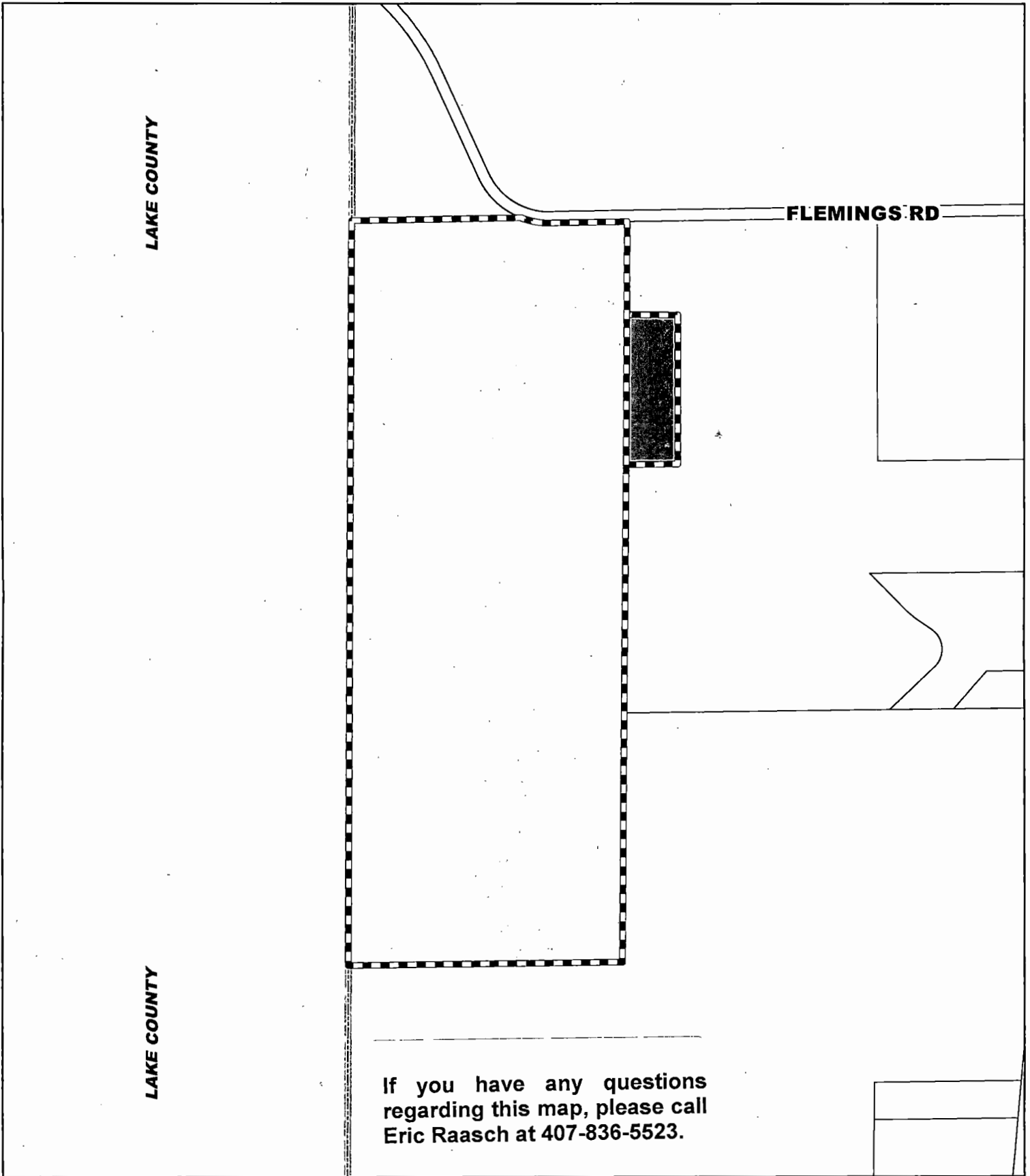
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**Special instructions to the Clerk:**

Please place this request on the **December 18, 2018** BCC agenda. 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.

Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator  
Jon V. Weiss, Director, Community Environmental Development Services  
Department





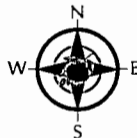
LAKE COUNTY

FLEMINGS RD

LAKE COUNTY

If you have any questions regarding this map, please call Eric Raasch at 407-836-5523.

-  Parcel to be Aggregated
-  Existing PD



1 inch = 700 feet