

April 21, 2026

**TO:** Jennifer Lara Klimetz, 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  
DRC Office

**CONTACT PERSON:** **Bari Snyder** *Bari Snyder*  
**Assistant Project Manager**  
**Planning Division 407-836-5805**  
[Bari.Snyder@ocfl.net](mailto:Bari.Snyder@ocfl.net)

**SUBJECT:** Request for Board of County Commissioners  
Public Hearing

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**Project Name:** Avalon Park Planned Development (PD) / Town  
Center Preliminary Subdivision Plan (PSP) / Tract  
5B - Tanja King Boulevard Live-Work Preliminary  
Subdivision Plan / Development Plan  
Case # PSP-25-07-164

**Type of Hearing:** Preliminary Subdivision Plan

**Applicant(s):** Blake Wagner  
Kimley-Horn & Associates, Inc.  
200 S Orange Avenue Suite 600  
Orlando, Florida 32801

**Commission District:** 3

**General Location:** South of Tanja King Blvd. / East of Avalon  
Park S. Blvd.

**Parcel ID #(s)** 06-23-32-1027-05-000

Number of Posters: 1

Use: 8 lots and associated infrastructure to be developed with live-work units

Size / Acreage: 0.69 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 seven (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 seven (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 sobre esta vista pública, favor de comunicarse con el Departamento de Planning, Environmental, and Development Services (PEDS) al número 407-836-8181.

**Advertising Language:**

To subdivide 0.69 acres into 8 lots and associated infrastructure to be developed with live-work units.

**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 June 2, 2026, or the next available date thereafter. 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.

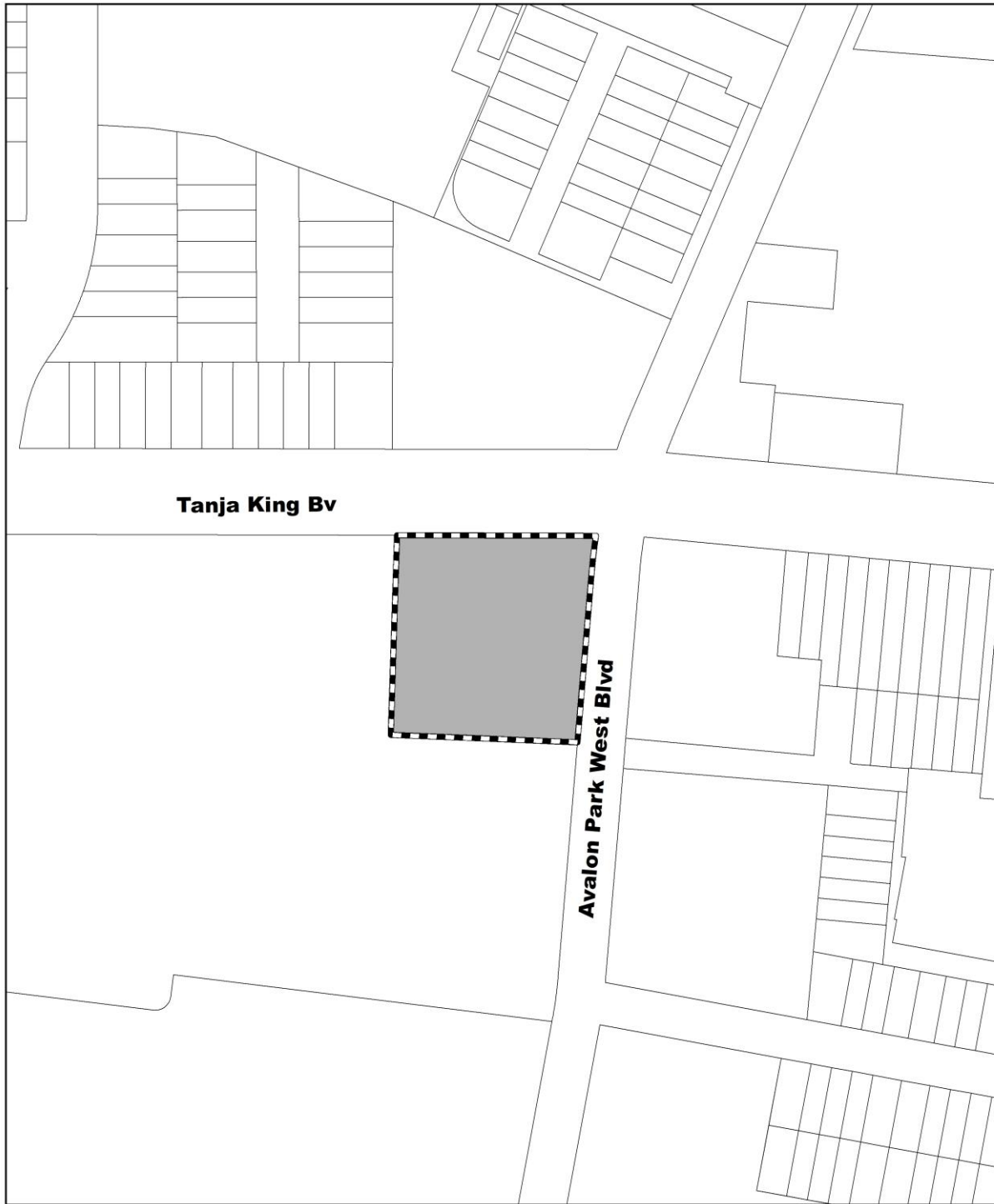
Please notify Bari Snyder and Lisette Egipciaco of the scheduled date and time. The DRC Office will notify the applicant.

Attachments (location map)

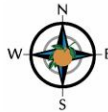
For any questions regarding this map,  
please contact the Planning Division  
407-836-5600

### Location Map

**PSP-25-07-164**



 Subject Property



0 75 150 Feet

