



**Interoffice Memorandum**

Received: February 25, 2022  
Publish: March 13, 2022  
Deadline: March 8, 2022

**DATE:** February 24, 2022

**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, Senior Development Coordinator Planning Division *LME*

**CONTACT PERSON(S):** **Lisette M. Egipciaco, Senior Development Coordinator Planning Division 407-836-5684 [Lisette.Egipciaco@ocfl.net](mailto:Lisette.Egipciaco@ocfl.net)**

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

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**Project Name:** Withers Planned Development / Village I Parcels 3, 4, 5, 6, & 8 Preliminary Subdivision Plan Case # CDR-21-05-156

**Type of Hearing:** Substantial Change

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

**Commission District:** 1

**General Location:** North of Hartzog Road / East of Avalon Road

**Parcel ID #(s)** 29-24-27-0000-00-001, 29-24-27-0000-00-010, 29-24-27-0000-00-017

**# of Posters:** 0

Use: 434 Single-Family Residential Dwelling Units

Size / Acreage: 160.17

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 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 request is to remove previously permitted 50' lots within Phase 2 and replace with 60' lots. Phase 2 will be divided into proposed Phases 2 and 3; District 1; North of Hartzog Road / East of Avalon Road.

In addition, a waiver from Orange County Code Section 38-1387.1(a)(10) is requested to allow a 14' building separation between townhomes in lieu of 20'.

**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.

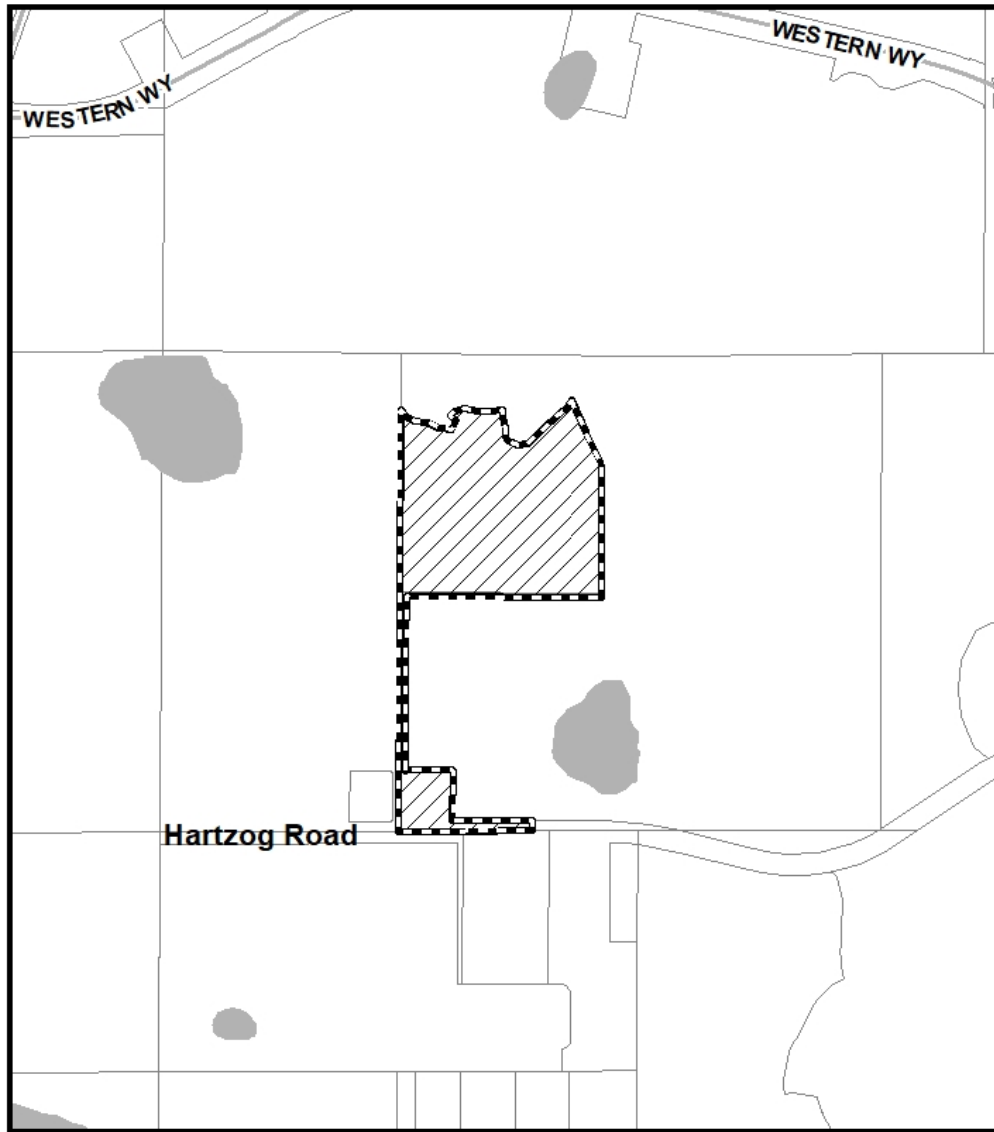
Please notify Lisette Egipciano and Iris Harkonen of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

For questions regarding this map, please call the Planning Division at 407-836-5600.

**Location Map**  
**Withers Planned Development / Village 1**  
**Parcels 3,4,5,6, & 8 Preliminary Subdivision Plan**  
**(Case # CDR-21-05-156)**

**Location Map**

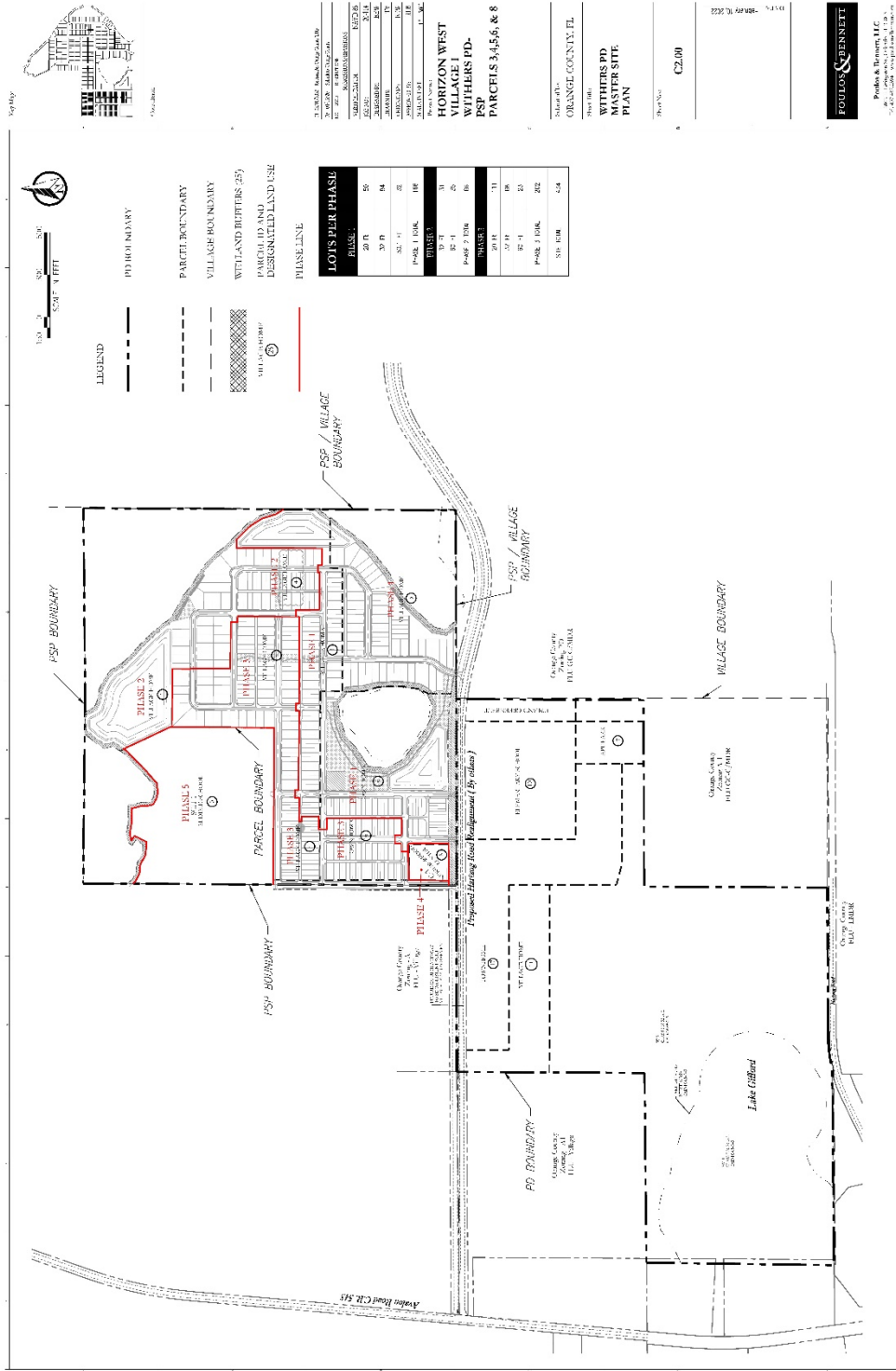


 Subject Property



0 875 1,750 Feet

# Site Plan



**LEGEND**

- PD BOUNDARY
- PARCEL BOUNDARY
- VILLAGE BOUNDARY
- WETLAND BUFFER (25')
- PARCEL ID AND DESIGNATED LAND USE
- PHASE LINE
- WETLAND BUFFER

**LOTS PER PHASE**

PHASE	LOT COUNT
PHASE 1	15
PHASE 2	10
PHASE 3	33



**PROJECT INFORMATION**

**PROJECT NAME:** HORIZON WEST AT WITHERS PD  
**PARCELS:** 3, 4, 5, 6, & 8

**OWNER:** ORANGE COUNTY, FL

**DATE:** 02/09

**SCALE:** AS SHOWN

**PROJECT LOCATION:** WITHERS PD MASTER SITE PLAN

**FOULON & BENNETT**

Project & Planning, LLC  
 10000 W. 34th St., Suite 100  
 Coral Gables, FL 33134