

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Orange County Board of County Commissioners will conduct a public hearing on **January 10, 2017, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding:

**Applicant:** Eric Warren, Poulos and Bennett, Springhill PD / Horizon West Village H Parcel 45 Preliminary Subdivision Plan, Case # PSP-16-05-173

**Consideration:** Springhill PD / Horizon West Village H Parcel 45 Preliminary Subdivision Plan, Case # PSP-16-05-173, submitted in accordance with Section 34-69 Orange County Code (Subdivision Regulations); and Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207; This Preliminary Subdivision Plan (PSP) is a request to subdivide 24.95 acres in order to construct 88 single-family attached residential dwelling units. This project is proposing to be a gated community under Orange County Code Sections 34-280, 34-290, and 34-291.

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

1. A waiver from Orange County Code Section 34-152(c) to allow lots 1-53 to front a mew, park open space, etc. in lieu of the 20 foot access to be a dedicated public street. Legal access to these lots will be through an ingress/egress easement and/or alley tract.
2. A waiver from Orange County Code Sections 38-1382(h)(4) and 38-1384(i)(3) 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 mews as described in Section 38-1382(h)(6); 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.
3. A waiver from Orange County Code Section 1387.1(a)(12) to allow lots 54-88 to be accessed from right-of-way. These lots will face the mew and have rear access from the right-of-way.
4. A waiver from Orange County Code Section 34-209 to allow a 36" high masonry wall with 36" high picket metal fence on top in lieu of a 6' high masonry wall adjacent to Avalon Road.
5. A waiver from Orange County Code Section 38-1382(h)(4) to allow alley tracts in lieu of easements.
6. A waiver from Orange County Code Section 38-1384(G)(2) to allow alley tracts in lieu of easements.
7. A waiver from Orange County Code Section 38-1384(i) to allow alley tracts in lieu of easements.
8. A waiver from Orange County Code Section 38-1388(e)(6) to allow alley tracts in lieu of easements.
9. A waiver from Section 34-280(b)(1) of the Orange County Land Development Code ("LDC") to allow a gated community on property designated as Village Planned Development in the Orange County Comprehensive Policy Plan ("CPP").

**Location:** District 1; property generally located South of Seidel Road / East of Avalon Road; Orange County, Florida (legal property description on file in Planning Division-see map on reverse side)

**If you have any questions regarding this notice, contact the Orange County Planning Division, Email: [lisette.egipciaco@ocfl.net](mailto:lisette.egipciaco@ocfl.net) 407-836-5684 or [lourdes.o'farrill@ocfl.net](mailto:lourdes.o'farrill@ocfl.net) 407-836-5686.**

**Para más información referente a esta vista publica, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-5686.**

You may obtain a copy of the legal property description by calling the Orange County Planning Division, 407-836-5684; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.**

Martha O. Haynie, County Comptroller  
As Clerk of the Board of County Commissioners; Orange County, Florida

cas/np/jlk  
December 15, 2016  
c: Applicant/Abutters