



Interoffice Memorandum

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DATE: November 18, 2016

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

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Lourdes O'Farrill, Development Coordinator
Planning Division

CONTACT PERSONS: Lourdes O'Farrill,
Development Coordinator
Planning Division 407-836- 5686
Lourdes.O'Farrill@ocfl.net
&
Lisette M. Egipciaco,
Development Coordinator
Planning Division 407-836- 5684
Lisette.Egipciaco@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Springhill PD / Horizon West Village H Parcel 45
PSP - Case # PSP-16-05-173

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Eric Warren
Poulos and Bennett
2602 E. Livingston Street
Orlando, Florida 32803

Commission District: 1

General Location: South of Seidel Road / East of Avalon Road

LEGISLATIVE FILE # 17-011

January 10, 2017
CW
2 PM

Parcel ID # (s)	17-24-27-0000-00-008
# of Posters:	3
Use:	88 single-family attached dwelling units
Size / Acreage:	24.95 gross acres
BCC Public Hearing Required by:	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
Clerk's Advertising Requirements:	<p>(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of <i>The Orlando Sentinel</i> 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;</p> <p>And</p> <p>(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 abutting and surrounding the subject property.</p>
Spanish Contact Person:	Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-5686.

Advertising Language:

This Preliminary Subdivision Plan (PSP) is a request to subdivide 24.95 acres in order to construct 88 single-family attached residential dwelling units; District 1; South of Seidel Road / East of Avalon Road. 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").

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 Lourdes O'Farrill and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

Project
Site

Seidel Road

S.R. 429

Avalon Road



For questions regarding this
map, please call Lisette
Egipciaco at 407.836.5684
Or Lourdes O'Farrill
at 407-836-5686

Location Map (N.T.S)

Spring Hill PD / Horizon West Village H - Parcel 45
PSP 16-05-173

STOREY GROVE
PHASE 1A-1
14-S-007

STOREY OAK ST

STOREY GROVE
PHASE 1A-2
15-S-071

INTERIM DRIVEWAY CONNECTION
TO AVALON ROAD
AVALON BUILD-OUT DRIVEWAY

STOREY GROVE
PHASE 1B-1
16-S-001

5' SIDEWALK
PEDESTRIAN GATE (TYP)

SIDEWALK CONNECTION
(TYP)

36" HIGH MASONRY WALL WITH
36" HIGH PICKET METAL FENCE
ON TOP (TYP)

