



Interoffice Memorandum

DEC 20 2016

LEGISLATIVE DIVISION

*Handwritten initials*

DATE: November 21, 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 *LO*

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

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Project Name: Spring Grove Northeast PD / Horizon West Village  
I - Parcel 27 & a Portion of Parcel 26 PSP- Case #  
PSP-16-06-224

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): David Kelly  
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 # 17-081

*January 24, 2017  
@ 2pm*

|                                      |   |
|--------------------------------------|---|
| Parcel ID # (s)                      | 17-24-27-0000-00-003  |
| # of Posters:                        | 6   |
| Use:                                 | 136 single-family detached dwelling units   |
| Size / Acreage:                      | 38.67 gross acres   |
| BCC Public Hearing<br>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<br>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 38.67 acres in order to construct 136 single-family detached residential dwelling units; District 1; South of Seidel Road / East of Avalon Road.

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

1. A waiver from Section 34-152(c) to allow lots 12-23 to front a new, park, open space, etc., instead of a County roadway. Legal access to these lots will be through an ingress/egress easement shown on the plat, in lieu of 20 feet fee simple as required by code.
2. A waiver from Section 38-1382(h)(4) to allow alley tracts in lieu of easements.
3. A waiver from Section 38-1384(g)(2) to allow alley tracts in lieu of easements.
4. A waiver from Section 38-1384(i) to allow alley tracts in lieu of easements.
5. A waiver from Section 38-1388(e)(6) to allow alley tracts in lieu of easements.

**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 Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

Project  
Site

Avalon Road

Hartzog Road

Seidel Road

S.R. 429

Location Map



Spring Grove Northeast PD/Horizon West  
Village I Parcel 27 & a Portion of Parcel 26 PSP 16-06-224

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

