



Interoffice Memorandum

04-19-17P04:35 RCVD.

04-19-17P04:14 RCVD

DATE: April 18, 2017

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

THROUGH: Cheryl Gillespie, Supervisor, *Cheryl*  
Agenda Development Office

FROM: Sapho F. Vatel, Development Coordinator *Sh.*  
Planning Division

CONTACT PERSON(S): **Sapho F. Vatel**  
**Development Coordinator**  
**Planning Division 407-836-5686**  
**sapho.vatel@ocfl.net**

SUBJECT: Request for Board of County Commissioners  
Public Hearing

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Project Name: Sweetwater Golf & Country Club Planned  
Development (PD) / The Reserve Preliminary  
Subdivision Plan / Development Plan – Case #  
PSP-15-11-339

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Tina Lee  
Ashton Residential Orlando, LLC  
1064 Greenwood Boulevard, Suite 124  
Lake Mary, Florida 32746

Commission District: 2

General Location: South of Sweetwater Country Club Drive /  
West of the Orange County / Seminole County  
Line

LEGISLATIVE FILE # 17-561

May 23, 2017  
@ 2pm

Parcel ID #(s)	36-20-28-0000-00-030; 36-20-28-8466-00-003; 36-20-28-8466-00-004; 36-20-28-8466-00-005; 36-20-28-8466-04-000
# of Posters:	5
Use:	72 Single-Family Attached Residential Dwelling Units
Size / Acreage:	12.47 acres (including off-site work areas) / 7.164 acres (excluding off-site work areas)
BCC Public Hearing Required by:	Sections 34-69 and 30-89, Orange County Code
Clerk's Advertising Requirements:	(1) At least 7 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;  and  (2) At least 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 referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

**Advertising Language:**

This Preliminary Subdivision Plan (PSP) is a request to subdivide 7.164 acres in order to construct 72 single-family attached residential dwelling units; District 2; South of Sweetwater Country Club Drive / West of the Orange County / Seminole Country Line. This project is proposing to be gated under Orange County Code Section 34-280, 34-290, and 34-291.

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

A waiver from Orange County Code Section 34-152(b) is requested to allow corner lots for single-family attached townhomes the same width as interior lots in lieu of 10 feet wider.

A waiver from Orange County Code Section 34-171(1) and 34-290(d) is requested to allow minimum private right-of-way width of 44.5 feet in the area adjacent to Lot 32 only in the Estates at Sweetwater Golf & Country Club, where a 5.5-foot drainage easement is provided. All other private rights-of-way shall be at least 50 feet wide.

A waiver from Orange County Code Section 34-266(i) is requested to allow the use of FDOT Type V gutter inlets and Types 5 & 6 curb inlets in the areas as reflected on Sheet 6 from the plan date stamped "Received January 30, 2017".

**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*).

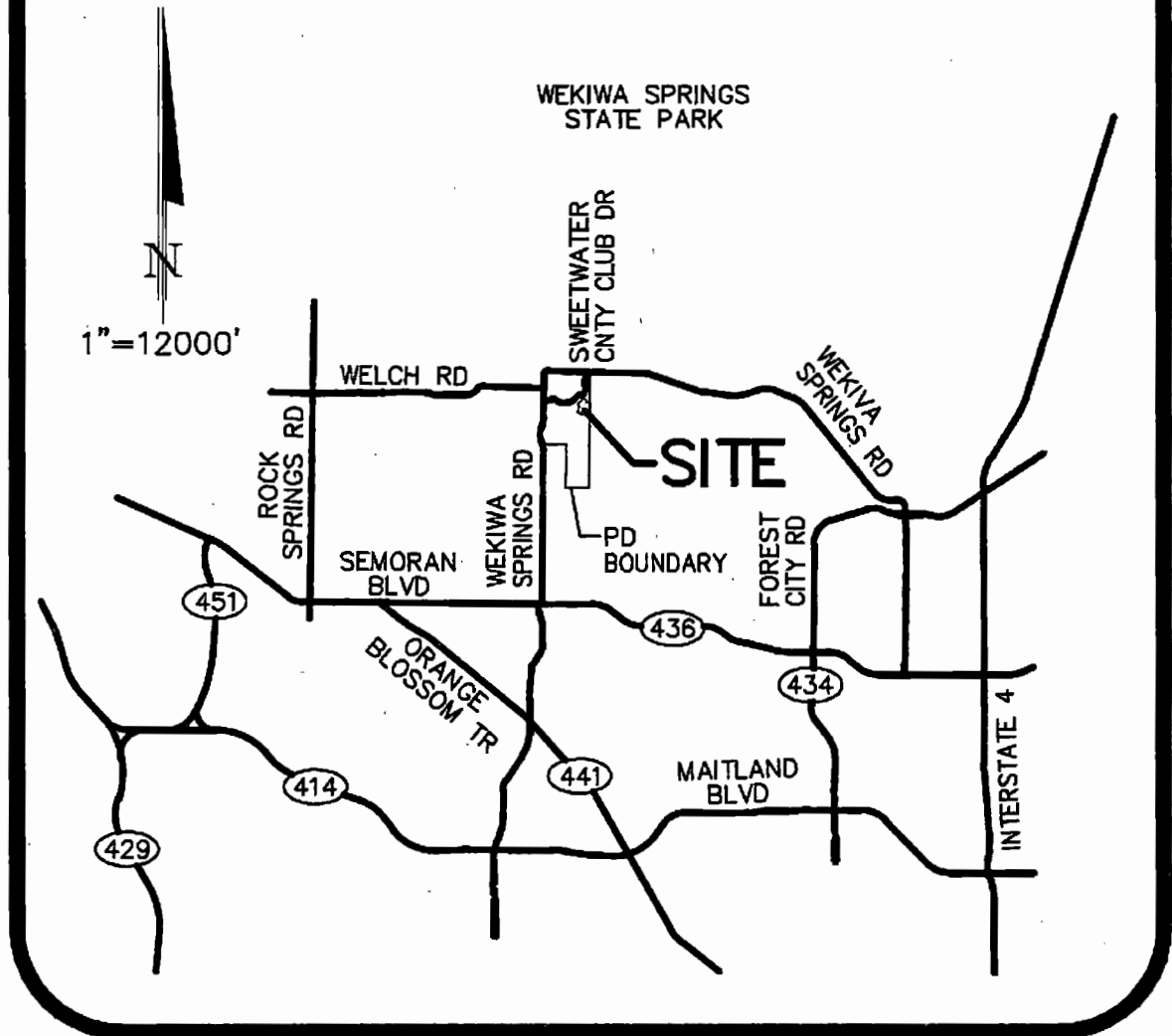
**SPECIAL INSTRUCTIONS TO CLERK (IF ANY):**

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 Sapho Vatel of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

# VICINITY MAP



For questions regarding this  
map, please call Sapho Vatel at  
407.836.5686

