



Interoffice Memorandum

09-14-18P01:51 RCVD

09-14-18P01:55 RCVD

DATE: September 4, 2018

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, Development Coordinator
Planning Division *gmp*

CONTACT PERSON(S): **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: Spring Grove - Jaffers Planned Development /
Village I – Phase 1 & 2 – Parcel W-16 & a portion
of W-17 Preliminary Subdivision Plan
Case # PSP-17-12-370

Type of Hearing: Preliminary Subdivision Plan

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

Commission District: 1

General Location: South of Flemings Road / West of CR 545

Parcel ID #(s) 19-24-27-0000-00-003 (a portion of)

of Posters: 5

Use: 139 Single-Family Detached Residential Dwelling Units

Size / Acreage: 71.33

BCC Public Hearing Required by: Sections 34-69 and 30-89, Orange County Code

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. 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 proposes to subdivide 71.33 acres in order to construct 139 single-family detached residential dwelling units.

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

1. A waiver from Section 34-152(c) to allow lots to front a new, park, open space, etc., instead of a County roadway. Legal access to these lots will be through an ingress/egress alley easement or tract 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 alleys to be designed as a tract in lieu of the requirement that they shall be designed as a private easement.
3. A waiver from Section 38-1384(g)(1) to allow garage access to be setback from an alley tract in lieu of an easement.
4. A waiver from Section 38-1384(g)(2) to allow the reference to pertain to an alley tract in lieu of an easement.
5. A waiver from Section 38-1384(i)(2) to allow vehicular access to garages or other off-street parking to be from a rear alley tract in lieu of an easement.
6. A waiver from Section 38-1384 (i)(4) to allow front loaded lots to face a neighborhood square or park in lieu of the requirement that all lots greater than fifty (50) feet in width that face neighborhood squares and parks shall provide vehicular access from a rear alley or from a front driveway where the garages are located at or beyond the rear wall of the primary structure. This waiver is limited to a single park/recreation area within PSP-17-12-370 for lots 81-85.

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 Egipciaco 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 Lisette
Egipciaco at 407.836.5684

Property Boundary

Project
Site

FLEMING RD.

AVALON RD. (545)

HARTZOG RD.

AVALON RD. (545)

Location Map

Jaffers Phase 1 & 2 PSP

August 29, 2018
P & B Job No.: 16-016

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567



