



## Interoffice Memorandum

09-24-18A10:22 RCVD

DATE: September 11, 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

CONTACT PERSON(S): **Lisette M. Egipciaco,**  
**Development Coordinator**  
**Planning Division 407-836-5684**  
[Lisette.Egipciaco@ocfl.net](mailto:Lisette.Egipciaco@ocfl.net)

SUBJECT: Request for Board of County Commissioners  
Public Hearing

09-24-18A10:36 RCVD

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Project Name: Waterleigh Planned Development / Waterleigh  
Phase 2C-1, 2C-2, 2C-3 and a portion of Parcel  
21 Preliminary Subdivision Plan  
Case #CDR-18-04-101

Type of Hearing: Substantial Change

Applicant(s): Adam Smith  
VHB, Inc.  
225 East Robinson Street, Suite 300  
Orlando, Florida 32801

Commission District: 1

General Location: South of Old YMCA Road / West of Avalon  
Road

Parcel ID #(s) 07-24-27-0000-00-001, 07-24-27-0000-00-003

# of Posters: 7

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LEGISLATIVE FILE # 18-1289

October 30, 2018  
@ 2pm

Use: 145 Single-Family Residential Dwelling Units

Size / Acreage: 132.12

BCC Public Hearing  
Required by: Orange County Code, Sections 38-1381, 34-69  
and 30-89

Clerk's Advertising  
Requirements: (1) At least 7 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 7 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.

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 is proposing a substantial change to the Waterleigh Phase 2C-1, 2C-2, 2C-3 and a portion of Parcel 21 PSP to add 81 units to Phases 2C-2 and 2C-3, previously identified as future development tracts, and to modify a previously approved condition of approval, to include Lots 567 – 569 in the waiver, in order to allow these lots to front a mew, in lieu of the 20-foot access to a dedicated public paved street.

**Material Provided:**

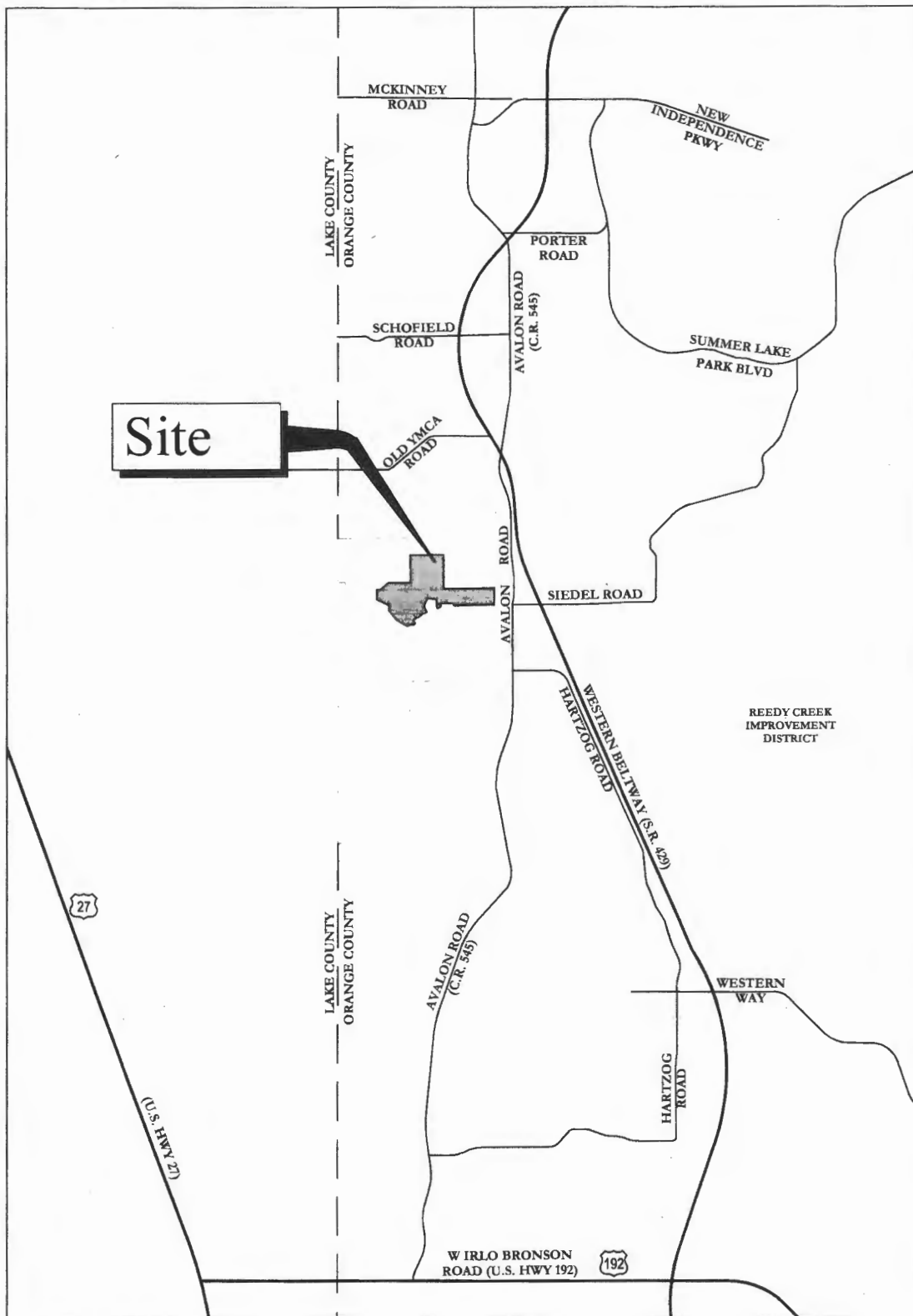
- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

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

Attachments (location map and site plan sheet)



225 E. Robinson Street, Suite 300  
Orlando, Florida 32801 | 407.839.4006

Waterleigh PD - Phase 2C

Figure 1

Location Map

November 2017

0 3000 6000 12000

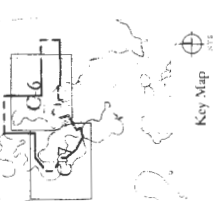


For questions regarding this  
map, please call Lisette  
Egipciaco at 407.836.5684

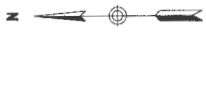




Vincenzo Hengstenhausen, Inc.  
Professional Engineer  
No. 12500  
Florida State Board of  
Professional Engineers  
427 E. 1st Avenue, Suite 200  
Orlando, Florida 32801  
407.839.4400 FAX 407.839.4408  
Certificate of Registration Number F1 43972



Key Map



SCALE IN FEET  
0 100 200

NO.	DESCRIPTION	DATE
1	Pre-Design	04/17/2014
2	Pre-Design	04/17/2014
3	Design	04/17/2014
4	Design	04/17/2014
5	Design	04/17/2014
6	Design	04/17/2014
7	Design	04/17/2014
8	Design	04/17/2014
9	Design	04/17/2014
10	Design	04/17/2014
11	Design	04/17/2014
12	Design	04/17/2014
13	Design	04/17/2014
14	Design	04/17/2014
15	Design	04/17/2014
16	Design	04/17/2014
17	Design	04/17/2014
18	Design	04/17/2014
19	Design	04/17/2014
20	Design	04/17/2014

(Village H) of Horizon West  
Waterleigh PD -  
Phases 2C-1, 2C-2 and 2C-3  
Portion of Parcel 21  
Orange County, Florida

Preliminary Subdivision Plan

Date: 04/17/2014

Site Plan

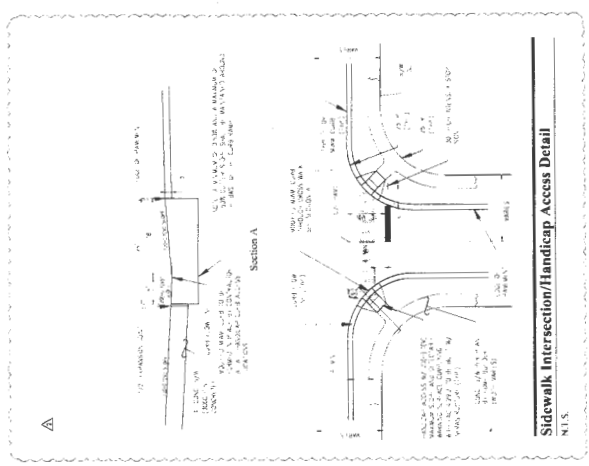
C-7

Sheet No. 10  
Project No. 101

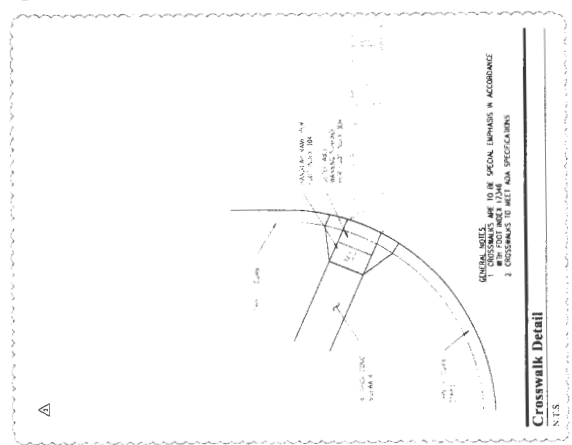
01/01/2017

Lot Chart

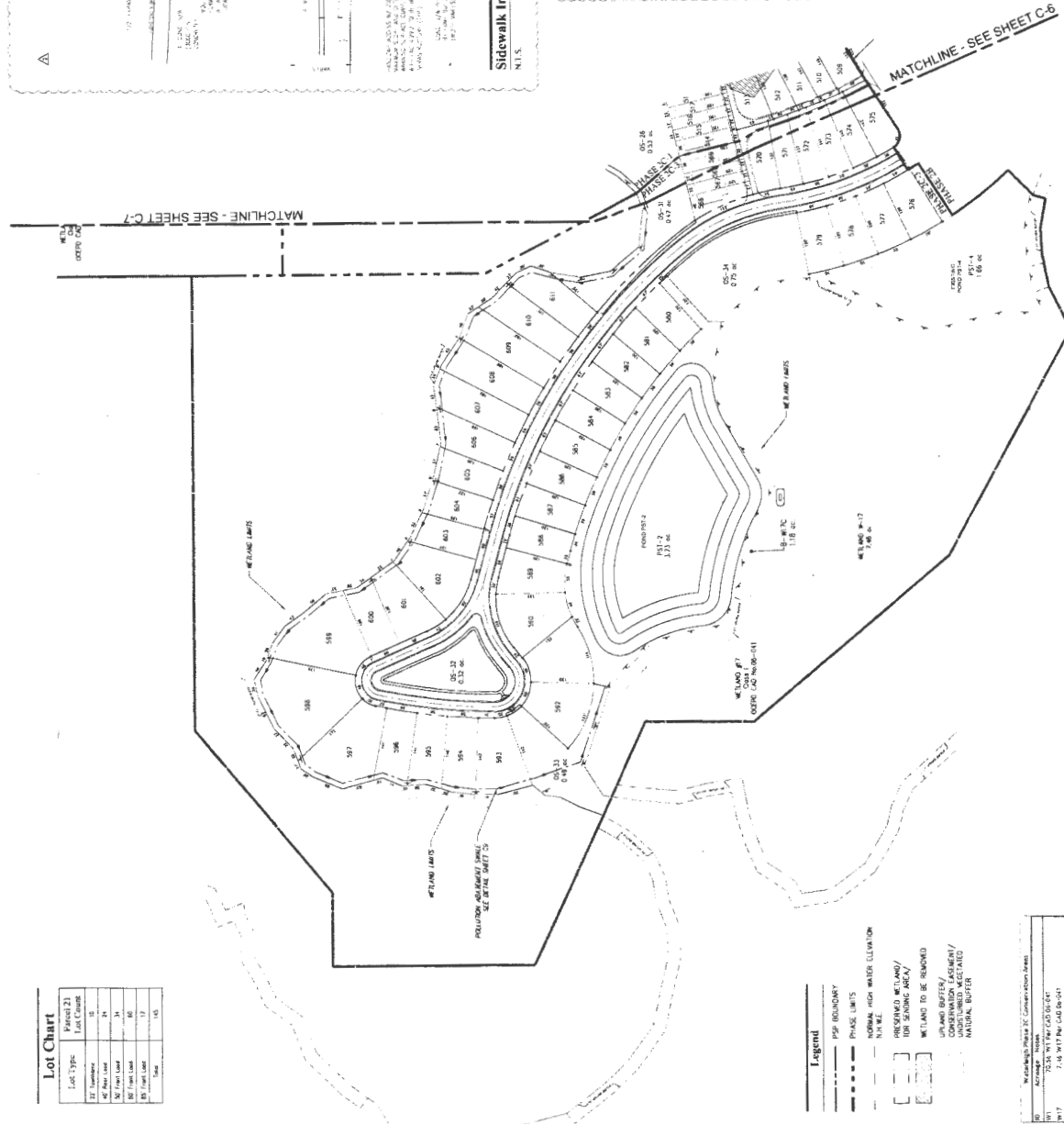
Lot Type	Phase 2C-1	Phase 2C-2	Phase 2C-3
1	10	10	10
2	10	10	10
3	10	10	10
4	10	10	10
5	10	10	10
6	10	10	10
7	10	10	10
8	10	10	10
9	10	10	10
10	10	10	10



Sidewalk Intersection/Handicap Access Detail  
N.T.S.



Crosswalk Detail  
N.T.S.



Legend
PSF BOUNDARY
PHASE LIMITS
NORMAL HIGH WATER ELEVATION
WETLAND LIMITS
PRESERVED WETLANDS
WETLAND TO BE REMOVED
UPLAND BUFFER/CONSERVATION EASEMENT/ADJACENT BUFFER

Notes
1. Wetlands Phase 2C - Conservation Areas
2. Wetlands Phase 2C - Conservation Areas
3. Wetlands Phase 2C - Conservation Areas
4. Wetlands Phase 2C - Conservation Areas
5. Wetlands Phase 2C - Conservation Areas
6. Wetlands Phase 2C - Conservation Areas
7. Wetlands Phase 2C - Conservation Areas
8. Wetlands Phase 2C - Conservation Areas
9. Wetlands Phase 2C - Conservation Areas
10. Wetlands Phase 2C - Conservation Areas