



**Interoffice Memorandum**

12-11-14P03:52 RCVD  
12-11-14P04:45 RCVD

**DATE:** December 11, 2014

**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 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:** Avalon Town Center PD / Avalon Town Center – A Portion of Tract 3 Uptown Avalon Preliminary Subdivision Plan - Case # PSP-14-05-132

**Type of Hearing:** Preliminary Subdivision Plan

**Applicant(s):** Mr. Dave Schmitt  
Dave Schmitt Engineering, Inc.  
3680 Avalon Park East Boulevard  
Orlando, Florida 32828

**Commission District:** 4

**General Location:** East of Alafaya Trail / South of Lake Underhill Road

January 13, 2015  
@  
2PM

Parcel ID # (s) 06-23-32-1027-03-000

# of Posters: 2

Use: 16 Single-Family Residential Dwelling Units & 10 Office / Retail Units

Size / Acreage: 1.15

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 *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 407-836-5686.

**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):**

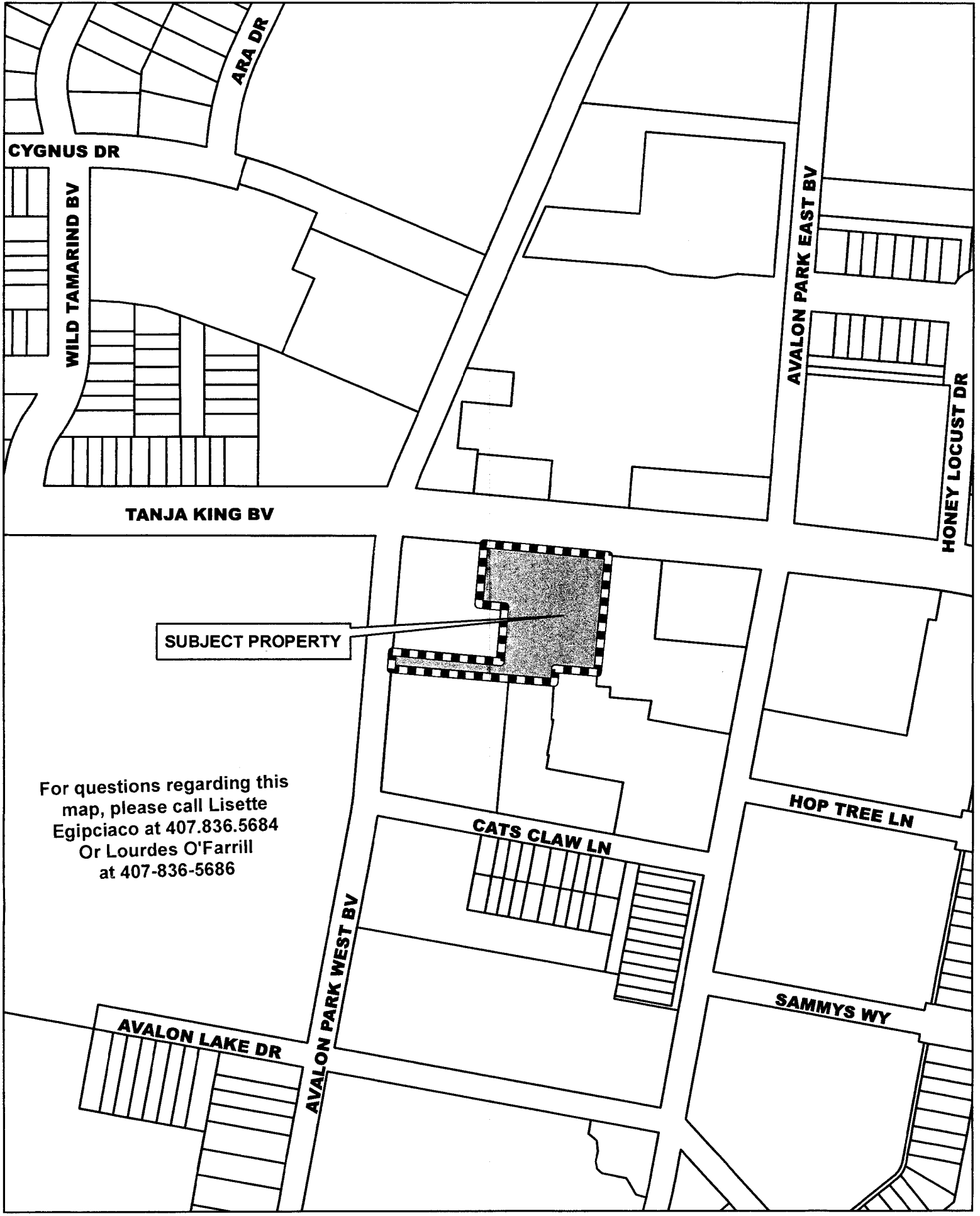
***Please include the following information in the Notice to Abutters - This request is proposing to construct 16 single-family residential dwelling units and 10 office / retail units on 1.15 acres; District 4; East of Alafaya Trail / South of Lake Underhill Road.***

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.

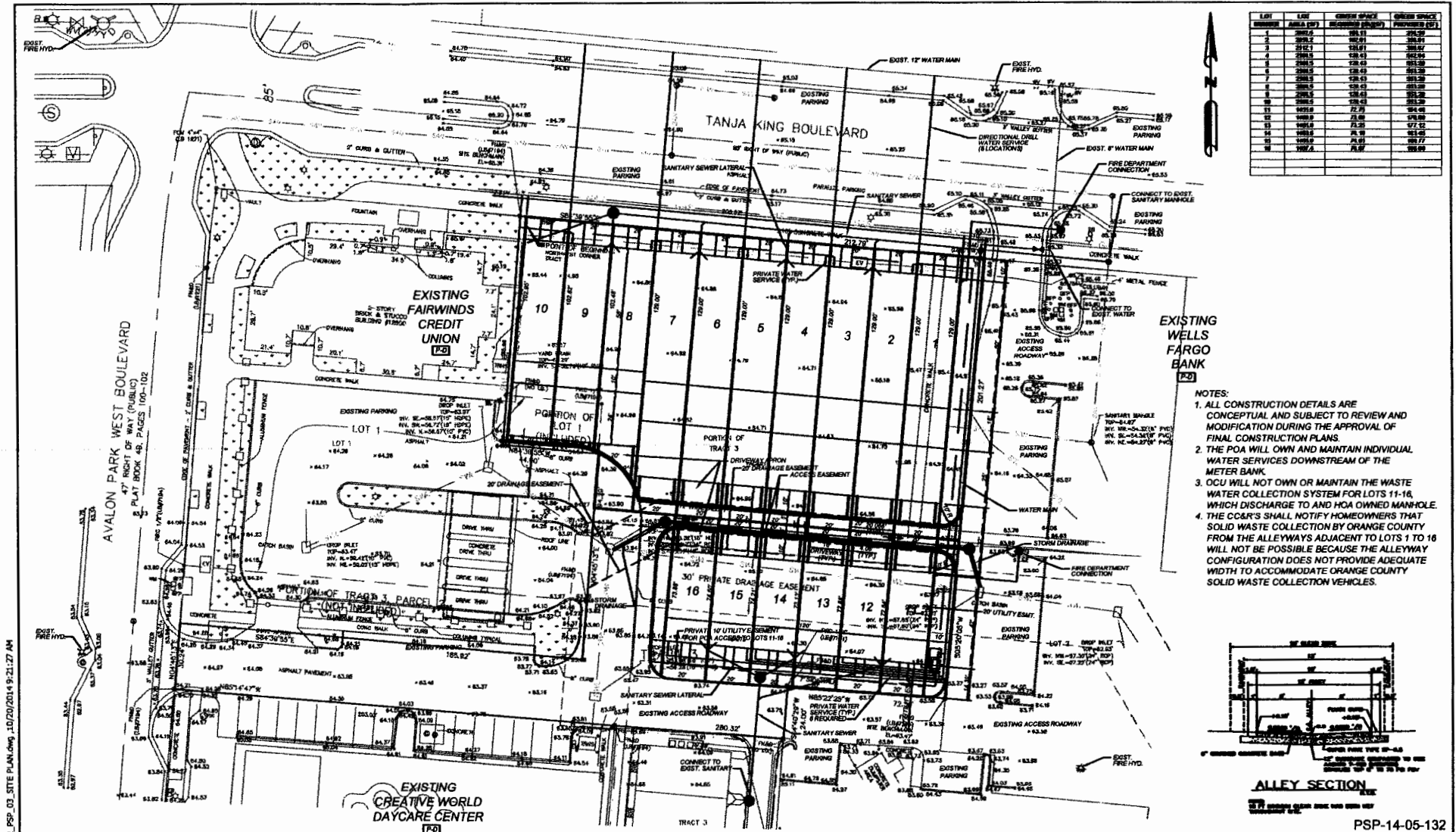
Attachments (location map and site plan sheet)

c: Chris R. Testerman, AICP, Assistant County Administrator



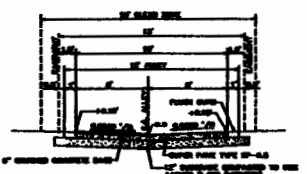
SUBJECT PROPERTY

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



LOT NUMBER	LOT AREA (SQ FT)	GREEN SPACE (SQ FT)	GREEN SPACE PROVIDED (SQ FT)
1	2887.9	585.11	245.00
2	2921.2	595.61	245.00
3	2912.1	594.81	245.00
4	2981.5	606.63	245.00
5	2965.5	602.43	245.00
6	2981.5	606.63	245.00
7	2981.5	606.63	245.00
8	2981.5	606.63	245.00
9	2981.5	606.63	245.00
10	2981.5	606.63	245.00
11	2981.5	606.63	245.00
12	2981.5	606.63	245.00
13	2981.5	606.63	245.00
14	2981.5	606.63	245.00
15	2981.5	606.63	245.00
16	2981.5	606.63	245.00

- NOTES:
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
  2. THE POA WILL OWN AND MAINTAIN INDIVIDUAL WATER SERVICES DOWNSTREAM OF THE METER BANK.
  3. OCU WILL NOT OWN OR MAINTAIN THE WASTE WATER COLLECTION SYSTEM FOR LOTS 11-16, WHICH DISCHARGE TO AND HOA OWNED MANHOLE.
  4. THE COA'S SHALL NOTIFY HOMEOWNERS THAT SOLID WASTE COLLECTION BY ORANGE COUNTY FROM THE ALLEYS ADJACENT TO LOTS 1 TO 16 WILL NOT BE POSSIBLE BECAUSE THE ALLEYWAY CONFIGURATION DOES NOT PROVIDE ADEQUATE WIDTH TO ACCOMMODATE ORANGE COUNTY SOLID WASTE COLLECTION VEHICLES.



F:\ADD\PSPADCC\_PSP\_03\_SITE PLAN.dwg\_10/20/2014 9:21:27 AM

**DAVE SCHMITT ENGINEERING, INC.**  
 3875 AVALON PARK EAST BLVD.  
 ORLANDO, FL 32826  
 407-207-0009 FAX: 407-207-0009  
 Certification of Authorization #27471

**CONTRACT NUMBER**  
 1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION
08-18-14	DSE	REV. PER ORANGE COUNTY COMMENTS				
08-25-14	DSE	REV. PER ORANGE COUNTY COMMENTS				
08-25-14	DSE	REV. PER ORANGE COUNTY COMMENTS				

**SITE PLAN**  
 UPTOWN AVALON PHASE 3  
 ORANGE COUNTY, FLORIDA

DATE: MAY 2014  
 PROJECT NO.: ADD-2  
 DRAWN BY: DSE  
 CHECKED BY: DMS  
 SCALE: 1"=40'  
 SHEET: 3 OF 6

PSP-14-05-132