



**Interoffice Memorandum**

09-09-15P04:00 RCVD

09-09-15P04:05 RCVD

**DATE:** September 1, 2015

**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

**Project Name:** Coranado Townhomes PD / Coranado Townhomes PSP - Case # PSP-14-06-153

**Type of Hearing:** Preliminary Subdivision Plan

**Applicant(s):** Mr. Sam Sebaali  
 Florida Engineering Group  
 5127 S. Orange Avenue, Suite 200  
 Orlando, Florida 32809

**Commission District:** 5

**General Location:** East of North Goldenrod Road / North of Bates Road

*October 6, 2015 @ 2:00pm*

Parcel ID # (s) 11-22-30-0000-00-048  
# of Posters: 1  
Use: 44 Single-Family Attached Residential Dwelling Units  
Size / Acreage: 9.30  
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*).

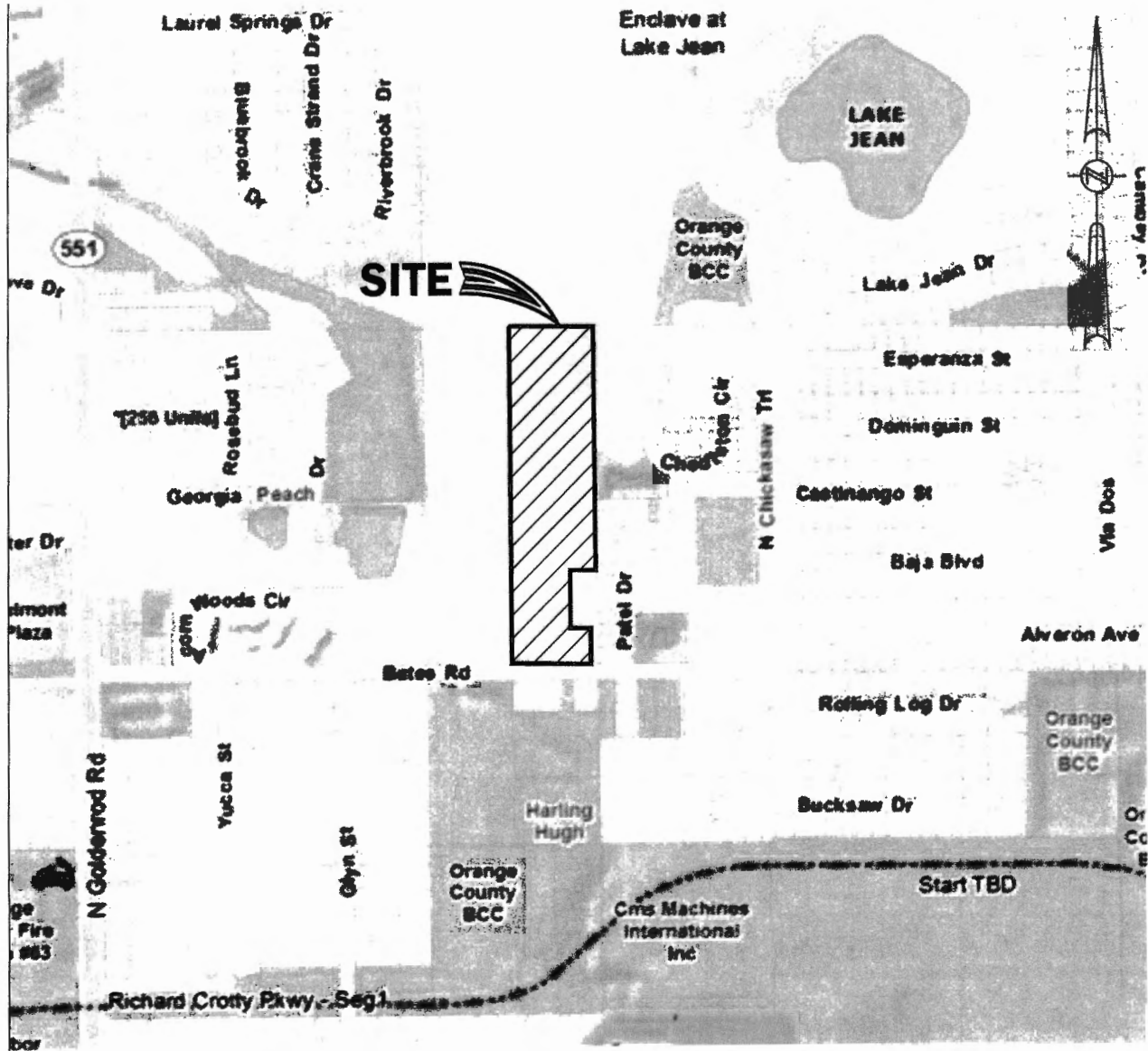
**SPECIAL INSTRUCTIONS TO CLERK (IF ANY):**

***Please include the following information in the Notice to Abutters – This request is to construct 44 single-family attached residential dwelling units on a total of 9.30 acres; District 5; East of North Goldenrod Road / North of Bates Road.***

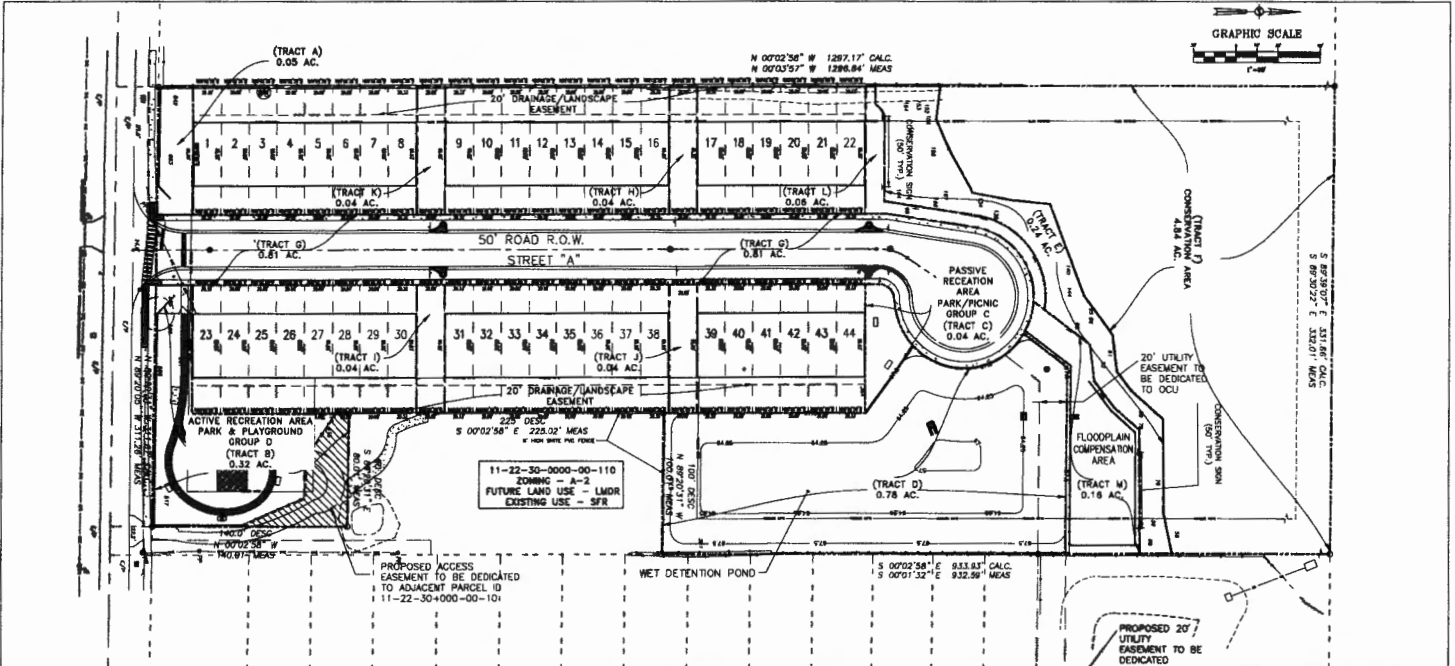
Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

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)



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

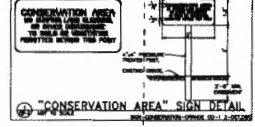


**LOT AREA TABLE**

LOT NO.	AREA (SQ FT)	AREA (AC)	LOT NO.	AREA (SQ FT)	AREA (AC)
1	1,248	0.028	13	1,248	0.028
2	1,248	0.028	14	1,248	0.028
3	1,248	0.028	15	1,248	0.028
4	1,248	0.028	16	1,248	0.028
5	1,248	0.028	17	1,248	0.028
6	1,248	0.028	18	1,248	0.028
7	1,248	0.028	19	1,248	0.028
8	1,248	0.028	20	1,248	0.028
9	1,248	0.028	21	1,248	0.028
10	1,248	0.028	22	1,248	0.028
11	1,248	0.028	23	1,248	0.028
12	1,248	0.028	24	1,248	0.028
13	1,248	0.028	25	1,248	0.028
14	1,248	0.028	26	1,248	0.028
15	1,248	0.028	27	1,248	0.028
16	1,248	0.028	28	1,248	0.028
17	1,248	0.028	29	1,248	0.028
18	1,248	0.028	30	1,248	0.028
19	1,248	0.028	31	1,248	0.028
20	1,248	0.028	32	1,248	0.028
21	1,248	0.028	33	1,248	0.028
22	1,248	0.028	34	1,248	0.028
23	1,248	0.028	35	1,248	0.028
24	1,248	0.028	36	1,248	0.028
25	1,248	0.028	37	1,248	0.028
26	1,248	0.028	38	1,248	0.028
27	1,248	0.028	39	1,248	0.028
28	1,248	0.028	40	1,248	0.028
29	1,248	0.028	41	1,248	0.028
30	1,248	0.028	42	1,248	0.028
31	1,248	0.028	43	1,248	0.028
32	1,248	0.028	44	1,248	0.028

**PROPOSED TRACT TABLE**

TRACT NO.	TRACT AREA (AC)	TRACT PERCENTAGE
TRACT A	0.05	0.11%
TRACT B	0.32	0.70%
TRACT C	0.04	0.09%
TRACT D	0.81	1.78%
TRACT E	0.04	0.09%
TRACT F	0.04	0.09%
TRACT G	0.06	0.13%
TRACT H	0.04	0.09%
TRACT I	0.04	0.09%
TRACT J	0.04	0.09%
TRACT K	0.04	0.09%
TRACT L	0.04	0.09%
TRACT M	0.18	0.40%
TRACT N	0.04	0.09%
TRACT O	0.04	0.09%
TRACT P	0.04	0.09%
TRACT Q	0.04	0.09%
TRACT R	0.04	0.09%
TRACT S	0.04	0.09%
TRACT T	0.04	0.09%
TRACT U	0.04	0.09%
TRACT V	0.04	0.09%
TRACT W	0.04	0.09%
TRACT X	0.04	0.09%
TRACT Y	0.04	0.09%
TRACT Z	0.04	0.09%



**SITE NOTE:**  
 ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVISION AND RECOMPLETION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

DATE	REVISIONS	BY	CHECKED
08/16/14	APR ORANGE COUNTY COMMENTS DATED 07/02/2014	SWP	SJB
09/26/14	APR ORANGE COUNTY COMMENTS DATED 09/17/2014	SWP	SJB
10/29/14	APR ORANGE COUNTY COMMENTS DATED 10/29/2014	SWP	SJB
04/28/15	APR ORANGE COUNTY COMMENTS DATED 1/28/2015	SWP	SJB

**PRELIMINARY SUBDIVISION PLANS**  
**CORANADO TOWNHOMES**  
 7905 BATES ROAD  
 ORLANDO, FLORIDA 32835



8327 S. Orange Avenue, Suite 200  
 Orlando, FL 32808  
 Phone: 407-885-0824  
 Fax: 407-885-0825  
 www.feginc.com

**SITE GEOMETRY PLAN**

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJB	JT	SJB	SJB

PROJECT NO.	DATE	SCALE
13-027	JUNE 2, 2014	PSP-4
DATE	BY	SCALE
JUN 2 2014	SJB	1" = 100'

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

## STATE OF FLORIDA

## COUNTY OF ORANGE

Before the undersigned authority personally appeared **Sheri Schmitz / Adys DelValle / Brian Hall / Charity Casas / Jean M. Gaillie**, who on oath says that he/ she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of **Coranado Townhomes PD / Coranado Townhomes PSP** in ORANGE County Florida, was published in said newspaper in the issues **09/20/15**

Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Jean M. Gaillie*

Printed Name of Affiant

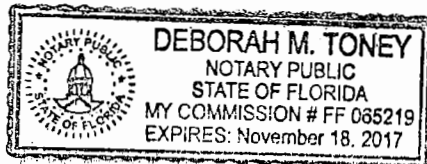
*Jean M. Gaillie*

Signature of Affiant

Sworn to and subscribed before me on this **21** day of **September, 2015** by above said affiant, who is personally known to me (X) or who has produced identification ( ).

*[Signature]*

Signature of Notary Public (Typed, Printed or Stamped)



Ad No. 3586190

### ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct a public hearing on **October 6, 2015**, at 2 p.m., or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding:

Applicant: Sam Sebaall, Florida Engineering Group, Coranado Townhomes PD / Coranado Townhomes Preliminary Subdivision Plan (PSP)  
Consideration: Coranado Townhomes PD / Coranado Townhomes Preliminary Subdivision Plan (PSP), Case # PSP-14-06-153, submitted in accordance with Sections 34-69 and 30-89, Orange County Code; This request is to construct 44 single-family, attached residential dwelling units on a total of 9.30 acres.  
Location: District 5; property generally located East of North Goldenrod Road / North of Bates Road; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property description by calling the Orange County Planning Division, 407-836-5684 or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: [espiaciaco@ocfl.net](mailto:espiaciaco@ocfl.net), [lourdes.o'farrill@ocfl.net](mailto:lourdes.o'farrill@ocfl.net) or 407-836-5684.

PARA MÁS INFORMACIÓN REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION (PLANNING DIVISION) AL NUMERO 407-836-5686.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Martha O. Haynie, County Comptroller  
As Clerk of the Board of  
County Commissioners  
Orange County, Florida

ORG3586190

09/20/15