



**Interoffice Memorandum**

05-05-16 P02:32 RCVD

05-05-16 P02:29 RCVD *AM*

DATE: May 5, 2016 *Please schedule*

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office *on June 14, 2016.*

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

FROM: Lisette M. Egipciaco, Development Coordinator Planning Division *Jmo*

**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: Zanzibar Property PD / Zanzibar Property Phase 1 PSP - Case # PSP-15-07-200

Type of Hearing: Preliminary Subdivision Plan

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

Commission District: 1

General Location: North of Old YMCA Road / West of State Road 429

*June 14, 2016  
@ 2pm*

Parcel ID # (s) 31-23-27-0000-00-004  
# of Posters: 3  
Use: 213 Single-Family Residential Dwelling Units  
Size / Acreage: 141.57  
BCC Public Hearing Required by: Sections 34-69 and 30-89, and 38-1381 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 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.

**Advertising Language:**

This request is to subdivide 141.57 acres in order to construct 213 single-family residential dwelling units; District 1; North of Old YMCA Road / West of State Road 429.

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

1. A waiver from Section 34-152(c) to allow for lots to front open space. Legal access to these lots shall be through a platted ingress/egress easement in lieu of 20 foot fee simple as required by code.

2. A waiver from Section 38-1384(g)(1) to allow townhome units on ends of buildings to utilize a three (3) foot setback from alley easements with an additional "on-street" parking space provided in lieu of an "off-street" space.

**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*)

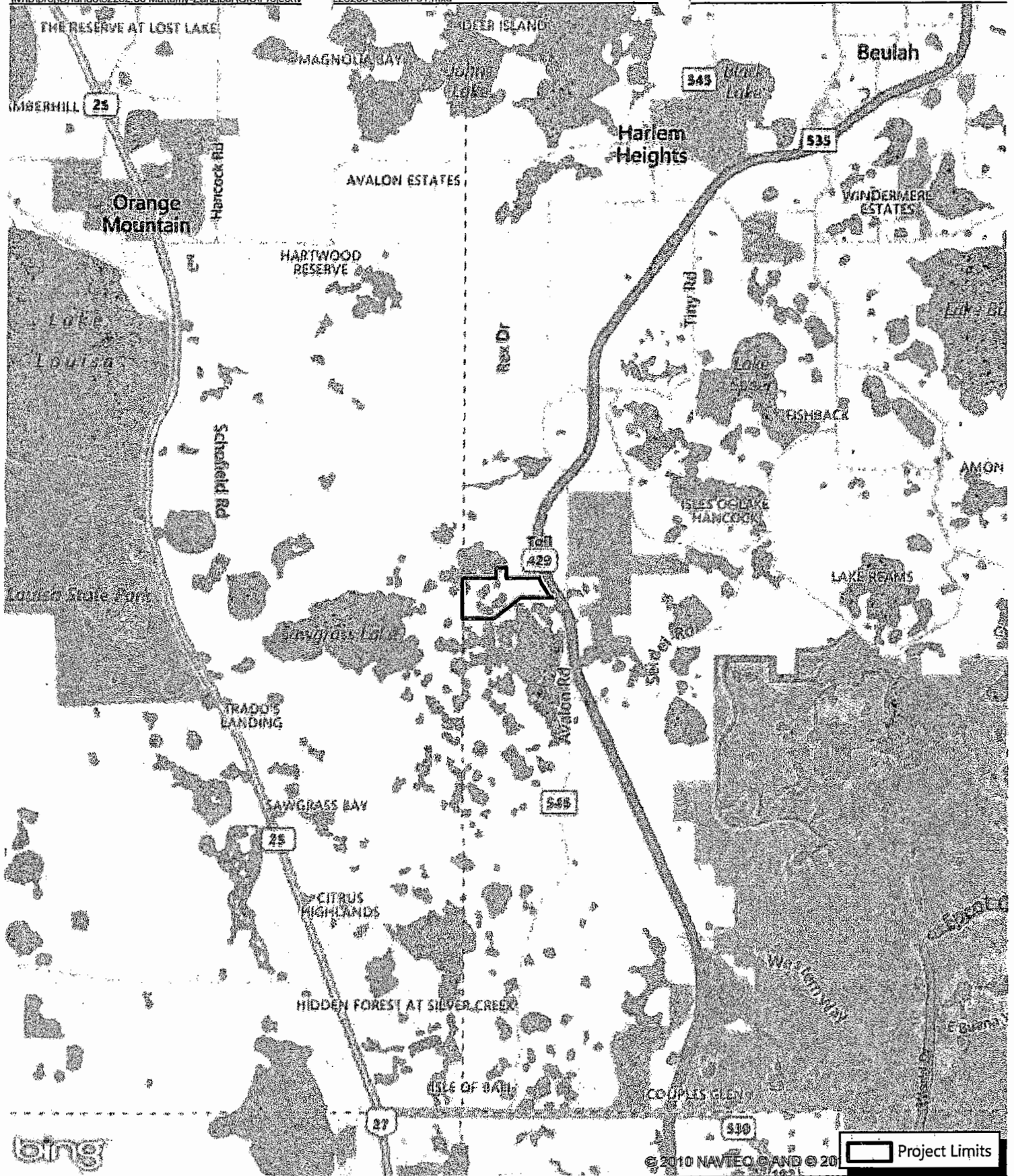
***SPECIAL INSTRUCTIONS TO CLERK (IF ANY):***

***Please schedule for June 14, 2016.***

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)



Zanzibar PD

Figure 1

Location Map

December 2015



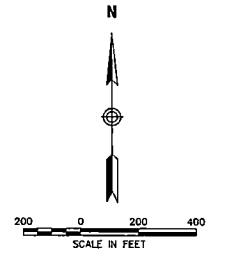
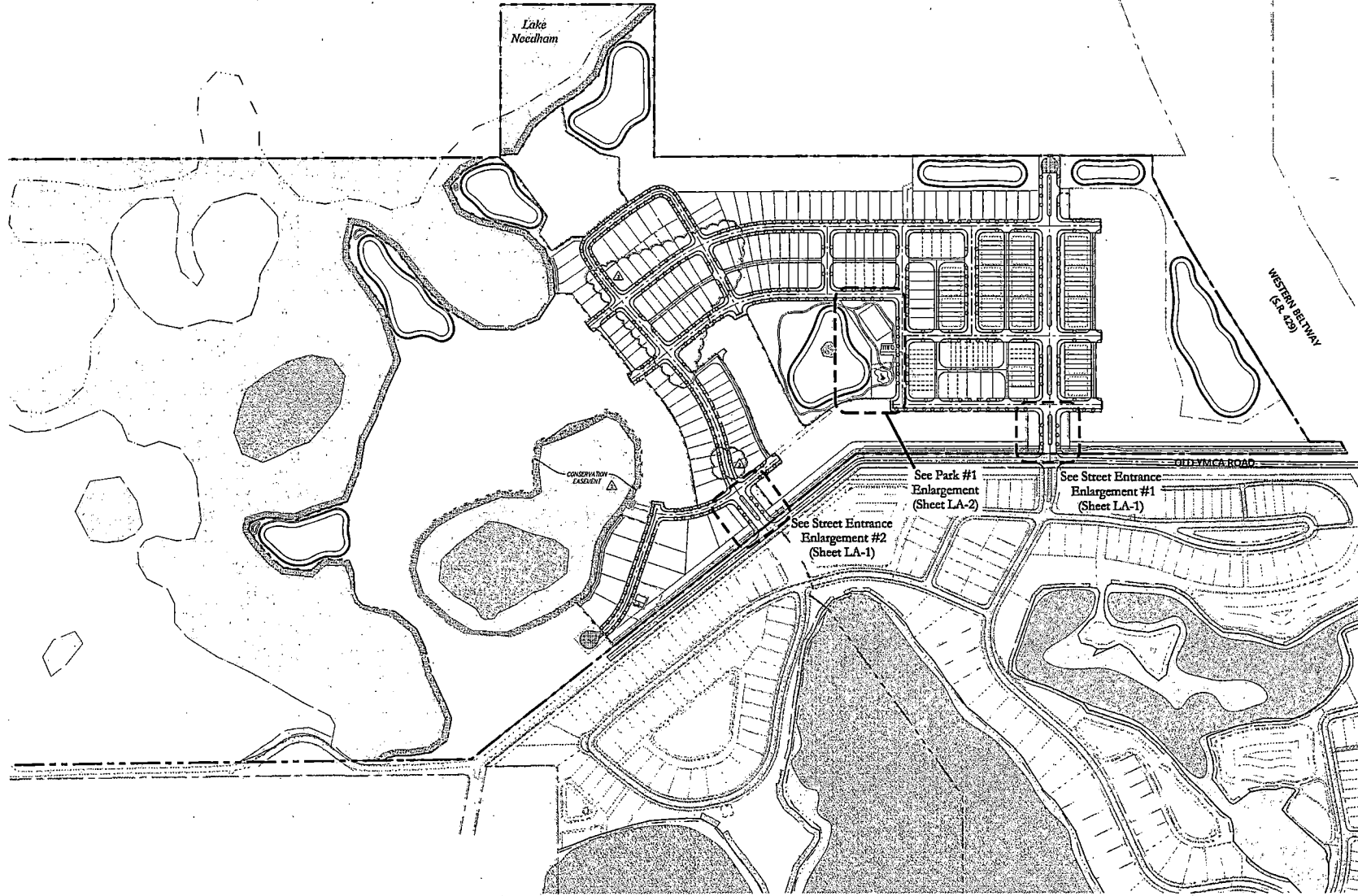
225 East Robinson Street, Suite 300  
Orlando, Florida 32801 | 407.839.4006

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

0 2,500 5,000  
Feet



Shade Tree @ 40' O.C. Typical (Per  
 Orange County Codes Sec. 24-5 B)



**Zanzibar PD - Phase 1  
 Horizon West Village H**

Orange County, Florida

No.	Revisions	Date	By
1	Revised per County comments	02/18/2015	
2	Revised per County comments	12/11/2015	
3	Revised per County comments	11/09/2015	
4	Revised per County comments	09/29/2015	

DATE: 07/8/2015  
 SCALE: 1" = 200'

Preliminary Subdivision  
 Plan  
 Vertical Datum NAVD83  
**Overall Landscape Plan**

LA-0