



**Interoffice Memorandum**

**DATE:** June 3, 2016

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

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

**FROM:** Alberto A. Vargas, ~~March.~~, Manager, Planning Division

**CONTACT PERSON:** **John Smogor, Planning Administrator**  
**Planning Division 407-836-5616 and**  
**john.smogor@ocfl.net**

**SUBJECT:** Request for Board of County Commissioners (BCC) Public Hearing

**Applicant:** Eric Warren, Poulos & Bennett, LLC

**Case Information:** Case # LUP-15-03-065 (Spring Grove – Northeast PD/LUP); Planning and Zoning Commission (PZC) Meeting Date: October 15, 2015

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 1

**General Location:** 11900 Avalon Road; or generally located on the east side of County Road 545 / Avalon Road, north of Flemings Road, south of Flamingo Crossings Boulevard, east of the Orange / Lake County line, and west of State Road 429 (Western Beltway).

**BCC Public Hearing Required by:** Orange County Code, Chapter 30

July 19, 2016  
@ 2pm

**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.

**Spanish Contact Person:** IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: [lourdes.o'farrill@ocfl.net](mailto:lourdes.o'farrill@ocfl.net) 407-836-5686

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-5684.836-5686

**Advertising Language:**

A request to rezone two (2) parcels containing 103.05 acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 136 single-family detached residential dwelling units, 217 multi-family residential dwelling units, and a middle school. The request also includes a waiver from Orange County Code Section 38-1755 to allow a middle school site with a minimum net lot area of 23.74 acres, in lieu of a minimum net lot area of 25 acres.

**Material Provided:**

(1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and

(2) Location map (*to be mailed to property owners*).

**Special instructions to the Clerk:**

Please place this request on the **July 19, 2016 BCC agenda** (along with Case # LUP-15-07-218 - Spring Grove Jaffers PD). 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.

Attachment (location map)

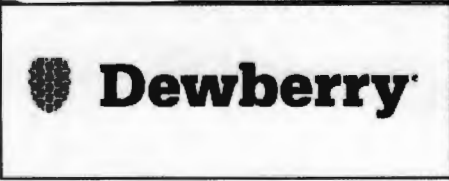
c: Chris R. Testerman, AICP, Assistant County Administrator  
Jon V. Weiss, Director, Community Environmental Development Services  
Department



Subject Property

If you have any questions regarding this map, please call John Smogor at 407-836-5616.

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



### Spring Grove PD Orange County, Florida Regional Location Map

N

0 0.5 1 Miles

Data Source: OCPA  
Image Source: ESRI

File: G:\MXD\County\Orange\SpringGrove\NEPD\location\_8.5x11\_portrait.mxd

**Spring Grove Northeast PD**

**Case # LUP-15-03-065**

# **NORTHEAST PD LEGAL DESCRIPTION**

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, EAST OF COUNTY ROAD NO. 545 IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF STATE ROAD 545 AND THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF STATE ROAD 545 IN SECTION 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.