

Received on January 20, 2023

Publish: January 29, 2023

Deadline: January 24, 2023

Planning will send Sentinel Notice



Interoffice Memorandum

DATE: January 20, 2023

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

THRU: Agenda Development BCC

FROM: Alberto A. Vargas, MArch, Manager
Planning Division

CONTACT PERSON: **Jason H. Sorensen, AICP, Chief Planner**
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request Public Hearing on February 21, 2023

Jason
Sorensen
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Digitally signed
by Jason
Sorensen
Date: 2023.01.20
12:38:12 -05'00'

Comprehensive Plan – Transmittal of Regular Cycle Amendment

TYPE OF HEARING: Transmittal of Regular Cycle Future Land Use Map
Amendment

APPLICANT / AGENT: Jim Hall, Hall Development Services, Inc., for
SBEGC, LLC

AMENDMENT: 2023-1-A-4-2: Parks and Recreation/Open Space
(PR/OS) to Low Density Residential (LDR)

DISTRICT #: 4

GENERAL LOCATION 2900 Northampton Ave.; generally located north of
S. Alafaya Trl., east of Northampton Ave., south of
Cheval St., and west of Broadhaven Blvd.

**ESTIMATED TIME REQUIRED
FOR PUBLIC HEARING:** 15 minutes

HEARING CONTROVERSIAL: Yes

**HEARING REQUIRED BY
FL STATUTE OR CODE:** Part II, Chapter 163, Florida Statutes and Orange
County Code

**ADVERTISING
REQUIREMENTS:**

Fiscal & Operational Support Division will publish display advertisement in local newspaper of general circulation.

ADVERTISING TIMEFRAMES:

N/A

**APPLICANT/ABUTTERS
TO BE NOTIFIED:**

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:

Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

**MATERIALS BEING SUBMITTED
AS BACKUP FOR PUBLIC
HEARING REQUEST:**

(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).

Fiscal & Operational Support Division will provide the Clerk's Office with proof of publication the Wednesday prior to the Public Hearing.

The staff report binder will be provided under separate cover seven (7) days prior to the public hearing.

c: Jon Weiss, P.E., Deputy County Administrator
Joel Prinsell, Deputy County Attorney, County Attorney's Office
Tim Boldig, Interim Director, Planning, Environmental, and Development Services Department
Nicolas Thalmueller, AICP, Planning Administrator, Planning Division
Jason Sorensen, AICP, Chief Planner, Current Planning Division
Olan Hill, Assistant Manager, AICP, Planning Division

Legal Description

2023-1-A-4-2

2900 Northampton Avenue

Parcel #: 01-23-31-0000-00-001 (portion of)

That part of Sections 1 and 2, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Northernmost corner of Lot 29, Block 20, STONEYBROOK UNIT XI, according to the plat thereof, as recorded in Plat Book 55, Pages 85 through 87, of the Public Records of Orange County, Florida; thence run S70°47'38"W along the Westerly line of said Block 20 for a distance of 154.43 feet to the Northerly line of Conservation Easement Parcel 16, as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following twenty eight (28) courses along the Northerly, Westerly, and Southerly lines of said Parcel 16: S77°24'57"W for a distance of 22.50 feet; thence run N63°17'19"W for a distance of 47.64 feet; thence run N62°41'49"W for a distance of 63.45 feet; thence run N66°57'55"W for a distance of 46.17 feet; thence run N51°50'11"W for a distance of 39.62 feet; thence run N23°14'22"W for a distance of 30.28 feet; thence run N07°06'38"W for a distance of 69.84 feet; thence run S59°22'18"W for a distance of 66.34 feet; thence run S68°41'38"W for a distance of 41.39 feet; thence run S03°36'30"W for a distance of 33.91 feet; thence run S18°33'30"W for a distance of 55.32 feet; thence run S61°03'52"W for a distance of 43.65 feet; thence run S39°48'45"W for a distance of 49.75 feet; thence run S40°44'45"W for a distance of 66.36 feet; thence run S41°56'27"W for a distance of 24.88 feet; thence run S66°50'08"W for a distance of 36.92 feet; thence run S56°50'38"W for a distance of 60.72 feet; thence run N88°01'46"W for a distance of 34.31 feet; thence run S38°11'07"W for a distance of 35.92 feet; thence run S58°53'59"W for a distance of 32.34 feet to the point of curvature of a curve concave Easterly having a radius of 122.00 feet and a chord bearing of S13°33'51"E; thence Southerly along the arc of said curve through a central angle of 144°55'41" for a distance of 308.60 feet to the point of tangency; thence run S86°01'42"E for a distance of 72.36 feet; thence run N88°30'28"E for a distance of 62.05 feet; thence run S57°46'00"E for a distance of 53.24 feet; thence run S87°00'50"E for a distance of 54.27 feet; thence run N76°45'31"E for a distance of 37.16 feet; thence run S79°53'07"E for a distance of 48.22 feet; thence run S72°03'42"E for a distance of 71.48 feet to the Northwest corner of Lot 19, of said Block 20, STONEYBROOK UNIT XI; thence run along the westerly boundary of said Lot 19, S05°02'19"W for a distance of 136.00 feet to the Southwest corner of said Lot 19; thence departing the boundary of said Lot 19, run S78°52'39"W for a distance of 195.84 feet; thence run S58°07'59"W for a distance of 120.62 feet to the West line of the East 820.00 feet of the Southwest 1/4 of said Section 1; thence run S00°17'08"W for a distance of 225.01 feet to the Northerly right-of-way line of Alafaya Trail, as described in Official Records Book 3411, Page 1192, of said Public Records; thence run S89°55'13"W along said Northerly right-of-way line for a distance of 690.19 feet to the Northerly line of Conservation Easement Parcel 15, as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following thirteen (13) courses along said Northerly line of said Parcel 15:

N53°47'30"W for a distance of 92.61 feet; thence run N37°21'01"W for a distance of 38.18 feet; thence run N58°02'55"W for a distance of 183.20 feet; thence run N37°22'26"W for a distance of 76.50 feet; thence run S03°49'38"E for a distance of 62.32 feet; thence run S05°41'54"E for a distance of 22.57 feet; thence run S13°28'15"W for a distance of 41.99 feet; thence run S02°18'34"W for a distance of 17.62 feet; thence run S70°19'40"W for a distance of 7.23 feet; thence run S83°24'19"W for a distance of 44.86 feet; thence run S43°54'11"W for a distance of 29.29 feet; thence run S48°23'31"W for a distance of 25.89 feet; thence run S24°00'00"W for a distance of 59.57 feet to the aforesaid Northerly Right-of-way line of Alafaya Trail; thence S89°55'13"W along said Northerly right-of-way line for a distance of 479.60 feet to the Easterly line of Conservation Easement Parcel 14 as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following twenty one (21) courses along the Easterly, Northerly, and Westerly lines of said Parcel 14: thence run N87°02'12"E for a distance of 19.89 feet; thence run N61°02'20"E for a distance of 53.34 feet; thence run N86°38'11"E for a distance of 32.42 feet; thence run N36°06'12"E for a distance of 32.01 feet; thence run N59°14'12"E for a distance of 13.57 feet; thence run N67°03'50"E for a distance of 40.09 feet; thence run S89°10'52"W for a distance of 25.70 feet; thence run N18°23'04"W for a distance of 5.51 feet; thence run N44°18'09"W for a distance of 13.55 feet; thence run N67°19'07"W for a distance of 14.40 feet; thence run N58°04'44"W for a distance of 58.31 feet; thence run N72°47'36"W for a distance of 60.80 feet; thence run S80°27'27"W for a distance of 51.66 feet; thence run S61°27'09"W for a distance of 45.43 feet; thence run S40°11'17"W for a distance of 24.96 feet; thence run S35°08'09"W for a distance of 27.47 feet; thence run S18°46'11"E for a distance of 13.81 feet; thence run S72°37'03"E for a distance of 32.47 feet; thence run S45°00'35"E for a distance of 50.55 feet; thence run S81°38'54"E for a distance of 26.15 feet; thence run S22°05'51"E for a distance of 12.96 feet to said Northerly Right-of-way line of Alafaya Trail; thence run S89°55'13"W along said Northerly Right-of-way line for a distance of 232.58 feet; thence run S89°53'05"W along said Northerly right-of-way line for a distance of 603.57 feet to the Easterly right-of-way line of Northampton Avenue and the point of curvature of a curve concave Northeasterly having a radius of 35.00 feet; thence run the following eight (8) courses along said Easterly right-of-way line: Northwestery along the arc of said curve through a central angle of 90°00'00" for a distance of 54.98 feet to the point of tangency; thence run N00°06'55"W for a distance of 134.95 feet to the point of curvature of a curve concave Easterly having a radius of 345.00 feet and a chord bearing of N21°53'08"E; thence run Northerly along the arc of said curve through a central angle of 44°00'05" for a distance of 264.95 feet to the point of reverse curvature of a curve concave Westerly having a radius of 205.00 feet and a chord bearing of N08°25'22"E; thence run Northerly along the arc of said curve through a central angle of 70°55'35" for a distance of 253.77 feet to the point of tangency; thence run N27°02'25"W for a distance of 93.41 feet to the point of curvature of a curve concave Southwesterly having a radius of 1075.00 feet; thence run Northwestery along the arc of said curve through a central angle of 07°16'35" for a distance of 136.52 feet to the point of tangency; thence run N34°19'01"W for a distance of 117.46 feet to the point of curvature of a curve concave Northeasterly having a radius of 800.00 feet and a chord bearing of N28°54'30"W; thence run Northwestery along the arc of said curve through a central angle of 10°49'00" for a distance of 151.03 feet to the South line of lands described in Official Records Book 5688, Page 2449, of said Public Records and the point of compound curvature of a curve concave Southeasterly having a radius of 35.00 feet and a chord bearing of N25°18'19"E; thence run the following six (6) courses along said South line: Northeasterly along the arc of said curve through a central angle of 97°36'39" for a distance of 59.63 feet to the point of tangency; thence run N74°06'39"E for a distance of 72.68 feet to the point of curvature of a curve concave Southerly having a radius of 225.00 feet and a chord bearing of S89°58'48"E; thence run Easterly along the arc of said curve through a central angle of 31°49'07" for a distance of 124.95 feet to the point of reverse curvature of a curve concave Northerly having a radius of 125.00 feet and a chord bearing of 89°55'28"E; thence run Easterly along the arc of said curve through a central angle of 32°00'36" for a distance of 69.83 feet to the point of tangency; thence run N73°55'10"E for a distance of 110.28 feet to the point of curvature of a curve concave Southerly having a radius of 175.00 feet and a chord bearing of N74°55'02"E; thence run Easterly along the arc of said curve through a central angle of 01°59'44" for a distance of 6.10 feet to a non-tangent line; thence run S03°47'26"W for a distance of 11.94 feet to the Northerly line of Conservation Easement Parcel 13 as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following sixty nine (69) courses along the boundary of said Parcel 13: S77°15'04"W for a distance of 57.72 feet; thence run S14°10'27"W for a distance of 43.36 feet; thence run S41°09'35"W for a distance of 44.04 feet; thence run S29°50'30"E for a distance of 47.79 feet;

thence run S13°46'16"E for a distance of 58.40 feet; thence run S42°59'54"E for a distance of 22.51 feet; thence run S35°21'41"E for a distance of 40.77 feet; thence run S16°14'01"E for a distance of 51.98 feet; thence run S11°02'33"E for a distance of 66.60 feet; thence run S33°25'26"E for a distance of 77.29 feet; thence run S44°57'09"E for a distance of 28.46 feet; thence run S13°10'11"E for a distance of 36.20 feet; thence run S02°04'49"E for a distance of 63.91 feet; thence run S16°05'19"E for a distance of 49.70 feet; thence run S03°45'58"E for a distance of 52.29 feet; thence run S87°25'53"E for a distance of 35.10 feet; thence run S81°32'27"E for a distance of 38.56 feet; thence run N59°46'34"E for a distance of 156.58 feet; thence run N86°56'29"E for a distance of 366.24 feet; thence run S54°13'40"E for a distance of 42.56 feet; thence run S46°48'02"E for a distance of 46.93 feet; thence run S63°18'51"E for a distance of 27.13 feet; thence run S43°14'43"E for a distance of 50.60 feet; thence run S67°14'19"E for a distance of 57.41 feet; thence run N82°40'11"E for a distance of 85.18 feet; thence run N77°17'12"E for a distance of 63.26 feet; thence run S67°48'39"E for a distance of 77.06 feet; thence run N57°35'38"E for a distance of 7.78 feet; thence run S32°30'39"E for a distance of 12.63 feet; thence run S60°34'37"E for a distance of 39.07 feet; thence run S49°00'00"E for a distance of 62.53 feet; thence run N87°08'24"E for a distance of 12.61 feet; thence run S26°01'01"E for a distance of 45.62 feet; thence run S03°49'38"E for a distance of 106.62 feet; thence run S37°22'28"E for a distance of 96.38 feet; thence run S58°02'55"E for a distance of 183.20 feet; thence run S37°21'01"E for a distance of 38.75 feet; thence run S53°47'30"E for a distance of 85.52 feet; thence run N89°55'13"E for a distance of 55.05 feet; thence run N39°27'20"E for a distance of 146.13 feet; thence run N26°32'53"E for a distance of 27.92 feet; thence run N14°25'29"W for a distance of 17.87 feet; thence run N26°03'07"E for a distance of 30.70 feet; thence run N30°55'05"W for a distance of 76.46 feet; thence run N31°41'20"W for a distance of 27.41 feet; thence run N17°45'28"W for a distance of 24.96 feet; thence run N41°27'34"E for a distance of 69.21 feet; thence run N60°35'44"W for a distance of 74.65 feet; thence run N76°10'15"W for a distance of 14.61 feet to the point of curvature of a curve concave Easterly having a radius of 150.00 feet and a chord bearing of N13°12'28"W; thence run Northerly along the arc of said curve through a central angle of 125°55'33" for a distance of 329.67 feet to the point of tangency; thence run N49°45'18"E for a distance of 63.64 feet; thence run S42°38'00"E for a distance of 19.68 feet; thence run S55°41'04"E for a distance of 37.24 feet; thence run N83°10'56"E for a distance of 28.18 feet; thence run N44°08'49"E for a distance of 50.39 feet; thence run N54°45'03"E for a distance of 57.69 feet; thence run N60°55'20"E for a distance of 51.78 feet; thence run N02°48'54"E for a distance of 57.07 feet; thence run N47°00'10"W for a distance of 76.34 feet; thence run N81°41'09"W for a distance of 62.50 feet; thence run N89°31'13"W for a distance of 39.01 feet; thence run N20°57'17"E for a distance of 77.64 feet to the point of curvature of a curve concave Southeasterly having a radius of 75.00 feet and a chord bearing of N45°19'55"E; thence run Northeasterly along the arc of said curve through a central angle of 48°45'16" for a distance of 63.82 feet to the point of tangency; thence run N69°42'33"E for a distance of 249.14 feet; thence run N67°35'07"E for a distance of 94.49 feet; thence run N51°54'41"E for a distance of 126.72 feet; thence run N65°49'49"E for a distance of 78.54 feet; thence run N57°52'02"E for a distance of 92.54 feet; thence run N77°27'34"E for a distance of 108.87 feet; thence departing the boundary of said Parcel 13, run N78°32'23"E for a distance of 16.65 feet to the Westerly line of Conservation Easement Parcel 17 as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following eight (8) courses along said Westerly line: N77°27'34"E for a distance of 56.64 feet to the point of curvature of a curve concave Southerly having a radius of 150.00 feet and a chord bearing of S69°02'13"E; thence run Easterly along the arc of said curve through a central angle of 67°00'26" for a distance of 175.42 feet to the point of tangency; thence S35°32'00"E for a distance of 27.80 feet to the point of curvature of a curve concave Northeasterly having a radius of 184.12 feet and a chord bearing of S47°34'45"E; thence run Southeasterly along the arc of said curve through a central angle of 24°05'31" for a distance of 77.42 feet to the point of tangency; thence run S59°37'31"E for a distance of 97.32 feet to the point of curvature of a curve concave Southwesterly having a radius of 136.35 feet and a chord bearing of S41°36'23"E; thence run Southeasterly along the arc of said curve through a central angle of 36°02'16" for a distance of 85.76 feet to the point of tangency; thence run S11°21'32"E for a distance of 60.28 feet; thence run S22°21'28"E for a distance of 55.33 feet to the POINT OF BEGINNING.

For questions regarding this map,
please call the Planning Division
at 407-836-5600.

Location Map

2023-1-A-4-2

2900 Northampton Avenue

