



Interoffice Memorandum

DATE: July 7, 2020

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: Eric Raasch, DRC Chairman
Development Review Committee *ER*
Planning Division
(407) 836-5523 or Eric.RaaschJr@ocfl.net

SUBJECT: Request for Board of County Commissioners (BCC) Public Hearing
(Associated with APF-19-11-386, RAG-19-08-035, Escrow Agreement for Town Center West Road Network Agreement, and PTV-20-03-009)

Applicant: Heather Isaacs, Poulos & Bennett, LLC

Case Information: Case # LUP-19-09-290 (Silverleaf PD)
Planning and Zoning Commission (PZC)
Meeting Date: May 21, 2020

Type of Hearing: Rezoning Public Hearing

Commission District: 1

General Location: Generally located north of Schofield Road and west of Avalon Road.

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

**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: Front desk, 407-836-8181

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, 407-836-8181

Advertising Language:

A request to rezone 563 gross (489 developable and 286 net developable) acres from A-1 (Citrus Rural District) and PD (Planned Development District – Lake Ingram PD) to PD for a mixed-use project with a development program consisting of up to 2,926 residential dwelling units (single-family and multi-family), 2,903,286 square feet of non-residential uses including hotel, commercial, office, and/or light industrial. The project would also feature public schools and parks. An associated PD Regulating Plan (RP) map depicts three (3) Transect Zones, Adequate Public Facility (APF) lands, and distinct neighborhoods. An associated PD-RP structure guide addresses transect development standards, street typologies & cross sections, green infrastructure components, etc.

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 **August 11, 2020** BCC agenda. 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, Deputy County Administrator
Jon V. Weiss, Director, Planning, Environmental, and Development Services
Department

Silverleaf PD/LUP LUP-19-0

Legal Description

LEGAL DESCRIPTION (PREPARED BY THIS FIRM)

A parcel of land comprising all of Blocks 15, 15-A, 16 16-A and 17 and a portion of the unnamed road right of ways in the Plat of MOUNTAIN PARK HOMESITES according to the Plat thereof as recorded in Plat Book P, Page 88 of the Public Records of Orange County, Florida, lying in Sections 19 and 30, Township 23 South, Range 27 East

Together with

A portion of Block 9, all of Blocks 10, 11, 12, 13 and 14 and a portion of the unnamed road right of ways in the Plat of MOUNTAIN PARK ORANGE GROVES, according to the Plat thereof as recorded in Plat Book P, Page 91 of the Public Records of Orange County, Florida, lying in Sections 19 and 30, Township 23 South, Range 27 East

Together with

A portion of the unplatted lands lying in Sections 29 and 30, Township 23 South, Range 27 East, Orange County, Florida

Being more particularly described as:

BEGINNING at the Northwest corner of the Northwest Quarter of said Section 30; thence run South 89°59'44" East along the North line of said Northwest Quarter for a distance of 30.00 feet to a point on the Southerly extension of the West line of aforesaid Block 16-A; thence departing aforesaid North line run North 00°13'40" East along the West line of Blocks 15-A and 16-A of the aforesaid MOUNTAIN PARK HOMESITES and the Southerly extension thereof for a distance of 1296.48 feet to the Northwest corner of aforesaid Block 15-A, said point lying on the South right of way line of an unnamed 30.00 foot right of way lying North of said Blocks 15 and 15-A according to said Plat of Mountain Park Homesites; thence

run South 89°59'46" East along said South right of way line for a distance of 2798.78 feet to a point on the West line of the Southeast Quarter of aforesaid Section 19; thence run North 89°54'33" East along the South right of way line of an unnamed 30.00 foot right of way lying North of said Blocks 13 and 14 according to the aforesaid Plat of MOUNTAIN PARK ORANGE GROVES for a distance of 2318.93 feet to a point on the West right of way line of Avalon Road / County Road 545 according to said Plat of MOUNTAIN PARK ORANGE GROVES; thence run the following courses along said West right of way line: South 00°08'53" East for a distance of 601.38 feet to the point of curvature of a curve, concave Easterly having a radius of 1465.70 feet, with a chord bearing of South 15°02'13" East, and a chord distance of 753.21 feet; thence run Southerly through a central angle of 29°46'40" along the arc of said curve for a distance of 761.75 feet to Southeast corner of Lot 10, Block 12 of said MOUNTAIN PARK ORANGE GROVES, being at the intersection with the North right of way line of Lake Ingram Road of said MOUNTAIN PARK ORANGE GROVES and a point on a non tangent curve; concave Northerly having a radius of 1372.70 feet, with a chord bearing of South 90°00'00" West, and a chord distance of 1187.98 feet; thence run Westerly through a central angle of 51°16'48" along the arc of said curve for a distance of 1228.57 feet to a point of reverse curvature of a curve; concave Southerly having a radius of 776.80 feet, with a chord bearing of South 82°18'06" West, and a chord distance of 853.83 feet; thence run Westerly through a central angle of 66°40'35" along the arc of said curve for a distance of 903.98 feet to a point on a non tangent line, being the centerline of the unnamed right of way lying West of Block 11 of said MOUNTAIN PARK ORANGE GROVES; thence run North 16°29'18" West along said centerline for a distance of 514.98 feet to the intersection with the Easterly projection of the South line of Block 10; thence run South 72°44'19" West along said South line and the Easterly extension thereof for a distance of 349.73 feet to the East right of way line of the unnamed road lying East of aforesaid Block 17, of MOUNTAIN PARK HOMESITES; thence run South 00°05'23" East along said East right of way line for a distance of 247.04 feet to the Southwest corner of the Southeast Quarter of aforesaid Section 19 and the Northeast corner of the Northwest Quarter of aforesaid Section 30; thence run South 00°09'08" East along the East line of said Northwest Quarter for a distance of 659.90 feet to the Northwest corner of the South Half of the North Half of the Northeast Quarter of aforesaid Section 30; thence run North 89°48'54" East along the North line of said South Half for a distance of 2650.45 feet to the Northeast corner of the South Half of the North Half of the Northeast Quarter of aforesaid Section 30 and the Southwest corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of aforesaid Section 29; thence run North 00°09'08" West along the West line off said Northwest Quarter for a distance of 423.65 feet to a point on the Southwesterly right of way line of Avalon Road / County Road 545 as recorded in Deed Book 400, Page 315 of the aforesaid Public Records and a point on a non tangent curve, concave Northeasterly having a radius of 1465.39 feet, with a chord bearing of South 42°16'26" East, and a chord distance of 156.02 feet; thence run the following courses along said Southwesterly right of way line: Southeasterly through a central angle of 06°06'12" along the arc of said curve for a distance of 156.10 feet to a point of tangency; thence run South 45°19'32" East for a distance of 882.37 feet to the point of curvature of a curve, concave Southwesterly having a radius of 1876.86 feet, with a chord bearing of South 35°12'17" East, and a chord distance of 659.58 feet; thence run Southeasterly through a central angle of 20°14'26" along the arc of said curve for a distance of 663.02 feet to a non tangent point on the Northwesterly right of way line of State Road 429 according to the Orlando-Orange County Expressway Authority Project, Map Number 75320-6460-653; thence run the

following courses along said Northwesterly right of way line: South 41°47'01" West for a distance of 1009.40 feet to the point of curvature of a curve, concave Southeasterly having a radius of 5160.00 feet, with a chord bearing of South 39°05'51" West, and a chord distance of 483.63 feet; thence run Southwesterly through a central angle of 05°22'20" along the arc of said curve for a distance of 483.81 feet to a point of on a non tangent line and the North line of the Southwest Quarter of aforesaid Section 29; thence run South 89°45'00" West along said North line for a distance of 128.70 feet to the Northeast corner of the Southeast Quarter of aforesaid Section 30; thence run South 00°08'22" East along the East line of said Southeast Quarter for a distance of 185.93 feet to the aforesaid Northwesterly right of way line of State Road 429 and a point on a non tangent curve, concave Southeasterly having a radius of 5150.35 feet, with a chord bearing of South 36°01'11" West, and a chord distance of 97.49 feet; thence run Southwesterly through a central angle of 01°05'04" along the arc of said curve for a distance of 97.49 feet to a point on a non tangent curve; concave Southeasterly having a radius of 5162.00 feet, with a chord bearing of South 31°39'29" West, and a chord distance of 208.69 feet; thence run Southwesterly through a central angle of 02°18'59" along the arc of said curve for a distance of 208.70 feet to a point of tangency; thence run South 30°30'00" West for a distance of 792.88 feet to the point of curvature of a curve, concave Southeasterly having a radius of 2385.83 feet, with a chord bearing of South 24°35'09" West, and a chord distance of 491.65 feet; thence run Southwesterly through a central angle of 11°49'41" along the arc of said curve for a distance of 492.52 feet to a point of tangency; thence run South 18°40'18" West for a distance of 86.29 feet; thence run South 10°42'08" West for a distance of 100.98 feet; thence run South 18°40'18" West for a distance of 400.00 feet; thence run South 14°22'57" West for a distance of 200.56 feet; thence run South 18°40'18" West for a distance of 256.35 feet; thence run South 55°41'40" West for a distance of 24.14 feet; thence run South 89°37'34" West for a distance of 219.03 feet to a point on the West line of the East Half of the Southeast Quarter of aforesaid Section 30; thence run North 00°08'44" West along said West line for a distance of 1254.55 feet to the Southeast corner of the Northwest Quarter of the Southeast Quarter of said Section 30; thence run South 89°46'36" West along the South line of the Northwest Quarter of the Southeast Quarter of said Section 30 for a distance of 1325.08 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 30; thence run North 00°09'08" West along the West line of the Northwest Quarter of the Southeast Quarter of said Section 30 for a distance of 1326.79 feet to the Southeast corner of the Northwest Quarter of said Section 30; thence run South 89°48'53" West along the South line of said Northwest Quarter for a distance of 2849.72 feet to the Southwest corner of the Northwest Quarter of said Section 30; thence run North 00°08'44" East along the West line of said Northwest Quarter for a distance of 2649.05 feet to the POINT OF BEGINNING.

Containing 24,590,299 square feet or 564.52 acres, more or less.

If you have any questions regarding this map, please call the Planning Division at 407-836-5600.

Silverleaf PD LUP-19-09-290

Location Map

