

06-22-17P04:10 RCVD



**Interoffice Memorandum**

06-22-17P04:02 RCVD


Handwritten initials, possibly "CS", in black ink.

**DATE:** June 16, 2017

**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

---

**Project Name:** Black Lake Parcel Planned Development / Land Use Plan (PD / LUP) – Case # CDR-17-03-071

**Type of Hearing:** Substantial Change

**Applicant:** Kathy Hattaway, Poulos & Bennett, LLC

**Commission District:** 1

**General Location:** North of West Irlo Bronson Memorial Highway (U.S. 192) and east of State Road 429

**BCC Public Hearing Required by:** Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

LEGISLATIVE FILE # 17-857

August 1, 2017  
@ 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: 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 PD substantial change to add "Off-Site Employee Parking" as a permitted use within PD Parcel C. In addition, the applicant is requesting the following seven (7) waivers from Orange County Code:

- 1) A waiver from Section 24-4(a)(1) to eliminate the requirement for landscaping for a vehicular use area within seventy-five (75) feet of the roadway;
- 2) A waiver from Section 24-4(a)(2) to eliminate the requirement for landscaping to be installed to screen the vehicular use area from the adjacent properties;
- 3) A waiver from Section 24-4(a)(3) to eliminate the requirement for landscaped areas in interior vehicular use areas;

- 4) A waiver from Section 38-1235(8) to eliminate the requirement for a landscape, tree planting and screening concept plan;
- 5) A waiver from Section 38-1206(b)(9) to eliminate the requirement for a minimum of three (3) percent of all commercial parking areas to be landscaped;
- 6) A waiver from Section 38-1287(4) to allow a zero (0) foot side paving setback, in lieu of the requirement for a 7.5-foot side paving setback; and
- 7) A waiver from Section 38-1291 to eliminate the tourist commercial development landscaping plan requirements at the construction plan submission stage.

**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 next available 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, Assistant County Administrator  
Jon V. Weiss, Director, Community Environmental Development Services  
Department

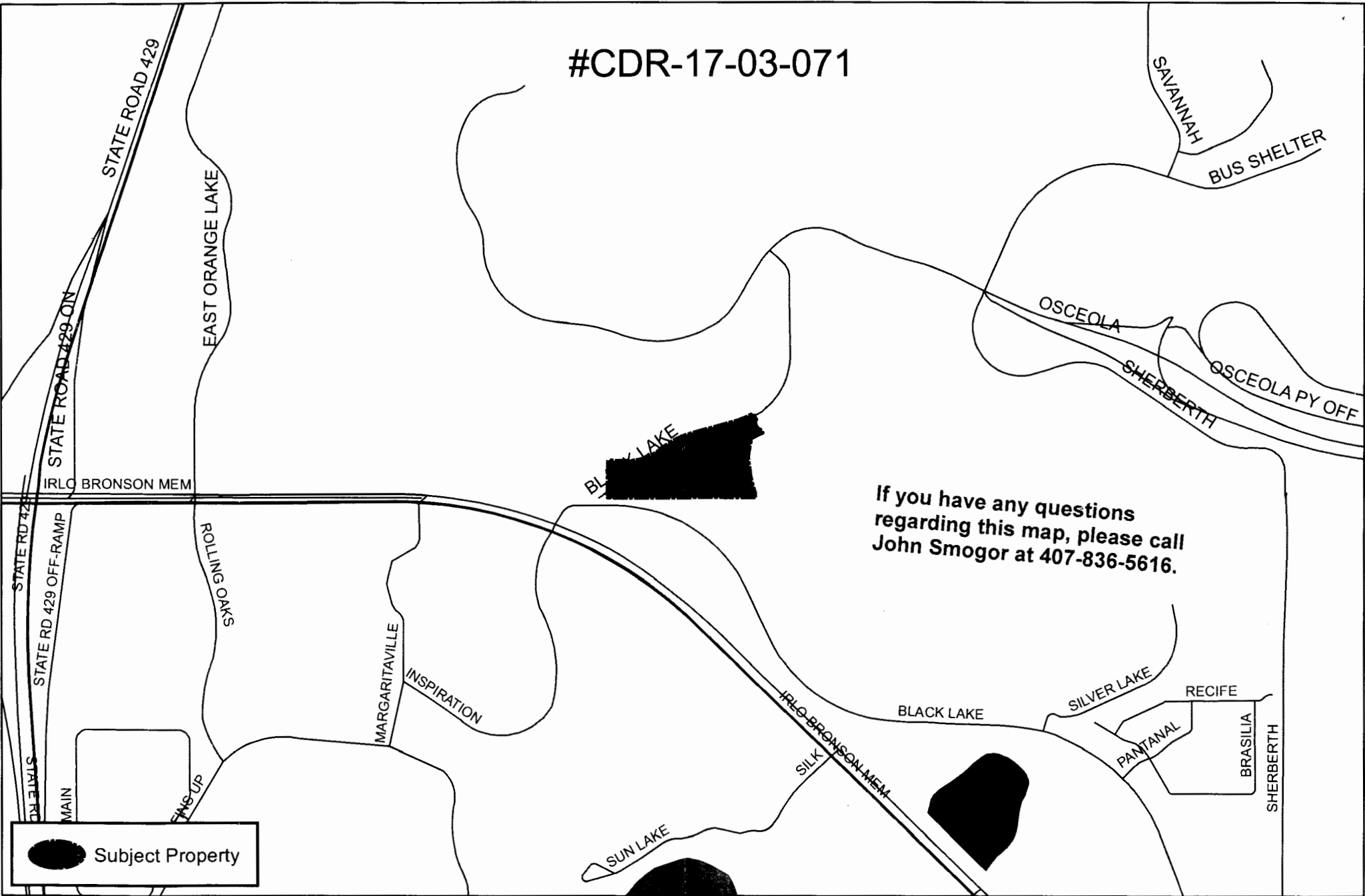
**BLACK LAKE PARCEL PD**

**ORANGE COUNTY #CDR-17-03-071**

TAX PARCEL # 34-24-27-1000-01-003

A PARCEL OF LAND LYING IN SECTIONS 34, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PT OF BLACK LAKE VILLAGE 75/149 LOT 1 MORE PARTICULARLY DESCRIBED AS: COMM SW COR OF SEC 34-24-27 RUN TH N89-46-46E 285.92 FT TH CONT N89-46-46E 631.24 FT FOR POB TH N00E 244.77 FT TH TO A PT OF CURVATURE OF A CURVE CONCAVE NLY TH ELY ALONG ARC OF SAID CURVE W/ A RAD 381 FT W/ A CHRD BRG OF S86-08-06E THROUGH A CENT ANG OF 07-43-30 51.37 FT TH N90E 83.84 FT TO A PT OF CURVATURE OF A CURVE CONCAVE NLY TH ELY ALONG ARC OF SAID CURVE W/ RAD OF 315 FT THROUGH A CENT ANG OF 35-55-53 FOR 197.54 FT TH N54-04-07E 67.69 FT TO A PT OF CURVATURE OF A CURVE CONCAVE SELY TH NELY ALONG ARC OF SAID CURVE W/ RAD 514 FT THROUGH A CENT ANG 20-05-00 FOR 180.17 FT TH N74-09-07E 30.67 TO A PT OF CURVATURE OF A CURVE CONCAVE NWLY TH NELY ALONG ARC OF SAID CURVE W RAD 436 FT THROUGH A CENT ANG 15-56-47 FOR 121.35 FT TH S31-47-40E 44.69 FT TO A NON TANG CURVE CONCAVE NELY TH SELY ALONG ARC OF SAID CURVE W/ RAD 50 FT THROUGH A CHRD BRG OF S27-21-12E THROUGH A CENT ANG 106-48-50 FOR 93.21FT TH S18-25-52E 18.21 FT TH S71-34-02W17.56 TH S61-06-47W 53.88 FT TO A PT OF CURVATURE OF A CURVE CONCAVE SELY TH SWLY ALONG A THE ARC OF SAID CURVE W/ RAD 25 FT THROUGH A CENT ANG 51-24-11 FOR 22.43 FT TH S09-42-36W 104.21 FT TO A PT OF CURVATURE OF A CURVE CONCAVE ELY TH SLY ALONG THE ARC OF SAID CURVE W RAD 25 FT THROUGH A ACENT ANG 16-36-26 FOR 7.25 FT TH S06-53-50E 123.97 FT TH S14-42-29E 114.62 FT TH S00-13-59E 28.99 FT TH S89-46-46W 959.72 FT TO POB. CONTAINING 8.13 ACRES, MORE OR LESS.

#CDR-17-03-071



VICINITY MAP

**BLACK LAKE PARCEL C**

