



## Interoffice Memorandum

10-21-16PG2:14 RCVD

A handwritten signature in black ink, possibly reading "OK" or "OK".

**DATE:** October 10, 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](mailto:john.smogor@ocfl.net)

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

Handwritten initials in black ink, possibly "DK" and "JS".

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**Applicant:** Tyrone K. Smith, Orange County Public Schools

**Case Information:** Case # LUP-16-06-232  
(Dr. Phillips Area Relief High School PD/LUP)  
Planning and Zoning Commission (PZC)  
Meeting Date: October 28, 2016

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 1

**General Location:** South of Fenton Street and west of Palm  
Parkway.

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

November 29, 2016  

 A handwritten signature in black ink, possibly reading "Car".  
 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.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: [lisette.egipciaco@ocfl.net](mailto:lisette.egipciaco@ocfl.net) - 407-836-5684 or [lourdes.o'farrill@ocfl.net](mailto:lourdes.o'farrill@ocfl.net) 407-836-5686.

Spanish Contact Person: 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, 407-836-5686.

Advertising Language:

A request to rezone 50.0 acres from R-CE and PD to PD in order to construct a public high school with up to 400,000 square feet.

In addition, the following three (3) waivers from Orange County Code have been requested:

1. A waiver from Section 38-1755(1) to allow for a high school site with a minimum net lot area of fifty (50) acres, in lieu of sixty-five (65) acres.
2. A waiver from Section 38-1755(2) to allow a maximum building height of eighty-four (84) feet for all buildings beyond one hundred (100) feet of residential zoned property, in lieu of fifty (50) feet.
3. A waiver from Chapter 38, Article VIII, Division 9 to allow this development to use the Planned Development Commercial Standards (Chapter 38-1272), in lieu of the Buena Vista North District Standards (Chapter 38-1391.1 thru 38.1397.3).

**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 **November 29, 2016, 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

Dr. Phillips Area Relief High School PD

Case # LUP-16-06-232

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



### Site 80 Legal Description

A portion of Central Orange Park as recorded in Plat Book "O", Pages 63 through 65 of the Public Records of Orange County, Florida and lands lying in Sections 14 and 15, Township 24 South, Range 28 East of Orange County Florida, being more particularly described as follows:

BEGIN at Northeast corner of Section 15, Township 24 South, Range 28 East; thence South 00°00'35" West, a distance of 30.01 feet to a point on the South Right of Way line of Church Street, as recorded in Official Records Book 384, Page 334, Public Records of Orange County, Florida, thence along said South Right of Way, North 88°47'12" East, a distance of 644.99 feet to the West Right of Way line of said Church Street; thence South 00°07'18" West, a distance of 338.26 feet along said West Right of Way; thence departing said West Right of Way, South 35°01'34" West, a distance of 762.37 feet; thence South 42°21'42" West, a distance of 598.81 feet to a point on a non-tangent curve concave Southwest, having a radius of 766.00 feet, a central angle of 41°37'30" and a chord bearing of North 68°27'03" West; thence from a tangent bearing North 47°38'18" West, Northwesterly 556.49 feet along the arc of said curve to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to point of curvature of a curve concave Northerly, having a radius of 666.00 feet and a central angle of 03°35'16"; thence Westerly along the arc of said curve a distance of 41.70 feet to a point on the West line of the Northeast Quarter of the Northeast Quarter of Section 15, Township 24 South, Range 28 East; thence North 00°10'40" East, a distance of 1237.08 feet along said West line to a point on the North line of the Northeast Quarter of Section 15, Township 24 South, Range 28 East; thence South 88°55'03" East, a distance of 1317.59 feet along said North line to the POINT OF BEGINNING.