



Interoffice Memorandum

02-13-18P05:30 RCVD



02-13-18P04:39 RCVD

**DATE:** January 30, 2018

**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

**Case Information:** Plunk Planned Development / Land Use Plan - Case # LUP-17-07-230  
 Planning and Zoning Commission (PZC)  
 Meeting Date: December 21, 2017

**Type of Hearing:** Rezoning Public Hearing

**Applicant:** Thomas Daly, Daly Design Group

**Commission District:** 3

**General Location:** 1466 S. Dean Road or generally north of Berry Dease Road and west of Dean Road

**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 # 18-189

March 20, 2018 @ 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 request to rezone one (1) parcel containing 17.16 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District), in order to allow for the development of up to fifty-two (52) single family detached residential units. The request also includes the following waivers from Orange County Code:

1. A waiver from Section 38-1501 to allow forty (40) foot width minimum lots and a minimum 4,400 square foot single-family detached lots, in lieu of a forty-five (45) foot width minimum and 4,500 square foot minimum; and

2. A waiver from Section 38-1254(2)(b) to allow a thirty (30) foot building setback from the future Dean Road right-of-way, in lieu of a thirty-five (35) foot building setback from the future Dean Road right-of-way.

**Material Provided:**

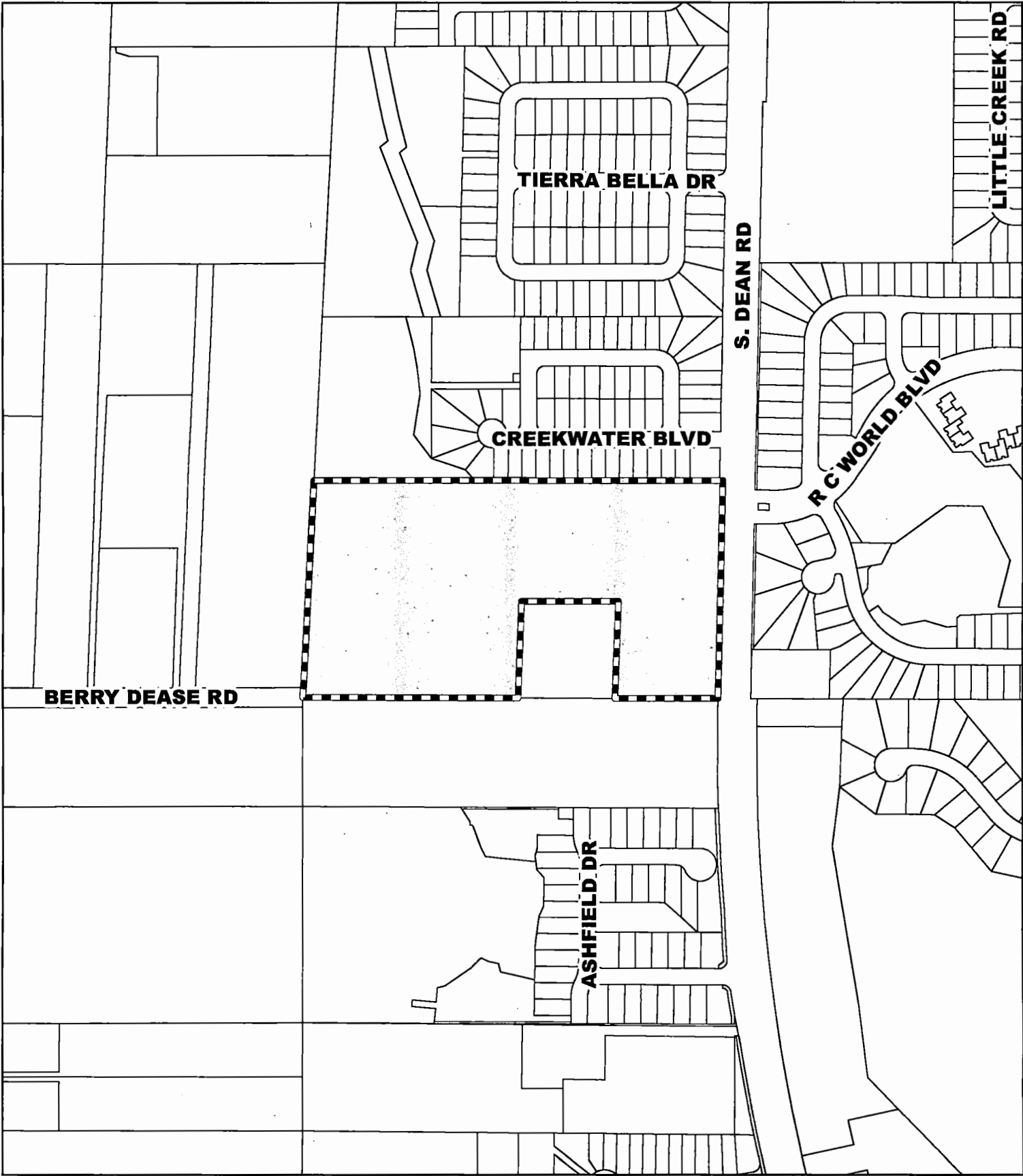
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**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



BERRY DEASE RD

TIERRA BELLA DR

CREEKWATER BLVD

S. DEAN RD

R C WORLD BLVD

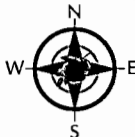
LITTLE CREEK RD

ASHFIELD DR



**Subject Property**

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



1 inch = 400 feet

**PLUNK PROPERTY PD  
LUP-17-07-230  
PID# 32-22-31-0000-00-021**

**LEGAL DESCRIPTION**

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 50 FEET THEREOF CONVEYED TO ORANGE COUNTY FOR ROAD RIGHT-OF-WAY IN BOOK 3915, PAGE 3433 AND LESS THE WEST 295.32 FEET OF THE SOUTH 295 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

SUBJECT TO SEWER AND WATER LINE EASEMENT (PER OR 3427, PAGE 1351, OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA), DESCRIBED VERBATIM AS FOLLOWS: THE SOUTH 25 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

SUBJECT TO SEWER AND WATER LINE EASEMENT (PER OR 3819, PAGE 0612, OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA), DESCRIBED AS FOLLOWS: THE SOUTH 25 FEET OF THE WEST 295.32 FEET OF THE SOUTH 295 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

SUBJECT TO NON-EXCLUSIVE INGRESS, EGRESS AND UTILITIES EASEMENT (PER OR 3819, PAGE 0612, OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA), DESCRIBED AS FOLLOWS: THE SOUTH 25 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (LESS THE WEST 295.32 FEET THEREOF) OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

17.16 ACRES