

Received on October 17, 2024
Deadline: October 22, 2024
Publish: October 27, 2024



Interoffice Memorandum

DATE: October 17, 2024

TO: Jennifer Lara Klimetz, Assistant Manager,
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: **Jason Sorensen, Chief Planner** Jason Sorensen
Current Planning Section Sorensen
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

SUBJECT: Request for Board of County Commissioners (BCC)
Public Hearing for November 19, 2024

Digitally signed by
Jason Sorensen
Date: 2024.10.17
15:07:15 -04'00'

Applicant: Robert Reynolds, M/I Homes of Orlando, LLC

Case Information: Case # RZ-24-06-038;
Planning and Zoning Commission (PZC)
Meeting Date: September 19, 2024

Type of Hearing: Planning and Zoning Commission Rezoning Board-
Called Public Hearing

Commission District: 4

General Location: 1466 Hancock Lone Palm Rd; generally located south
of E. Colonial Drive, west of Hancock Lone Palm Rd.

**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:

To rezone from A-2 (Farmland Rural District) to R-1 (Single-Family Dwelling District) in order to subdivide and develop 55 detached single-family dwelling units.

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 surrounding property owners*)

Special Instructions to the Clerk:

- (1) Please place this request on the November 19, 2024 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.

Attachments: (location map & legal description)

c: Jon V. Weiss, Deputy County Administrator
Tanya Wilson, AICP, Director, Planning, Environmental, and Development
Services Department

Legal Description

RZ-24-06-038 (1466 Hancock Lone Palm Road)

Parcels:

23-22-31-0000-00-079 &

23-22-31-0000-00-043

A PARCEL OF LAND BEING A PORTION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT B, SAVANNAH PALMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 102 THROUGH 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT LYING ON THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE RUN NORTH 00° 06' 48" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 585.27 FEET TO THE SOUTHWEST CORNER OF TRACT E, WATERFORD CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 138 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89° 11' 26" EAST ALONG THE SOUTH LINE OF SAID WATERFORD CREEK FOR A DISTANCE OF 1306.89 FEET TO THE WEST RIGHT OF WAY LINE OF HANCOCK LONE PALM ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 330, PAGE 330 AND OFFICIAL RECORDS BOOK 941, PAGE 504 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00° 04' 52" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 201.57 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN SOUTH 89° 55' 08" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00° 04' 52" WEST FOR A DISTANCE OF 9.26 FEET; THENCE RUN NORTH 43° 17' 26" WEST FOR A DISTANCE OF 23.29 FEET; THENCE RUN NORTH 89° 26' 12" WEST FOR A DISTANCE OF 33.97 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1255.00 FEET, WITH A CHORD BEARING OF NORTH 88° 36' 35" WEST, AND A CHORD DISTANCE OF 36.23 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 39' 15" FOR A DISTANCE OF 36.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1145.00 FEET, WITH A CHORD BEARING OF NORTH 88° 36' 35" WEST, AND A CHORD DISTANCE OF 33.05 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 39' 15" FOR A DISTANCE OF 33.05 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89° 26' 12" WEST FOR A DISTANCE OF 192.72 FEET; THENCE RUN SOUTH 00° 33' 48" WEST FOR A DISTANCE OF 405.00 FEET TO THE AFORESAID NORTH LINE OF SAVANNAH PALMS; THENCE RUN NORTH 89° 26' 12" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 980.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14.47 ACRES, MORE OR LESS.

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

Location Map

RZ-24-06-038 (1466 Hancock Lone Palm Road)

**Parcels:
23-22-31-0000-00-079 &
23-22-31-0000-00-043**

