

10-30-18 13:55 RCVD



Interoffice Memorandum


10-30-18A11:50 RCVD

DATE: October 16, 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: Eric Raasch, Interim DRC Chairman Development Review Committee Planning Division (407) 836-5523 or Eric.RaaschJr@ocfl.net 

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

Project Name: Holly Estates Planned Development / Land Use Plan (PD / LUP) – Case # CDR-18-07-217

Type of Hearing: Substantial Change

Applicant: Dallas Austin, DR Horton, Inc.

Commission District: 2

General Location: Generally located west of N. Orange Blossom Trail, north of Willow Street, and south of Sadler 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

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 a Master Sign Plan, and delete existing conditions of approval to eliminate the requirements to connect to Orange County Utilities and the requirement to build a boat dock on the central lake known as Otter Lake.

Additionally, the following waivers from Orange County Code are being requested:

1. A waiver from Section 31.5-67(b) to allow for the maximum height of a ground sign in a commercial district that is located within one hundred (100) feet of a residential district, and not having a right-of-way between the sign and residential district, for the copy area of the sign be a maximum of eight (8) feet in height and architectural features of the sign above the copy area of to be proportional in height and size to the copy area, in lieu of the requirement that the maximum height of the sign shall be eight (8) feet;

2. A waiver from Section 31.5-73(a) to allow for a sign stating only the name of an approved residential development to be erected outside the subdivision, in lieu of the requirement that such a sign be located within the subdivision;
3. A waiver from Section 31.5-67(j) to allow for a ground sign to be erected on unimproved property; and
4. A waiver from Section 31.5-67(f) to allow for a maximum of two (2) ground signs on a parcel within a right-of-way frontage with approximately two hundred and seventy (270) linear feet, in lieu of the requirement that such frontage measure more than four hundred (400) linear feet.

Material Provided:

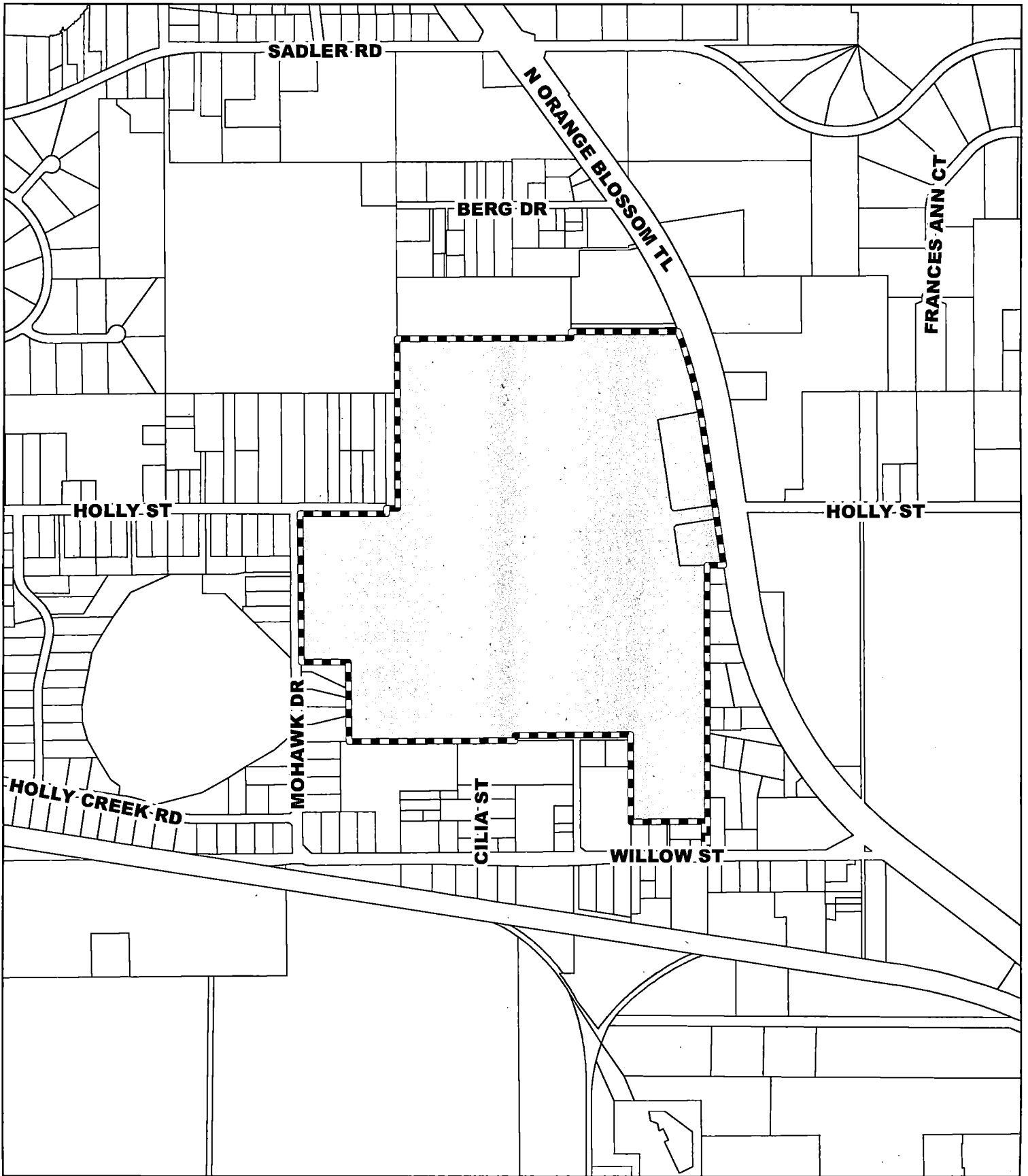
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

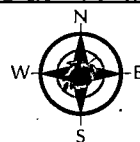
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department



 Subject Property



1 inch = 750 feet

HOLLY ESTATES LEGAL DESCRIPTION:

A PORTION OF SECTIONS 16 AND 21, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AS A POINT OF REFERENCE; THENCE N 86°00'26" E ALONG THE NORTH LINE THEREOF, 485.96 FEET TO THE POINT OF BEGINNING, SAID POINT BEING AND LYING ON THE WEST RIGHT OF WAY OF U.S. HIGHWAY 441 (STATE ROAD NO. 500) ACCORDING TO THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7502-107 (REVISED 5-13-57); THENCE RUN S 12°29'36" E, ALONG SAID WEST RIGHT OF WAY, 65.37 FEET; THENCE RUN S 77°30'24" W, 228.00 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 22.00 FEET, AN ARC LENGTH OF 34.56 FEET, A CHORD BEARING OF S 32°30'24" W AND A CHORD DISTANCE OF 31.11 FEET; THENCE RUN S 12°29'36" E, 208.92 FEET; THENCE RUN N 86°00'25" E, 158.76 FEET TO THE EAST LINE OF THE WEST 440 FEET OF THE NORTHEAST QUARTER OF SECTION 21; THENCE RUN S 04°12'42" E, ALONG SAID EAST LINE, 1466.92 FEET TO THE NORTH LINE OF THE SOUTH 208 FEET OF THE NORTH 674.1 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE RUN S 85°37'29" W, ALONG SAID NORTH LINE, 440 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 21; THENCE RUN N 04°12'42" W, ALONG SAID WEST LINE, 472.93 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE RUN S 85°46'12" W, ALONG SAID NORTH LINE, 1584.91 FEET TO THE EAST LINE OF BENTON'S MOHAWK ESTATES ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 22, PAGE 20 OF THE ORANGE COUNTY PUBLIC RECORDS; THENCE RUN N 05°54'32" W, ALONG SAID EAST LINE, 454.00 FEET TO THE NORTH LINE THEREOF; THENCE RUN S 85°46'11" W, ALONG SAID NORTH LINE, 270.00 FEET TO THE EAST RIGHT OF WAY LINE OF MOHAWK DRIVE, THENCE RUN N 05°55'06" W, ALONG SAID EAST LINE, 848.24 FEET TO THE SOUTH RIGHT OF WAY LINE OF HOLLY STREET THENCE RUN N 85°54'50" E, ALONG SAID SOUTH LINE, 493.59 FEET; THENCE RUN N 04°05'10" W, CONTINUING ALONG SAID SOUTH LINE 30.00 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 16; THENCE RUN N 85°54'50" E, ALONG SAID SOUTH LINE, 66.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE RUN N 04°17'34" W, ALONG SAID EAST LINE, 952.45 FEET; THENCE RUN N 85°52'30" E, 666.23 FEET; THENCE RUN N 04°20'18" W, 17.10 FEET; THENCE RUN N 85°54'49" E, 333.11 FEET; THENCE RUN N 04°21'40" W, 36.77 FEET; THENCE RUN N 85°54'14" E, 614.96 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 441, SAID LINE BEING A CURVE CONCAVE TO THE WEST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 9°41'40", A RADIUS OF 2814.93 FEEL, AN ARC LENGTH OF 476.29 FEET, A CHORD BEARING OF S 19°28'01" E AND A CHORD DISTANCE OF 475.72 FEET; THENCE RUN S 75°20'59" W, 250.00 FEET TO A CURVE CONCAVE TO THE WEST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 2°07'25", A RADIUS OF 2564.93 FEET, AN ARC LENGTH OF 95.06 FEET, A CHORD BEARING OF S 13°33'18" E AND A CHORD DISTANCE OF 95.06 FEET; THENCE RUN S 12°29'36" E, 414.15 FEET TO A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 22.00 FEET, AN ARC LENGTH OF 34.56 FEET, A CHORD BEARING OF S 57°29'36" E AND A CHORD DISTANCE OF 31.11 FEET; THENCE RUN N 77°30'24" E, 228.00 FEET TO THE AFORESAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE RUN S 12°29'36" E, ALONG SAID WEST LINE, 14.63 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 107.22 ACRES.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:

A PORTION OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AS A POINT OF REFERENCE; THENCE SOUTH 04°12'42" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, 1799.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 208 FEET OF THE NORTH 674.1 FEET OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE RUN NORTH 85°37'29" EAST ALONG SAID NORTH LINE, 420.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 85°37'29" EAST ALONG SAID NORTH LINE, 20.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 440 FEET OF SAID NORTHEAST QUARTER; THENCE RUN SOUTH 04°12'42" EAST ALONG SAID EAST LINE, 172.64 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WILLOW DRIVE; THENCE RUN SOUTH 85°37'29" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 20.00 FEET; THENCE RUN NORTH 04°12'41" WEST, 172.64 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.09 ACRES.

AND

BEG SW COR OF SE1/4 RUN ALONG SECTION LINE TO WLY R/W LINE OF N ORANGE BLOSSOM TRL RUN NLY ALONG R/W 14.63 FT S 77 DEG W 228 FT TH RUN NWLY 34.56 FT N 12 DEG W 414.15 FT TH RUN NLY 95.06 FT N 75 DEG E 250 FT TH RUN SLY ALONG R/W TO POB.

AND

BEG NE COR OF NW1/4 RUN S 89 DEG E 485.96 FT S 08 DEG E 65.37 FT S 81 DEG W 228 FT TH RUN SWLY 34.56 FT S 08 DEG E 208.92 FT S 89 DEG E 252.78 FT N 08 DEG W 270.26 FT M/L TO POB.

CONTAINING A TOTAL OF 111.81 ACRES