



Interoffice Memorandum

02-13-18P05:30 RCVD

**DATE:** January 24, 2018 02-13-18P04:39 RCVD

**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

**Project Name:** Buena Vista Park Planned Development / Land Use Plan (PD/LUP) Land Use Plan Amendment – Case # LUPA-17-10-296

**Type of Hearing:** Land Use Plan Amendment

**Applicant:** Raymond Stangle, Jordan & Associates Consulting, Inc.

**Commission District:** 1

**General Location:** Generally located north of Lake Street and east of Palm Parkway

**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 # 18-191

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 Land Use Plan Amendment (LUPA) to expand the Buena Vista Park PD through the aggregation of 1.64 acres from the Ruby Lake PD for the construction of an off-site parking lot associated with an adjacent hotel development.

**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

**LEGAL DESCRIPTION:**

PARCEL 1: ALL OF BLOCK 63, A PORTION OF BLOCKS 36, 37, AND 60, LAKE STREET, ELEVENTH STREET, AND MAGNOLIA STREET, ORANGE CENTER, FLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THAT LIES NORTH OF LAKE STREET (ALSO KNOWN AS TWELFTH STREET) PER SAID PLAT, EASTERLY OF PALM PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5235, PAGE 2308, OFFICIAL RECORDS BOOK 5138, PAGE 1988, AND OFFICIAL RECORDS BOOK 5433, PAGE 782, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 00°09'53" EAST, A DISTANCE OF 25.00 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15 TO THE NORTH RIGHT-OF-WAY LINE OF LAKE STREET, ORANGE CENTER, FLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 143, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE NORTH 89°57'23" WEST, A DISTANCE OF 444.78 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF PALM PARKWAY PER OFFICIAL RECORDS BOOK 5235, PAGE 2308, OFFICIAL RECORDS BOOK 5138, PAGE 1988 & OFFICIAL RECORDS BOOK 5433, PAGE 782, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 59°21'37" AND A CHORD BEARING OF NORTH 31°43'07" EAST; THENCE FROM A TANGENT BEARING NORTH 02°02'18" EAST, NORTHEASTERLY 782.21 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°59'15" EAST, A DISTANCE OF 53.51 FEET ALONG SAID NORTH LINE TO THE AFOREMENTIONED EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°09'53" WEST, A DISTANCE OF 636.34 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

**TOGETHER WITH:**

PARCEL 2: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE N.00°06'15"W. A DISTANCE OF 25.00 FEET TO THE NORTH RIGHT OF WAY LINE OF TURKEY LAKE ROAD AND TO A POINT OF BEGINNING: THENCE N.89°47'01"W. ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 616.95 FEET; THENCE N.00°14'57"W. A DISTANCE OF 613.65 FEET; THENCE N.89°51'10"E. A DISTANCE OF 119.36 FEET; THENCE N.00°14'26"W. A DISTANCE OF 24.51 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE N.89°55'29"E. ALONG SAID NORTH LINE A DISTANCE OF 788.65 FEET TO SAID WEST RIGHT-OF-WAY LINE AND TO A POINT ON A NONTANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 865.00 FEET, A CHORD BEARING OF S.24°20'41"W., A CHORD DISTANCE OF 699.35 FEET, RUN THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LIEN AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°41'18", A DISTANCE OF 719.95 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH:**

PROPOSED ADDITION: THAT PART OF TRACT "A", MARBELLA - PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGES 149 AND 150, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: THE SOUTH 100.00 FEET AND THE WEST 100.00 FEET, BY PERPENDICULAR MEASURE, OF SAID TRACT "A" OF SAID PLAT OF MARBELLA - PHASE 1. CONTAINING 1.640 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHT-OF-WAY, RESTRICTIONS, EASEMENT AND OWNERSHIPS OF RECORD.

PREPARED BY:

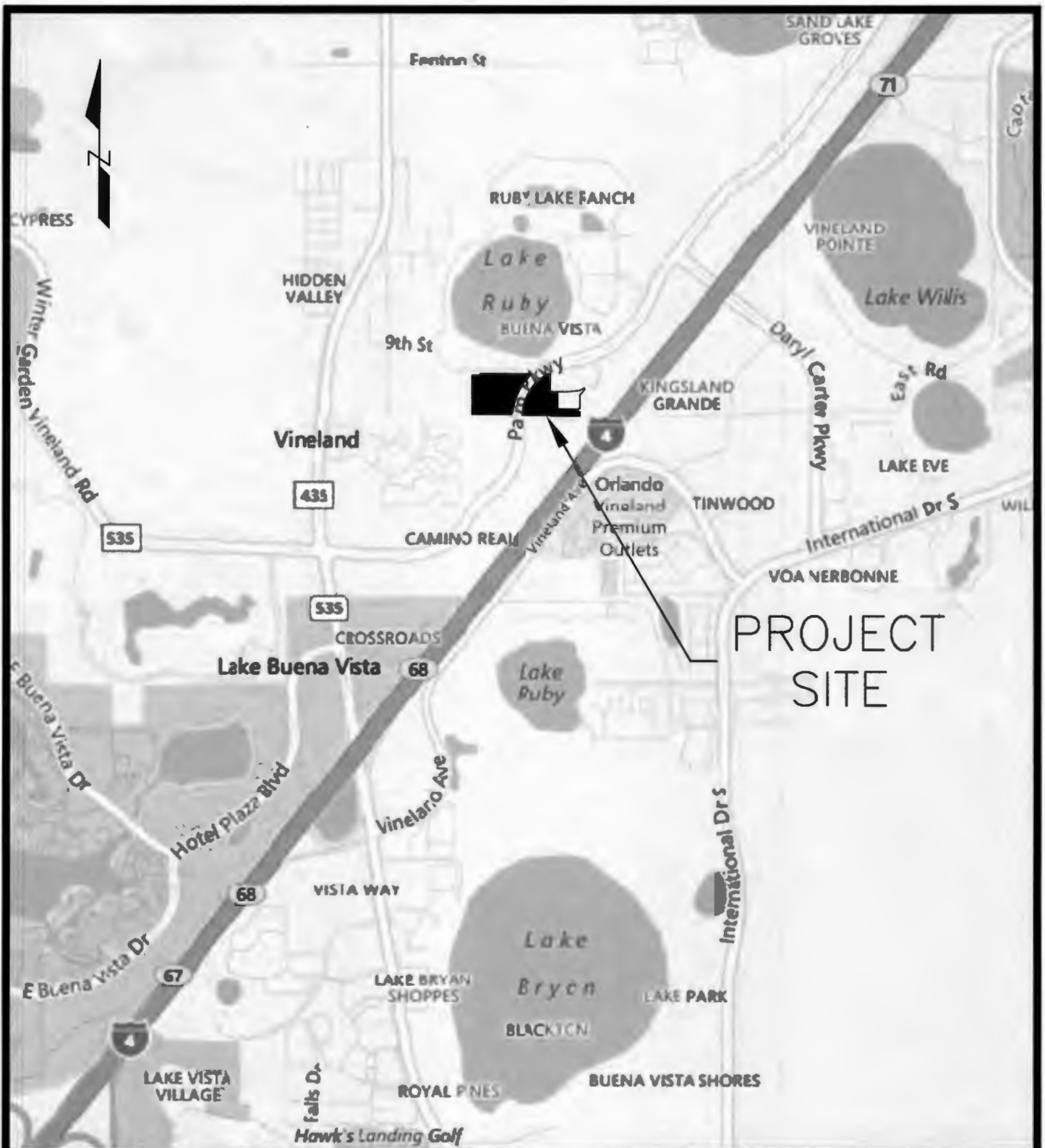
PREPARED FOR:



**LEGAL DESCRIPTION**

LOCATION MAP  
BUENA VISTA PARK PD

SCALE:  
N/A



PROJECT SITE

PREPARED BY:   
**JORDAN**  
 COMPANIES  
 WWW.JORDANCOMPANIES.COM

PREPARED FOR:  
**LOCATION MAP**  
**LOCATION MAP**  
**BUENA VISTA PARK PD**

0 2000 4000 Feet  
 SCALE:  
 1" = 2000'  
 1 OF 2

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