



Interoffice Memorandum

DATE: August 23, 2022

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: **Jason H. Sorensen, Chief Planner**
Current Planning Section
Planning Division
(407) 836-5602 or Jason.Sorensen@ocfl.net

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

Applicant: Jennifer Stickler, Kimley-Horn and Associates, Inc.

Case Information: Case # LUP-21-03-073 (Lake Hancock PD)
Planning and Zoning Commission (PZC)
Meeting Date: August 18, 2022

Type of Hearing: Rezoning Public Hearing

Commission District: 1

General Location: North of Larkspur Lake Drive, on the east side of
Old Seidel Road.

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 ESTE AVISO PARA UNA AUDENCIA PUBLICA SOBRE UNA PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

Advertising Language:

To rezone 50.32 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District) in order to construct a 15,000 square foot daycare on 2.0 developable acres and 34 townhomes on 5.01 developable acres with the use of 10 Transfer of Development Right (TDR) credits from preserved on-site wetlands.

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, Deputy County Administrator
Jon V. Weiss, Director, Planning, Environmental, and Development Services
Department

Legal Description

Lake Hancock PD

LUP-21-03-073

Parcel 34-23-27-0000-00-033

&

Parcel 34-23-27-0000-00-024

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID SECTION 34, N00°01'38"W, A DISTANCE OF 1319.06 FEET TO THE NORTHWEST CORNER OF THE S1/2 OF THE SW1/4 OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF THE S1/2 OF THE SW1/4 OF SAID SECTION 34, N89°44'13"E, A DISTANCE OF 1437.61 FEET TO THE EASTERLY RIGHT-OF-WAY OF SEIDEL ROAD (RIGHT-OF-WAY WIDTH VARIES - P.B. 80, PG. 49-52) AND THE POINT OF BEGINNING;

THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY OF SAID SEIDEL ROAD, ALONG THE SOUTH LINE OF TRACT OS-2 OF THE PLAT OF LAKE HANCOCK PRESERVE, AS RECORDED IN PLAT BOOK 84, PAGE 54-57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE NORTH LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 34, N89°44'13"E, A DISTANCE OF 300.55 FEET TO THE SOUTHEAST CORNER OF TRACT B-5 OF SAID LAKE HANCOCK PRESERVE; THENCE DEPARTING THE NORTH LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 34, S18°13'58"E, A DISTANCE OF 14.73 FEET; THENCE S10°11'59"W, A DISTANCE OF 46.34 FEET; THENCE S45°26'35"E, A DISTANCE OF 52.32 FEET; THENCE S53°52'27"E, A DISTANCE OF 40.25 FEET; THENCE S28°47'06"E, A DISTANCE OF 65.36 FEET; THENCE S31°37'33"E, A DISTANCE OF 51.27 FEET; THENCE S89°44'13"W, A DISTANCE OF 507.37 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID SEIDEL ROAD; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID SEIDEL ROAD THE FOLLOWING SIX (6) COURSES: 1) N25°03'49"E, A DISTANCE OF 18.20 FEET; 2) N17°53'14"E, A DISTANCE OF 48.83 FEET; 3) N19°09'18"E, A DISTANCE OF 50.21 FEET; 4) N23°43'42"E, A DISTANCE OF 18.61 FEET; 5) N20°55'46"E, A DISTANCE OF 70.82 FEET; 6) N19°57'44"E, A DISTANCE OF 30.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.000 ACRES OF LAND, MORE OR LESS.

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE LANDS CONVEYED BY DEED TO 51 LAKE HANCOCK, LLC, AS DESCRIBED IN INSTRUMENT NUMBERS 20090202910 AND 20090202907, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID SECTION 34, N00°01'38"W, A DISTANCE OF 1319.06 FEET TO THE NORTHWEST CORNER OF THE S1/2 OF THE SW1/4 OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF THE S1/2 OF THE SW1/4 OF SAID SECTION 34, N89°44'13"E, A DISTANCE OF 1738.16 FEET TO THE SOUTHWEST CORNER OF TRACT W-2, OF THE PLAT OF LAKE HANCOCK PRESERVE, AS RECORDED | PLAT BOOK 84, PAGES 54-57 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID NORTH LINE OF THE S1/2 OF THE SW1/4 OF SAID SECTION 34, N89°44'13"E, A DISTANCE OF 913.48 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, S00°06'22"W, A DISTANCE OF 1321.66 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SECTION 34, S89°47'34"W, A DISTANCE OF 1908.74 FEET TO THE EASTERLY RIGHT-OF-WAY OF SEIDEL ROAD, OF THE PLAT OF SEIDEL ROAD, AS RECORDED IN PLAT BOOK 80, PAGES 49-52 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF SEIDEL ROAD THE FOLLOWING EIGHTEEN (18) COURSES: 1) N02°14'24"W, A DISTANCE OF 63.18 FEET; 2) N03°48'48"W, A DISTANCE OF 98.56 FEET; 3) N02°17'10"W, A DISTANCE OF 108.97 FEET; 4) N00°01'04"W, A DISTANCE OF 77.29 FEET; 5) N04°09'42"E, A DISTANCE OF 44.15 FEET; 6) N52°56'45"E, A DISTANCE OF 2.74 FEET; 7) NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 343.97 FEET, A CENTRAL ANGLE OF 29°42'42" AND A CHORD BEARING AND DISTANCE OF N19°03'53"E, 176.38 FEET) FOR AN ARC DISTANCE OF 178.37 FEET; 8) N40°35'00"E, A DISTANCE OF 90.59 FEET; 9) N46°29'27"E, A DISTANCE OF 99.56 FEET; 10) N50°39'24"E, A DISTANCE OF 65.14 FEET; 11) N52°45'31"E, A DISTANCE OF 99.90 FEET; 12) N52°44'40"E, A DISTANCE OF 92.60 FEET; 13) N51°17'40"E, A DISTANCE OF 94.60 FEET; 14) N48°20'09"E, A DISTANCE OF 46.07 FEET; 15) N49°50'07"E, A DISTANCE OF 56.03 FEET; 16) N38°50'49"E, A DISTANCE OF 50.88 FEET; 17) N33°55'09"E, A DISTANCE OF 58.79 FEET; 18) N25°03'49"E, A DISTANCE OF 34.82 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY OF SEIDEL ROAD, N89°44'13"E, A DISTANCE OF 507.37 FEET; THENCE N31°37'33"W, A DISTANCE OF 51.27 FEET; THENCE N28°47'06"W, A DISTANCE OF 65.36 FEET; THENCE N53°52'27"W, A DISTANCE OF 40.25 FEET; THENCE N45°26'35"W, A DISTANCE OF 52.32 FEET; THENCE N10°11'59"E, A DISTANCE OF 46.34 FEET; THENCE N18°13'58"W, A DISTANCE OF 14.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.325 ACRES OF LAND, MORE OR LESS.

TOTAL AREA = 50.32 AC.

For questions regarding this map,
please call the Planning Division
at 407-836-5600.

Location Map

Lake Hancock PD

LUP-21-03-073

