



Interoffice Memorandum

08-22-16A11:05 RCVD

DATE: August 18, 2016

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, 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

Project Name: Lake Bryan Planned Development / Land Use
Plan (PD / LUP) - Case # CDR-16-06-214

Type of Hearing: Substantial Change

Applicant: Thomas A. Cloud, Gray Robinson

Commission District: 1

General Location: Generally located east of Vineland Avenue, west
of International Drive, and north of World Center
Drive

**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

October 4, 2016
@ 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, Email: lourdes.o'farrill@ocfl.net 407-836-5686

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, 407-836-5684.836-5686

Advertising Language:

A PD substantial change to to make the following changes to the PD/LUP, concurrent with a request to rescind the Lake Bryan Development of Regional Impact (DRI):

1. Incorporate existing DRI / Development Order (DO) Conditions 3 (Vegetation, Wildlife and Wetlands), 4 (Stormwater Management), 5 (Floodplains), 6 (Transportation Concurrency and Roadway Impact), 11 (Transportation Interconnectivity), 12 (Transit Systems) and 15 (Other / Historic Resources) as PD Conditions of Approval (with modifications);
2. Add / update Parcel ID numbers;
3. Add previous BCC Conditions of Approval; and

4. Add notes related to wetland, buffer, mitigation / enhancement and conservation area acreages, boat docks or ramps and impact permit requirements.

Material Provided:

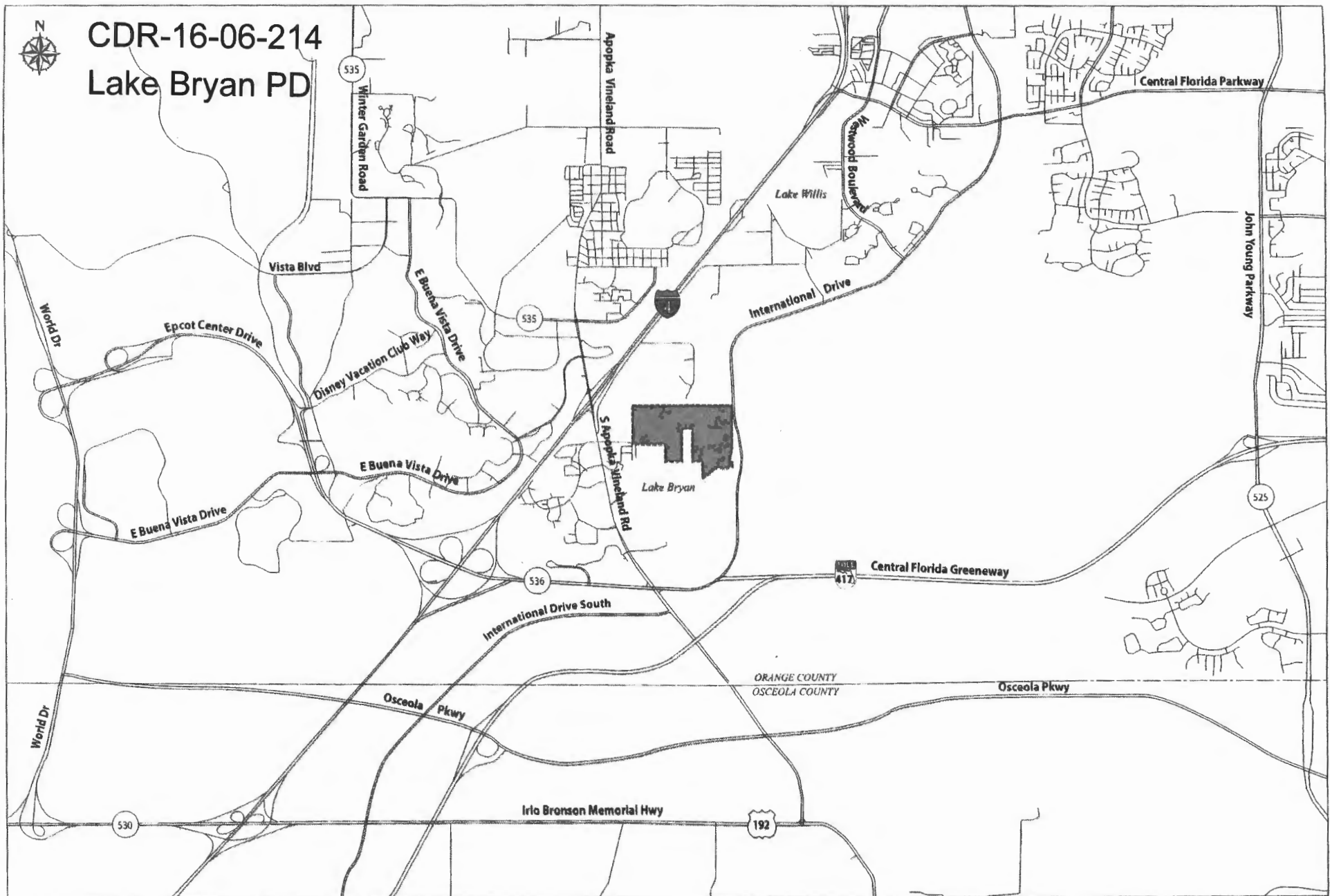
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

Please place this request on the **September 20, 2016 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



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

EXHIBIT "A"

LEGAL DESCRIPTION

The West 1/4 of Section 26, Township 24 South, Range 28 East, less the Southwest 1/4 of the Southwest 1/4 of said Section 26; Also: The Northwest 1/4 of the Northeast 1/4 of Lots 1, 2, 3, 4, 29, 30 and 32 of Munger's Subdivision, as recorded in Plat Book E, Pages 22 and 23 of Section 27, Township 24 South, Range 28 East, including "BRYAN BEACH ESTATES", as recorded in Plat Book V, Page 109, Public Records of Orange County, Florida; Also: The Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 24 South, Range 28 East, and Lot 33 of Munger's Subdivision, as recorded in Plat Book E, Pages 22 and 23 of Section 27, Township 24 South, Range 28 East, less all Right-of-ways.

AND (TRACT "A")

OR Bk 5100 Pg 823
Orange Co FL 5709925

That part of Lot 53 of Willis R. Munger's Subdivision, Section 26, Township 24 South, Range 28 East, as recorded in Plat Book "E", Page 23, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of Section 26, run N. 89°56'51" W. along the South line of said Northwest 1/4 a distance of 1354.71 feet to a point lying 15.00 feet S. 00°22'22" W. of the Southwest corner of said Lot 53; thence departing said South line, run N. 00°22'22" E. along the Southerly projection of the West line and along the West line of said Lot 53 a distance of 481.33 feet for the Point of Beginning; thence continue N. 00°22'22" E. along said West line a distance of 179.96 feet to the Northwest corner of said Lot 53; thence S. 89°52'02" E. along the North line of said Lot 53 a distance of 100.78 feet to the proposed Westerly right-of-way line of International Drive, said point being a point on a curve concave Westerly and having a radius of 2229.33 feet; thence from a chord bearing of S.02°18'54" W. run Southerly along said proposed Westerly right of way line and the arc of said curve 180.14 feet through a central angle of 04°37'47" to a point on said curve; thence departing said proposed Westerly right-of-way line run N. 89°52'02" W. 94.68 feet to the Point of Beginning.

LESS: (TRACT "B")

That part of the West 1/4 of Section 26, Township 24 South, Range 28 East, Orange County, Florida being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section 26; thence run S. 89°37'19" E. along the North line of said Northwest 1/4 a distance of 1204.09 feet for a Point of Beginning; thence continue S. 89°37'19" E. along said North line a distance of 125.00 feet to the Northeast corner of the West 1/4 of said Section 26; thence run S. 00°22'22" W. along the East line of said West 1/4 a distance of 1255.33 feet; thence departing said West line run

N. 10°19'13" W. a distance of 390.24 feet to the point of curvature of a curve concave Easterly and having a radius of 2927.29 feet; thence run Northerly along the arc of said curve 530.96 feet through a central angle of 10°23'33" to the point of tangency; thence N. 00°04'20" E. a distance of 344.09 feet to the Point of Beginning.

AND ALSO LESS: that part of the West 1/4 of said Section 26 being more particularly described as follows:

OR Bk 5100 Pg 824
Orange Co FL 5709925

(TRACT "C")

Commence at the Northwest corner of the Northwest 1/4 of said Section 26; thence run S. 89°37'19" E. along the North line of said Northwest 1/4 a distance of 1329.09 feet to the Northeast corner of the West 1/4 of said Section 26; thence run S. 00°22'22" W. along the East line of said West 1/4 a distance of 2645.15 feet to the South line of said Northwest 1/4; thence departing said South line run S. 00°22'18" W. along the East line of said West 1/4 a distance of 79.09 feet for a Point of Beginning; thence continue S. 00°22'18" W. along said East line a distance of 1,252.39 feet to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 26; thence S. 89°59'23" W. along the South line of said Northwest 1/4 of the Southwest 1/4 a distance of 62.50 feet; thence departing said South line run N. 00°22'18" E. a distance of 650.31 feet to the point of curvature of a curve concave Easterly and having a radius of 2,927.29 feet; thence run Northerly along the arc of said curve 575.11 feet through a central angle of 11°15'24" to the point of tangency; thence N. 11°37'42" E. a distance of 31.68 feet to the Point of Beginning.

AND ALSO LESS: (TRACT "D")

That part of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 26, run N. 68°00'26" E. 294.16 feet; thence N. 46°06'25" E. 341.22 feet; thence N. 56°46'44" E. 165.62 feet; thence N. 38°24'07" E. 127.46 feet; thence N. 82°53'50" E. 17.53 feet; thence S. 57°07'28" E. 127.58 feet; thence S. 63°15'00" E. 66.59 feet; thence S. 77°38'55" E. 154.59 feet; thence N. 83°42'44" E. 201.83 feet; thence N. 58°36'26" E. 100.63 feet to the East line of the aforementioned South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 26; thence S. 00°22'23" W. along said East line 481.33 feet to the Northeast corner of said Northwest 1/4 of the Southwest 1/4; thence departing said East line run S. 89°58'54" W. along the North line of said Northwest 1/4 of the Southwest 1/4 a distance of 1354.77 feet to the Point of Beginning.

AND ALSO LESS: (TRACT "E")

The Northwest 1/4 of the Southwest 1/4 of Section 26, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Northwest 1/4 of the Southwest 1/4 run N. 00°55'32" E. along the West line of said Northwest 1/4 of the Southwest 1/4 a distance of 1329.79 feet to the Northwest corner of said Northwest 1/4 of the Southwest 1/4; thence departing said West line run N. 89°58'54" E. along the North line of said Northwest 1/4 of the Southwest 1/4 a distance of 1354.77 feet to the Northeast corner of said Northwest 1/4 of the Southwest 1/4; thence departing said North line run S. 00°22'18" W. along the East line of the Northwest 1/4 of the Southwest 1/4 and the West line of Lots 76 & 85, of Willis Munger's Subdivision as recorded in Plat Book E, Page 22, of the Public Records of Orange County, Florida, and a projection and an extension thereof a distance of 1329.00 feet to the Southeast corner of said Northwest 1/4 of the Southwest 1/4; thence departing said line run S. 89°57'17" W. along the South line of said Northwest 1/4 of the Southwest 1/4 a distance of 1367.64 feet to the Point of Beginning.

The above described parcel being more particularly described as follows:

Begin at the Northwest corner of the Northeast 1/4 of Section 27, Township 24 South, Range 28 East, Orange County, Florida; thence run N. 89°57'00" E. along the North line of said Northeast 1/4 of Section 27, a distance of 2726.71 feet to the Northwest corner of the Northwest 1/4 of Section 26, Township 24 South, Range 28 East; thence run S. 89°37'49" E. along the North line of said Northwest 1/4 of Section 26, a distance of 1203.69 feet to the point on the West right-of-way of International Drive, said point lying N. 89°37'49" W. 125.00 feet of the Northeast corner of said Northwest 1/4 of Section 26; thence run Southerly along said right-of-way line, the following courses: run S. 00°03'43" W. 344.09 feet to the point of curvature of a curve concave Easterly, and having a radius of 2927.29 feet; thence run Southerly along the arc of said curve 530.96 feet through a central angle of 10°23'33" to the point of tangency; thence run S. 10°19'50" E. 390.24 feet to a point on the East line of the West 1/4 of said Section 26, thence leaving said West right-of-way line of International Drive, run S. 00°21'45" W. along said East line of the West 1/4 of Section 26, a distance of 732.21 feet to the Northwest corner of Lot 53 of Willis R. Munger's subdivision of Section 26, Township 24 South, Range 28 East, as recorded in Plat Book "E" Page 23, of the Public Records of Orange County, Florida; thence run S. 89°52'03" E. along the North line of said Lot 53, a distance of 100.78 feet to a point on the aforesaid West right-of-way line of International Drive, said point being on a curve concave Easterly, having a radius of 2229.33 feet, a chord of 181.31 feet, and a chord bearing of S. 02°17'12" W.; thence run Southerly along the arc of said curve and said West right-of-way line, 181.36 feet; thence leaving said West right-of-way line, run N. 89°55'51" W. parallel with the North line of said Lot 53, a distance of 94.68 feet to a point on the aforesaid East line of the West 1/4 of Section 26, said point lying N. 00°21'45" E. 481.33 feet of the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 26; thence leaving said East line run, S. 58°35'46" W. 100.63 feet; thence S. 83°42'04" W. 201.83 feet; thence N. 77°39'35" W. 154.59 feet; thence N. 63°15'40" W. 66.59 feet; thence N. 57°08'08" W. 127.58 feet; thence S. 82°53'10" W. 17.53 feet; thence S. 38°23'27" W. 127.46 feet; thence S. 56°46'04" W. 165.62 feet; thence S. 46°05'45" W. 341.22 feet; thence S. 67°58'46" W. 294.16 feet to the Southwest corner of said Northwest 1/4 of Section 26, thence

run N. $00^{\circ}55'07''$ E. along the West line of said Northwest 1/4 of Section 26, a distance of 664.90 feet to a point on the Easterly extension of the South line of Lot 33, of Willis R. Munger's Subdivision of Section 27, Township 24 South, Range 28 East, as recorded in Plat Book "E" Page 23, Public Records of Orange County, Florida; thence run S. $89^{\circ}53'46''$ W. along the South line of said Lot 33, and the Easterly extension thereof, 336.68 feet to the Southwest corner of said Lot 33; thence run N. $00^{\circ}47'56''$ E. along the West lines of Lots 32 and 33 of said Willis R. Munger's Subdivision, of Section 27, a distance of 1329.96 feet to the Northwest corner of said Lot 32; thence run S. $89^{\circ}55'56''$ W. 339.45 feet to the Northeast corner of Lot 30, of said Willis R. Munger's Subdivision, of Section 27; thence run S. $00^{\circ}40'46''$ W. along the East line of said Lot 30, and along the East line of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 27, a distance of 1330.13 feet to the Southeast corner of said Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27; thence run S. $89^{\circ}53'46''$ W. 673.35 feet to the Southwest corner of said Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27; thence run N. $00^{\circ}26'25''$ E. along the West line of said Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27; and the Northerly extension thereof, 667.68 feet to a point on the South line of "BRYAN BEACH ESTATE", as recorded in Plat Book "V", Page 109, Public Records of Orange County, Florida; thence run S. $89^{\circ}56'02''$ W. along said South line of "BRYAN BEACH ESTATES" 1352.26 feet to a point on the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 27; thence run N. $00^{\circ}02'19''$ W. along the West line of said Northwest 1/4 of the Northeast 1/4 of Section 27, a distance of 1328.40 feet to the Point of Beginning.

Containing 162.48 acres more or less.

OR Bk 5100 Pg 826
Orange Co FL 5709925