



Interoffice Memorandum

10-17-16A07:55 RCVD

A handwritten signature in the top right corner of the memorandum.

DATE: October 14, 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, MArch., 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

A handwritten signature next to the contact person information.

Project Name: Delores Planned Development / Land Use Plan
(PD / LUP) - Case # CDR-16-03-092

Type of Hearing: Substantial Change

Applicant: Jeff W. Banker, Highland Engineering, Inc.

Commission District: 1

General Location: North of Winter Garden Vineland Road / West of
Apopka Vineland 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

November 29, 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 request to convert a mixture of uses into 279 hotel rooms, while adding access locations (full access, right-in/right-out), and modifying gross and net land areas, conservation areas, proposed conservation encroachment areas, and total buildable areas. In addition, the following waiver from Orange County Code has been requested:

1. A waiver from Section 38-1272(a)(5) to allow a maximum building height of ninety (90) feet, in lieu of fifty (50) feet, and in lieu of thirty-five (35) feet within one hundred (100) feet of residential.

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*).

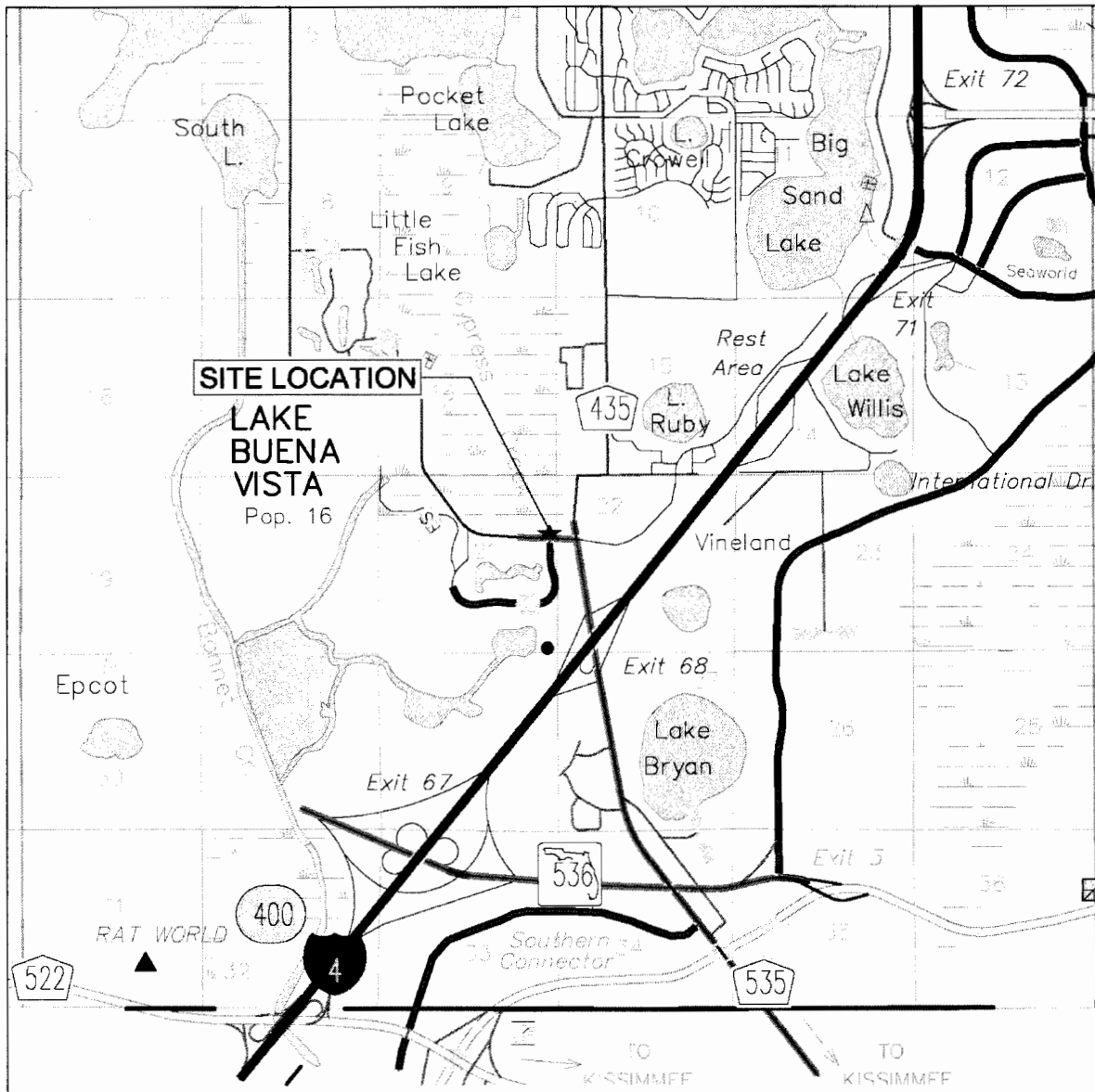
Special instructions to the Clerk:

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

DELORES DEVELOPMENT PD - AMENDED LAND USE PLAN
(CDR-16-03-092)



LOCATION MAP
NTS

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

**DELORES DEVELOPMENT PD – AMENDED LAND USE PLAN
CDR-16-03-092**

PARCEL I.D. NO'S: 21-24-28-0000-00-006; 21-24-28-0000-00-020; 21-24-28-5844-00-320

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 21, TOWNSHIP 24 SOUTH, RANGE 28 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°04'25" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, FOR A DISTANCE OF 677.51 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, ALSO BEING THE NORTH LINE OF LOT 32, MUNGER AND COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 22 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 00°04'25" WEST, CONTINUING ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, ALSO BEING THE WEST LINE OF BRINKER FLORIDA INC, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 63 OF SAID PUBLIC RECORDS, AND THE WEST LINE OF LIVENGOOD PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 64 OF SAID PUBLIC RECORDS, FOR A DISTANCE OF 1228.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 535 (WINTER GARDEN-VINELAND ROAD), AS RECORDED IN OFFICIAL RECORDS BOOK 5029, PAGE 3387 AND OFFICIAL RECORDS BOOK 5185, PAGE 3066 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 84°40'54" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 110.07 FEET; THENCE RUN NORTH 87°24'24" WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 309.12 FEET; THENCE RUN NORTH 00°13'03" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 527.92 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE RUN SOUTH 89°52'58" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 84.26 FEET TO A THE INTERSECTION OF SAID NORTH LINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 31 OF SAID MUNGER AND COMPANY, ALSO BEING THE WEST LINE OF THE AFORESAID LOT 32; THENCE RUN NORTH 00°01'32" EAST, ALONG SAID EAST LINE OF LOT 31, ALSO BEING SAID WEST LINE OF LOT 32, FOR A DISTANCE OF 676.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 31, ALSO THE NORTHWEST CORNER OF SAID LOT 32 AND THE SOUTHWEST CORNER OF THE AFORESAID LOT 1; THENCE RUN SOUTH 89°59'58" EAST, ALONG THE SOUTH LINE OF SAID LOT 1 AND THE EASTERLY EXTENSION THEREOF, ALSO BEING THE NORTH LINE OF SAID LOT 32 AND THE EASTERLY EXTENSION THEREOF, FOR A DISTANCE OF 337.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 10.422 ACRES OF LAND MORE OR LESS.