



Interoffice Memorandum

10-25-16A10:46 RCVD

CF

DATE: October 24, 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

Project Name: The Vinings at Cypress Pointe - Planned
Development / Land Use Plan (PD / LUP) - Case
CDR-16-03-105

Type of Hearing: Substantial Change

Applicant: Scott M. Gentry, Kelly, Collins & Gentry, Inc.

Commission District: 1

General Location: South of Vinings Way Boulevard and east of
South 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

LEGISLATIVE FILE # 16-185

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:

This PD substantial change request is to amend the PD/LUP by aggregating PD Lot 8 (Tourist Commercial) into PD Lot 6 (Tourist Commercial); adding a trip equivalency matrix; and converting 23,018 square feet of commercial entitlements into 170 hotel rooms.

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 **November 29, 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.

**KELLY,
COLLINS &
GENTRY, INC.**

ENGINEERING / PLANNING

Scale: NOT TO SCALE

Date: 10/19/2016

S: 22 T: 24 R: 28

Job # : 10/19/2016

Drawn by: JAM

Appvd. by: SCF

**THE VININGS AT CYPRESS
POINTE PD - CDR-16-03-105**

Exhibit: LOCATION MAP

Source: GOOGLE MAPS

Area: ORANGE COUNTY, FL

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LEGAL DESCRIPTION

THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY OF APOPKA-VINELAND ROAD AS SHOWN IN ROAD PROJECT NO. 24D, 1926, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE N89°53'58"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 531.32 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF APOPKA VINELAND ROAD AS DEPICTED ON THE ORANGE COUNTY ROAD BOND PROJECT NO. 24D. SAID POINT BEING ON A RIGHT OF WAY CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 89.00 FEET; THENCE FROM A RADIAL BEARING OF N48°34'38"W, RUN WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID RIGHT OF WAY CURVE THROUGH A CENTRAL ANGLE OF 37°07'58", AN ARC DISTANCE OF 57.68 FEET TO THE POINT OF TANGENCY OF SAID RIGHT OF WAY CURVE; THENCE RUN S0417°12'4"W ALONG SAID WESTERLY RIGHT OF WAY OF APOPKA VINELAND ROAD AS DEPICTED ON THE ORANGE COUNTY ROAD BOND PROJECT NO. 24D, A DISTANCE OF 515.58 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF APOPKA VINELAND ROAD, AS DEPICTED ON THE ORANGE COUNTY ROAD BOND PROJECT NO. 24D, RUN S89°53'58"W, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 22, A DISTANCE OF 470.09 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE RUN N00°03'57"W, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 22, A DISTANCE OF 566.25 FEET TO THE POINT OF BEGINNING; CONTAINING 6.398 ACRES. MORE OR LESS.

TOGETHER WITH AND INCLUDING THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING EASTERLY OF AND SOUTHERLY OF APOPKA-VINELAND ROAD AS NOW EXISTS PER ROAD BOND PROJECT NO. 24D, DATE OF 1926, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE N89°53'58"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 603.48 FEET TO A POINT IN THE CENTERLINE OF APOPKA-VINELAND ROAD AS DEPICTED ON THE ORANGE COUNTY ROAD BOND PROJECT NO. 24D, ALSO KNOWN AS LAKE AVENUE; THENCE RUN S0417°24'W, A DISTANCE OF 60.17 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 60.00 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 22 AND THE SOUTH RIGHT-OF-WAY LINE OF APOPKA-VINELAND ROAD AS RECORDED IN OFFICIAL RECORD BOOK 4013, PAGES 240, 241 AND 242 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°53'58"E ALONG SAID SOUTH LINE OF THE NORTH 60.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTH RIGHT-OF-WAY LINE OF APOPKA-VINELAND ROAD A DISTANCE OF 23.15 FEET TO THE POINT OF BEGINNING; THENCE RUN N89°53'58"E ALONG SAID SOUTH LINE OF THE NORTH 60.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTH RIGHT-OF-WAY LINE OF APOPKA-VINELAND ROAD, A DISTANCE OF 2048.26 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, THENCE DEPARTING SAID SOUTH LINE OF THE NORTH 60.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 22 AND THE SOUTH RIGHT-OF-WAY LINE OF APOPKA-VINELAND ROAD, RUN S00°35'58"W, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 1294.68 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22. THENCE DEPARTING SAID EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22, RUN S89°53'21"W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 2126.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF APOPKA-VINELAND ROAD AS RECORDED IN OFFICIAL RECORD BOOK 4072, PAGES 1427 THRU 1430 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SAID POINT BEING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 10,830.70 FEET, THENCE DEPARTING SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22 FROM A RADIAL BEARING OF N89°53'56"W, RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 411°20" THE ARC DISTANCE OF 791.80 FEET TO THE POINT OF TANGENCY. THENCE RUN N0417°24"E, ALONG SAID EAST RIGHT-OF-WAY LINE OF APOPKA-VINELAND ROAD A DISTANCE OF 482.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID EASTERLY RIGHT-OF-WAY LINE OF APOPKA-VINELAND ROAD THROUGH A CENTRAL ANGLE OF 85°36'34" THE ARC DISTANCE OF 37.35 FEET TO THE POINT OF BEGINNING. CONTAINING 62.634 ACRES MORE OR LESS.

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Area: ORANGE COUNTY, FL

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