



**Interoffice Memorandum**

DEC 27 2016

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

**DATE:** December 20, 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

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**Project Name:** Reams Road Property Planned Development /  
Land Use Plan (PD / LUP)  
Case # CDR-16-09-329

**Type of Hearing:** Substantial Change

**Applicant:** Marc D. Stehli, Poulos and Bennett, LLC

**Commission District:** 1

**General Location:** Southwest of Reams Road, approximately 2,100  
feet northwest of 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

LEGISLATIVE FILE #

17-083

February 7, 2017  
@ 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](mailto: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 Substantial Change to reduce wetland impacts by 0.98 acres; increase public open space area by 1.31 acres; decrease stormwater area by 2.33 acres; and increase net developable land area by 0.03 acres.

**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*).

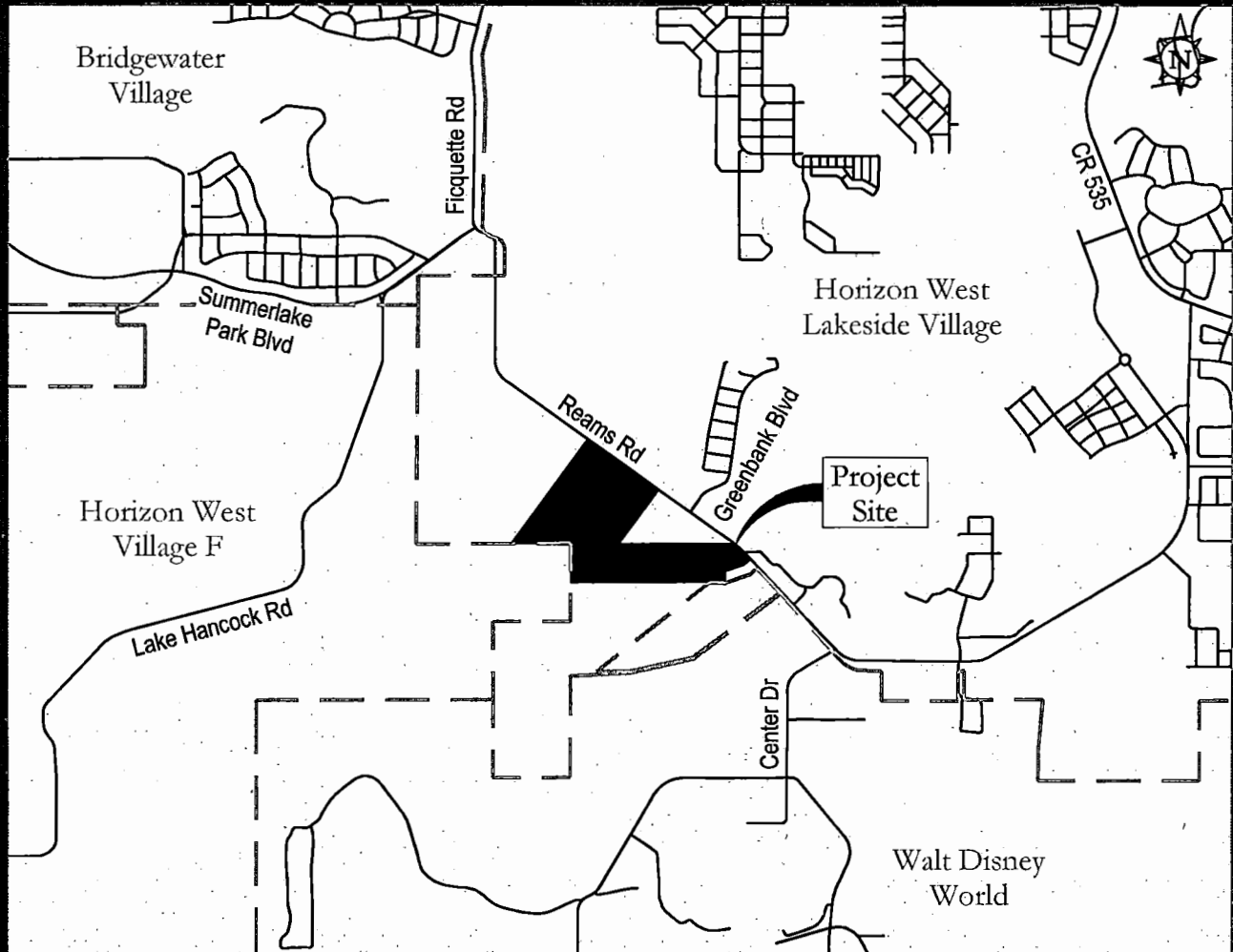
**Special instructions to the Clerk:**

Please place this request on the **same BCC agenda as CAI-15-10-035 and PSP-15-10-300**. 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

# Reams Road Property (CDR-16-09-329)



## Vicinity Map

Scale: 1" = 3,000'

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

**POULOS & BENNETT**

2602 E. Livingston Street, Orlando, FL 32803  
Tel. 407.487.2594 [www.poulosandbennett.com](http://www.poulosandbennett.com)  
Eng. Bus. No. 28567  
P&B Job No.: 14-076

# Reams Road Property (CDR-16-09-329)

## Legal Description:

ALSO DESCRIBED AS FOLLOWS: (PREPARED BY SURVEYOR)

(OVERALL PARCEL)

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST AND ALSO LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1348, PAGE 202, OFFICIAL RECORDS BOOK 7601, PAGE 1703, OFFICIAL RECORDS BOOK 9870, PAGE 9296 AND OFFICIAL RECORDS BOOK 10343, PAGE 2625 ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE RUN SOUTH 89°47'18" WEST, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1025.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10343, PAGE 2625; THENCE RUN NORTH 36°08'57" EAST, ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 10343, PAGE 2625, A DISTANCE OF 2192.45 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 10343, PAGE 2625, LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, ACCORDING TO PLAT BOOK 3, PAGE 85 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 54°41'27" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1505.62 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9870, PAGE 9296; THENCE RUN ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 9870, PAGE 9296, SOUTH 36°38'07" WEST, 1113.57 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9870, PAGE 9296, SAID POINT ALSO LYING ON THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 1348, PAGE 202, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE RUN ALONG SAID NORTH LINE OF OFFICIAL RECORDS BOOK 1348, PAGE 202 AND ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, NORTH 89°48'36" EAST, 1818.08 FEET TO THE NORTH QUARTER CORNER OF THE SAID SECTION 2; THENCE RUN ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, SOUTH 89°59'48" EAST, 99.54 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1348, PAGE 202, SAME POINT LIES ON THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD; THENCE RUN ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 54°41'27" EAST, 5.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1222.65 FEET, A CENTRAL ANGLE OF 11°11'33, AN ARC LENGTH OF 238.84 FEET, A CHORD LENGTH OF 238.46 FEET AND A CHORD BEARING OF SOUTH 49°05'40" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 43°29'54" EAST, 190.48 FEET TO THE SOUTHEASTERN MOST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 1348, PAGE 202; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID LANDS THE FOLLOWING COURSES: SOUTH 50°09'24" WEST, 115.67 FEET; SOUTH 70°59'10" WEST, 346.12 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 00°05'22" WEST, ALONG SAID EAST LINE, 179.73 FEET; THENCE RUN SOUTH 89°47'33" WEST, ALONG SAID SOUTH LINE OF OFFICIAL RECORDS BOOK 1348, PAGE 202, A DISTANCE OF 2649.94 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT LIES ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE RUN NORTH 00°02'08" EAST, ALONG SAID WEST SECTION LINE AND THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1348, PAGE 202, A DISTANCE OF 664.86 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 100.200 ACRES MORE OR LESS.

POULOS & BENNETT

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