



Interoffice Memorandum

01-24-17P12:54 RCVD

A handwritten signature in black ink, appearing to be "J. Smith".

**DATE:** January 23, 2017

**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

Handwritten initials "JH" and "for JS" in black ink.

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**Project Name:** North of Alberts Planned Development / Land Use  
Plan (PD / LUP) – Case # CDR-16-11-379

**Type of Hearing:** Substantial Change

**Applicant:** Jennifer Stickler, Kimley-Horn & Associates, Inc.

**Commission District:** 1

**General Location:** Along the west side of Winter Garden Vineland  
Road (CR 535) and north of Lakeside Village  
Lane.

**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

March 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: Front desk, 407-836-8181

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, 407-836-8181

**Advertising Language:**

A PD Substantial Change to add "dormitory" as an allowable use within the designated Village Center District and Townhome / Apartment District located on the north side of APF Road A and the east side of APF Road B ("affected parcel"); to re-designate the approved forty-four (44) single-family attached units (townhomes) located within the affected parcel as multi-family units; and amend the existing trip generation table to reflect a multi-family unit -to- dormitory unit conversion rate.

**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

**DESCRIPTION**  
LOT 3

**Case# CDR #16-11-379**

**DESCRIPTION:**

A portion of the South 1/2 of Section 25, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:


Commence at the Southwest corner of the Southeast 1/4 of Section 25, Township 23 South, Range 27 East, Orange County, Florida; thence North 00°12'10" West, a distance of 1336.51 feet along the West line of said Southeast 1/4 to the North line of Southwest 1/4 of said Southeast 1/4; thence North 89°11'42" East, a distance of 72.29 feet along said North line to the POINT OF BEGINNING; thence continue North 89°11'42" East, a distance of 307.98 feet along said North line; thence departing said North line, South 18°01'42" West, a distance of 3.37 feet; thence South 58°54'52" West, a distance of 19.70 feet; thence South 00°26'52" East, a distance of 33.07 feet; thence South 34°40'08" West, a distance of 8.69 feet; thence South 00°26'52" East, a distance of 44.19 feet; thence South 35°48'48" East, a distance of 16.14 feet; thence South 05°56'43" East, a distance of 18.47 feet; thence South 03°21'54" West, a distance of 75.15 feet; thence South 07°31'27" East, a distance of 66.63 feet; thence South 17°15'42" East, a distance of 40.03 feet to a point on a non-tangent curve concave Easterly, having a radius of 25.00 feet, a central angle of 92°43'22" and a chord bearing of South 03°15'00" East; thence from a tangent bearing South 43°06'41" West, Southerly 40.46 feet along the arc of said curve to the point of tangency; thence South 49°36'41" East, a distance of 65.72 feet; thence South 32°36'40" East, a distance of 25.98 feet; thence South 62°32'02" East, a distance of 38.10 feet; thence South 08°50'29" East, a distance of 15.54 feet; thence South 41°59'53" East, a distance of 31.99 feet; thence South 50°05'27" East, a distance of 61.81 feet; thence South 61°26'58" East, a distance of 97.51 feet; thence North 70°28'59" East, a distance of 32.63 feet; thence South 79°08'23" East, a distance of 15.68 feet; thence South 19°31'01" East, a distance of 16.12 feet; thence South 85°28'34" East, a distance of 80.21 feet; thence North 73°00'00" East, a distance of 10.82 feet; thence South 19°31'02" East, a distance of 49.96 feet to the North Right of Way line of Proposed Road "A"; thence South 70°28'58" West, a distance of 297.88 feet along said North line; thence North 76°10'09" West, a distance of 33.41 feet along said North Right of Way line to the East Right of Way line of Proposed Road "A" and a point on a non-tangent curve concave Southwesterly, having a radius of 802.50 feet, a central angle of 02°18'38" and a chord bearing of North 44°41'25" West; thence along said East right of way line the following three (3) courses & distances from a tangent bearing North 43°32'06" West, Northwesterly 32.36 feet along the arc of said curve to the point of tangency; thence North 45°50'44" West, a distance of 252.23 feet to a point of curvature of a curve concave Northeasterly, having a radius of 697.50 feet and a central angle of 45°39'21"; thence Northwesterly along the arc of said curve a distance of 555.80 feet to the POINT OF BEGINNING.

Containing 4.39 acres, more or less.

**TOGETHER WITH (SEE SHEET 2)**

**SURVEYOR'S REPORT:**

- Bearings shown hereon are based on the South line of the Southeast 1/4 of Section 25, Township 23 South, Range 27 East, Orange County, Florida, being North 89°29'59" East.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17.050-.052 requirements.

<p align="center"><b>DESCRIPTION</b></p>	<p>Date: 06/10/2015 DM/JLG</p>		<p>Certification Number LB2108 51178021</p>
<p align="center">FOR  Unicorp National Developments, Inc. Orange County, Florida</p>	<p>Job Number: 51178</p>	<p>Scale: 1"=200'</p>	 <p align="center">SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8880 Certification Number LB2108 e-mail: info@southeasternsurveying.com</p> <p align="center"><i>[Signature]</i> <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791</p>
	<p align="center"><b>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</b></p>		
	<p align="center"><b>THIS IS NOT A SURVEY.</b></p>		
	<p align="center">NOT VALID WITHOUT SHEETS 2 &amp; 3 SHEET 1 OF 3 SEE SHEET 3 FOR SKETCH</p>		



**Chase Road**

SITE

WINTER GARDEN  
VINELAND ROAD

**Winter Garden**

REAMS ROAD

Lake  
Reams

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

CASE # CDR 16-11-379

SCALE AS NOTED

DESIGNED BY JJS

DRAWN BY SHS

CHECKED BY JJS

**Kimley»Horn**

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.  
3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803  
PHONE: 407-898-1511  
WWW.KIMLEY-HORN.COM CA 00000896

DATE

06/19/2015

PROJECT NO.

149851003

**NORTH OF ALBERT'S - WESTSIDE  
LOT 3  
LOCATION MAP**

DESIGN ENGINEER:

FLORIDA P.E. LICENSE NUMBER:

DATE:

SHEET NUMBER

**EX-1**