



Interoffice Memorandum


A handwritten signature in black ink, possibly reading "J. Smith", located in the top right corner of the document.

DATE: January 24, 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

Project Name: Jama Planned Development / Land Use Plan
(PD / LUP) – Case # CDR-16-08-264

Type of Hearing: Substantial Change

Applicant: Momtaz Barq, Terra-Maz Engineering, Inc.

Commission District: 1

General Location: East of South Apopka Vineland Road, west of
Pine Street, south of 4th Street, and north of 7th
Street

**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 # 17-158March 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 increase the religious facility square footage from 18,000 to 23,000; add 3,000 square feet to the existing school for a total of 30,352; and increase the maximum building height from 50 feet to 60 feet, in order to accommodate architectural features only.

In addition, the following waivers from Orange County Code are requested:

- 1) A waiver from Section 38-1394.1(2) to allow for 0.4 canopy trees for each one hundred (100) square feet of green space around the building base, in lieu of one (1) canopy tree for each one hundred (100) square feet of green space around the building base; and
- 2) A waiver from Section 38-1392.5(1) to allow for a minimum face-of-curb to face-of-curb landscape planter (parking island) width of thirteen (13) feet at

the widest point and tapering to a minimum of two (2) feet at the narrowest point; in lieu of a minimum width of thirteen (13) feet.

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

CDR-16-08-264

Jama PD

Location Map



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

LEGAL DESCRIPTIONS

**From Surveyor (Southeastern Surveying and Mapping Corporation)*

Survey #60348001C July 25, 2016

Lots 1 through 5 and Lots 20 through 22 of Block 55 and Lots 1 through 5 and Lots 20 through 24, Block 56 and a portion Lots 1 through 5 of Block 57, Orange Center, according to the plat thereof as recorded in Plat Book D, Page 143; and Lots 13 through 19, Block 55 and Lots 6 through 19, Block 56 and a portion of Lots 6 through 12, Block 57, Plat of Theron H. Keen's Addition and Subdivision, according to the plat thereof as recorded in Plat Book F, Page 28, of the Public Records of Orange County, Florida; and a portion of Ruby Lake Road and Commercial Street as vacated in Official Records Book 10975, Pages 3188-3194, as recorded in Public Records of Orange County and a portion of unnamed platted alleys and less right of way of S. Apopka Vineland Road per right of way map for Apopka Vineland Road from Lake Avenue to Sand Lake Road prepared by Darby and Way, Inc. dated 9/20/90 being more particularly described as follows:

Begin at the Northeast corner of Lot 1, Block 55, according to the Plat thereof as recorded in Plat Book D, Page 143 of the Public Records of Orange County, Florida; thence South $00^{\circ}02'42''$ East, a distance of 125.00 feet along the East line of said Block 55 to the South line of Lot 5 of said Block 55; thence South $89^{\circ}59'18''$ West, a distance of 120.00 feet to the Southwest corner of said Lot 5 and the East line of an unnamed alley as shown on Plat of Theron H. Keen's Addition and Subdivision, according to the plat thereof as recorded in Plat Book F, Page 28, of the Public Records of Orange County, Florida; thence South $00^{\circ}02'42''$ East, a distance of 10.00 feet along said East line; thence departing said East line, South $89^{\circ}59'18''$ West, a distance of 8.00 feet to the East line of the West half of said unnamed alley; thence South $00^{\circ}02'42''$ East, a distance of 165.00 feet along said East line to the North right of way line of 5 th Street per said plat; thence South $89^{\circ}59'18''$ West, a distance of 582.50 feet along said North right of way line to the Easterly right of way line S. Apopka Vineland Road per right of way map for Apopka Vineland Road from Lake Avenue to Sand Lake Road prepared by Darby and Way, Inc. dated 9/20/90; thence North $27^{\circ}33'08''$ West, a distance of 25.31 feet along said Easterly right of way line to a point on a non-tangent curve concave Westerly, having a radius of 1787.89 feet, a central angle of $09^{\circ}37'07''$ and a chord bearing of North $22^{\circ}11'41''$ East; thence from a tangent bearing North $27^{\circ}00'14''$ East, Northerly 300.15 feet along the arc of said curve and said Easterly right of way line to the South right of way line of 4 th Street per said Orange Center; thence North $89^{\circ}59'18''$ East, a distance of 327.72 feet along said South right of way line to the East line of the West half of Commercial Street as vacated in Official Records Book 10975, Pages 3188-3194, as recorded in Public Records of Orange County; thence South $00^{\circ}02'42''$ East, a distance of 50.00 feet along said East line to the Westerly projection of Lot 23, of aforementioned Block 55; thence North $89^{\circ}59'18''$ East, a distance of 153.00 feet along said line and the South line and the Easterly projection of said Lot 23 to the West line of the East half of an unnamed alley per said Orange Center; thence

North 00°02'42" West, a distance of 50.00 feet along said West line to the said South right of way line of 4 th Street; thence North 89°59'18" East, a distance of 120.00 feet along said South right of way line to the POINT OF BEGINNING.

AND

Lots 1 through 24, Block 52B and Lots 21 through 24, Block 30 and Block 52A and a portion of unnamed platted alleys, Plat of Theron H. Keen's Addition and Subdivision, according to the plat thereof as recorded in Plat Book F, Page 28, of the Public Records of Orange County, Florida; and a portion of 6th Street as vacated per Official Records Book 8915, Pages 4605 through 4610 and Official Records Book 6925, Page 3107, as recorded in Public Records of Orange County and a portion of Commercial Street as vacated in Official Records Book 10975, Pages 3188 as recorded in Public Records of Orange County being more particularly described as follows:

Begin at the Northeast corner of Lot 1, Block 52B, Plat of Theron H. Keen's Addition and Subdivision according to the plat thereof, Plat Book F, Page 28, thence South 00°02'42" East, a distance of 325.00 feet along the East line of said block 52B to the South line of the North half of 6 th Street as vacated per Official Records Book 8915, Pages 4605 through 4610 as recorded in Public Records of Orange County per said Plat; thence South 89°59'18" West, a distance of 128.00 feet along said South line to the Northerly projection of the East line of the West half of an unnamed alley of said Plat; thence South 00°02'42" East, a distance of 121.00 feet along said East line to the South line of Lot 21, Block 30 of said Plat; thence North 89°44'36" West, a distance of 153.00 feet along said South line to the West line of the East half of Commercial Street as vacated in Official Records Book 10975, Pages 3188 as recorded in Public Records of Orange County; thence North 00°02'42" West, a distance of 121.00 feet along said West line to the South line of the North half of said 6 th Street as vacated per Official Records Book 6925, Page 3107, as recorded in Public Records of Orange County; thence South 89°59'18" West, a distance of 325.00 feet along said South line to the West line of Block 52A per said Plat; thence North 00°02'42" West, a distance of 325.00 feet along said West line to the North line of said Block 52A; thence North 89°59'18" East, a distance of 606.00 feet along said North line to the POINT OF BEGINNING.