



Interoffice Memorandum

02-08-17PG3:32 RCVD

DATE: February 7, 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** *ODH for JS*
Planning Division 407-836-5616 and
john.smogor@ocfl.net

SUBJECT: Request for Board of County Commissioners
(BCC) Public Hearing

Applicant: Larry Poliner, RCE Consultants, LLC

Case Information: Case # LUP-15-12-388 (Rainbow Ridge PD)
Planning and Zoning Commission (PZC)
Meeting Date: January 19, 2017

Type of Hearing: Rezoning Public Hearing

Commission District: 2

General Location: Generally located at the terminus of McGuire
Road, approximately 1,200 feet south of Haas
Road, and 2,150 feet east of Plymouth Sorrento
Road.

**BCC Public Hearing
Required by:** Orange County Code, Chapter 30

LEGISLATIVE FILE # 17-213*March 21, 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 request to rezone two (2) parcels containing 43.99 gross acres from A-1 (Citrus Rural District) to PD (Planned Development), in order to construct up to twenty (20) single-family detached residential dwelling units on minimum 0.70-acre lots. The request also includes the following waiver from Orange County Code:

1. A waiver from Orange County Code Section 38-1253 to eliminate the requirement to provide recreation facilities.

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



LEGAL DESCRIPTION

PARENT PARCEL DESCRIPTION: (tax parcel ID# 07-20-28-0000-00-015))(Official Records Book 6706, Page 4177)

Begin in SW corner of NE 1/4, run east along the Section line 660 feet for Point of Beginning, continue East along the Section line 891.99 feet, then North 2622.38 feet to the South Right of Way line for Haas Road, continue West 30 feet, South 318.17 feet, then West 413.91 feet, then South 775 feet, then West 448 feet M/L to East line of West 1/2 of SW 1/4 of NE 1/4 then South along said line to Point of Beginning, Section 07-20-28, Orange County, Florida.

LESS: (tax parcel ID# 07-20-28-0000-00-065)(Official Records Book 7990, Page 1059) (SMITH PURCHASE)

Commence at the Southwest corner of the Northeast 1/4 of Section 7, Township 20 South, Range 28 East, Orange County, Florida, and run thence North 89 degrees 39 minutes, 31 seconds East, along the South line of said NE 1/4 of Section 7, for a distance of 1533.83 feet, thence run North 00 degrees 47 minutes 06 seconds West for a distance of 2622.27 feet to the Southerly right of way line of Haas Road and the Point of Beginning; thence run South 00 degrees 47 minutes 06 seconds East for a distance of 1296.12 feet, thence run South 87 degrees 41 minutes 42 seconds West for a distance of 440.83 feet; thence North 00 degrees 41 minutes 54 seconds West for a distance of 978.29 feet; thence run North 87 degrees 43 minutes 57 seconds East for a distance of 409.33 feet; thence run North 00 degrees 47 minutes 06 seconds West for a distance of 318.15 feet to the Southerly right-of-way line of Haas Road; thence run North 87 degrees 43 minutes 57 seconds East for a distance of 30.00 feet to the Point of Beginning.

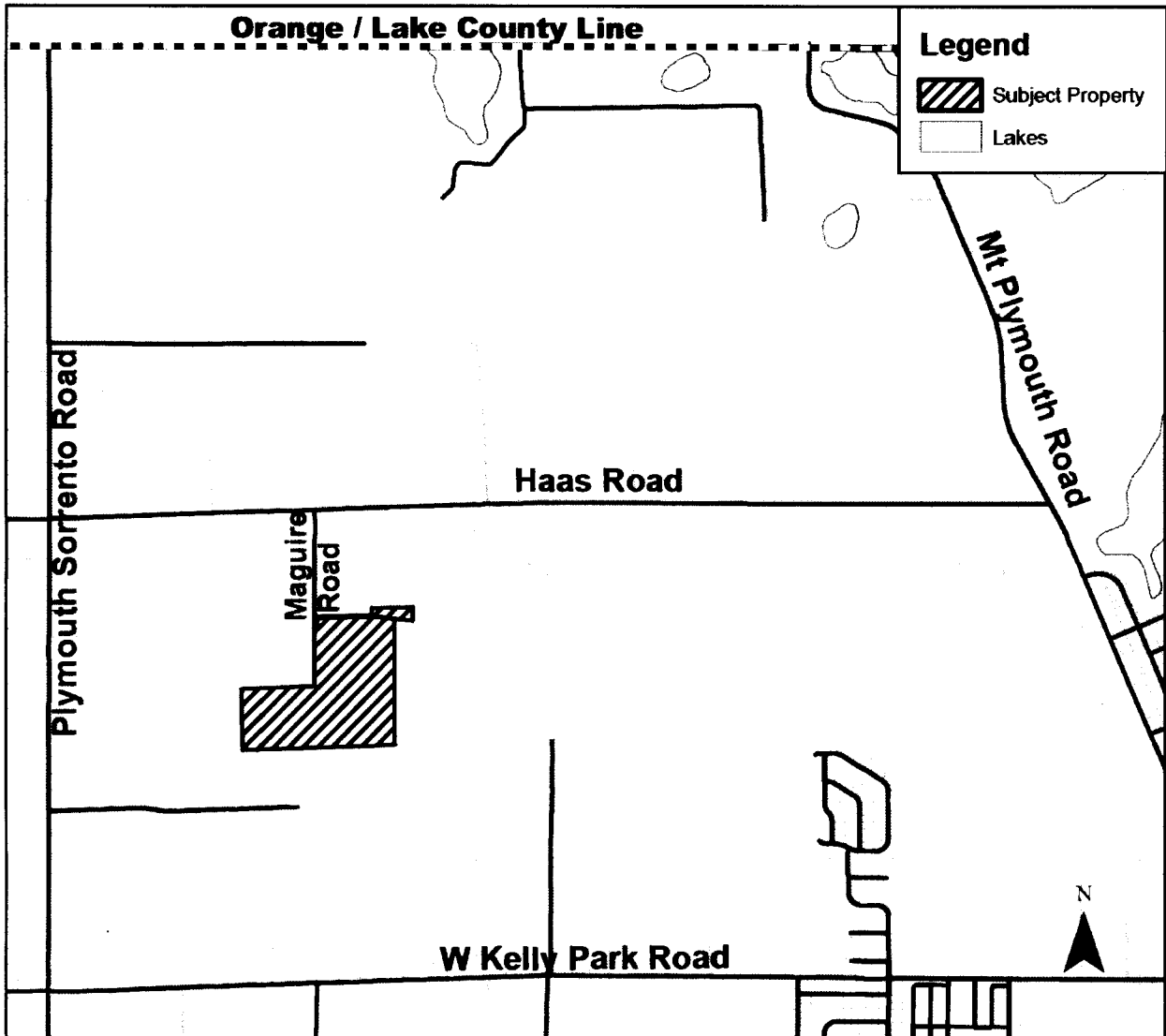
AND LESS: (tax parcel ID# 07-20-28-0000-00-072) (Official Records Book 10178, Page 7757) (SPURLOCK PURCHASE)

Commence at the North Quarter Corner of Section 7, Township 20 South, Range 28 East, Orange County, Florida; thence run South 00 Degrees 41' 54" East, along the West line of the Northeast Quarter of said Section 7, for a distance of 1196.36 feet; thence run North 89 Degrees 18'06" East, for a distance of 30.00 feet to the Southwest corner of lands described in Official Records Book 5007, Page 513, of the Public Records of Orange County Florida and the Point of Beginning; thence run North 87 Degrees 43' 57" East, along the South line of said lands, for a distance of 618.00 feet; thence run North 00 Degrees 41' 54" West, along the East line of said lands, for a distance of 74.00 feet to the Southwest corner of lands described in Official Records Book 4622, Page 534; thence run North 87 Degrees 43' 57" East, along the South line of said lands; for a distance of 462.94 feet to the Southeast corner of said lands; thence run South 00 Degrees 41'54" East, for a distance of 153.32 feet; thence run North 83 Degrees 35'27" West, for a distance of 412.78 feet; thence run South 87 Degrees 43' 57" West; for a distance of 571.18 feet to the Easterly Right-of-Way line of McGuire Road; thence run North 00 Degrees 41' 54" West, along said Easterly Right-of-Way line, for a distance of 17.00 feet to the Point of Beginning.

RCE CONSULTANTS, LLC	Scale: NTS	LEGAL DESCRIPTION	FIGURE 2
	Date: JAN 2017		
	Job No.:	RAINBOW RIDGE ORANGE COUNTY, FLORIDA	

Location Map LUP-15-12-388

Rainbow Ridge LUP



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