



Interoffice Memorandum

03-03-17P04:23 RCVD

03-03-17P04:21 RCVD

Handwritten initials, possibly "GJ", in the top right corner.

**DATE:** March 1, 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, possibly "JAS" or "JS", next to the contact person information.

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**Project Name:** Goldenrod Reserve Planned Development / Land  
Use Plan (PD / LUP) – Case # CDR-17-02-054

**Type of Hearing:** Substantial Change

**Applicant:** Richard Wohlfarth, IBI Group (Florida), Inc.

**Commission District:** 3

**General Location:** 4190 S. Goldenrod Road; or generally west of S.  
Goldenrod Road and north of Hoffner Avenue.

**BCC Public Hearing  
Required by:** Orange County Code, Chapter 30, Article III,  
Section 30-8C and Orange County Code, Chapter  
38, Article VIII, Division 1, Section 38-1207

LEGISLATIVE FILE # 17-342

April 11, 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 incorporate a waiver from Orange County Code Section 38-79(20)(f) to allow for fifty percent (50%) of the townhome units to be in buildings containing five (5) or more units, in lieu of minimum of seventy-five percent (75%) of the units being within buildings of five (5) or more units.

**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 Goldenrod Reserve PD - CDR-17-02-054**

THE SOUTH 3/4 OF LOTS 5, 6, 7, AND 8, BLOCK 17; AND, ALL OF LOT 1, 2, 3, 4 AND THE NORTH 1/2 OF LOTS 5, 6, 7 AND 8 IN BLOCK 18 OF LOS TERRANOS, ACCORDING TO PLAT BOOK "P", PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH VACATED RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 6790, PAGE 881, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS PROPERTY DESCRIBED IN STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4692, PAGE 3539 AND OFFICIAL RECORDS BOOK 6207, PAGE 3621, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

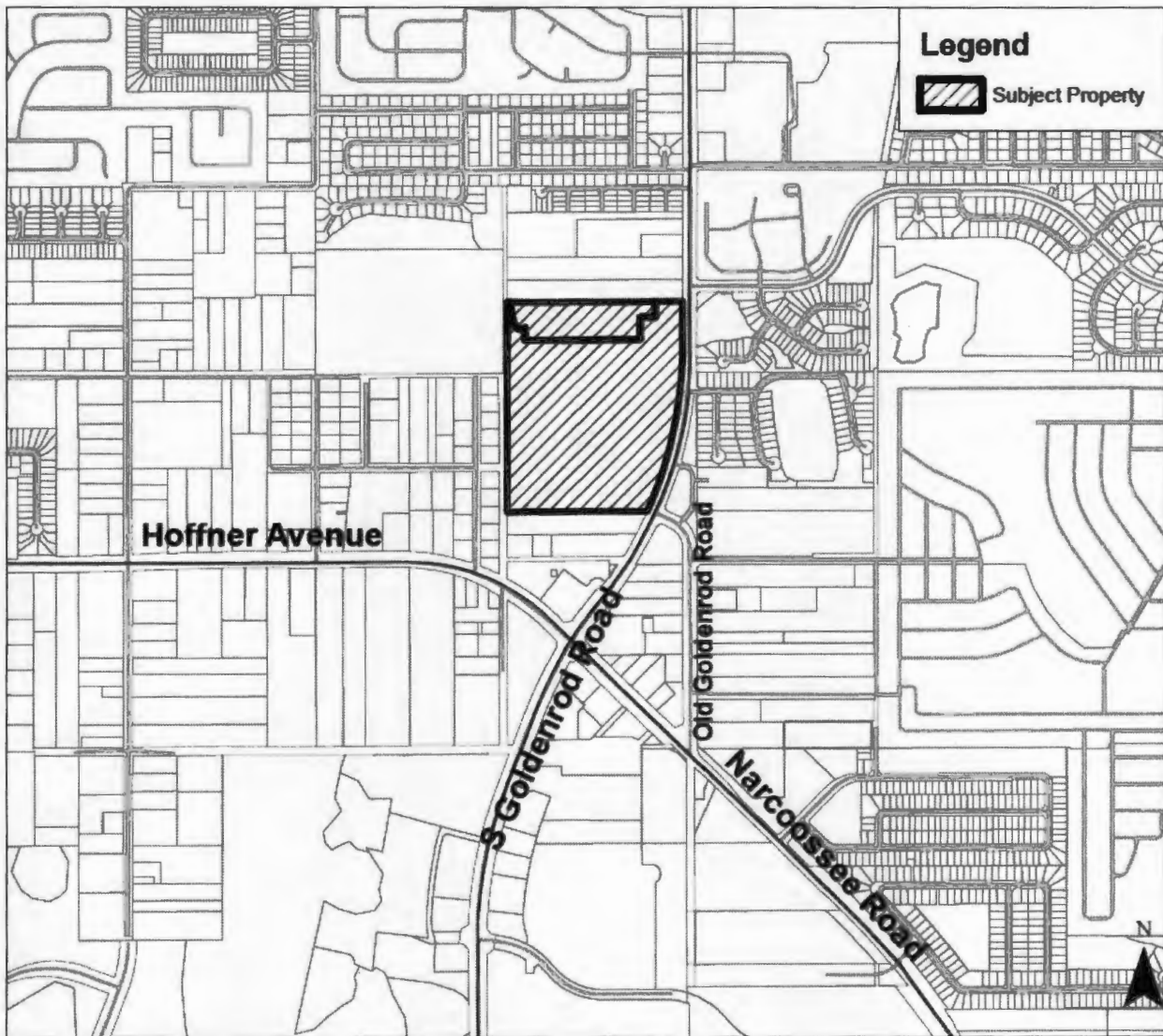
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PREPARED BY THE SURVEYOR

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°04'10" WEST ALONG THE MID SECTION LINE OF SAID SECTION 14 FOR A DISTANCE OF 345.91 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 5, BLOCK 18; THENCE RUN SOUTH 89°34'53" WEST ALONG SAID EASTERLY EXTENSION FOR A DISTANCE OF 300.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°34'53" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTH HALF OF SAID LOTS 6 THROUGH 8, BLOCK 18 FOR A DISTANCE OF 991.12 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID LOT 8, BLOCK 18, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF PASCO STREET AS RECORDED IN SAID PLAT BOOK "P", PAGE 87; THENCE RUN NORTH 00°05'06" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALSO BEING THE WEST LINES OF SAID LOT 1 AND 8, BLOCK 18 AND THE WEST LINE OF SAID LOT 8, BLOCK 17, FOR A DISTANCE OF 1484.19 FEET TO THE NORTHWEST CORNER OF THE SOUTH 3/4 OF SAID LOT 8, BLOCK 17; THENCE RUN NORTH 89°41'46" EAST ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID LOTS 5, 6, 7, AND 8, BLOCK 17, FOR A DISTANCE OF 1241.75 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GOLDENROD ROAD AS RECORDED IN DEED BOOK 784, PAGE 513, OFFICIAL RECORDS BOOK 6207, PAGE 3621 AND OFFICIAL RECORDS BOOK 4692, PAGE 3539 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: SOUTH 00°04'10" EAST ALONG FOR A DISTANCE OF 327.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2814.79 FEET; THENCE RUN SOUTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 02°58'26" FOR AN ARC LENGTH OF 146.10 FEET, A CHORD BEARING OF SOUTH 01°25'02" WEST FOR A CHORD DISTANCE OF 146.08 FEET TO A POINT ON THE NORTHERLY VACATED RIGHT-OF-WAY LINE OF NASSAU AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 6790, PAGE 881; THENCE RUN SOUTH 05°24'54" WEST FOR A DISTANCE OF 60.30 FEET TO A POINT ON THE SOUTHERLY VACATED RIGHT-OF-WAY LINE OF SAID NASSAU AVENUE SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2812.79 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 20°03'03" FOR AN ARC LENGTH OF 984.33 FEET, A CHORD BEARING OF SOUTH 14°09'27" WEST AND A CHORD DISTANCE OF 979.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.07 ACRES, MORE OR LESS.

Location Map

CDR-17-02-054



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