



Interoffice Memorandum

03-31-17A11:39 RCVD

DATE: March 28, 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 *OK*
Planning Division 407-836-5616 and *to*
john.smogor@ocfl.net

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

Project Name: Stillwater Crossings and Center Bridge Planned
Development / Land Use Plan (PD / LUP) –
Case # CDR-17-01-000

Type of Hearing: Substantial Change

Applicant: Miguel de Arcos, SP Commercial Investors, LLC

Commission District: 1

General Location: North of Bridgewater Crossings Boulevard, west
of Keenes Pheasant 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

*May 9, 2017
@ 2 pm*

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 two (2) waivers from the "Original" Village Planned Development Code for PD Parcel SC-6 only, as follows:

1. A waiver from Section 38-1388(c)(8) to eliminate the requirement to have a side yard setback of zero (0) feet along at least one (1) property line, and instead have a setback of forty-nine (49) feet on the north and thirty-three (33) feet on the west; and
2. A waiver from Section 38-1388(c)(12)(c) to eliminate the requirement for the placement of sidewalks adjacent to the right-of-way, due to existing sidewalks within the right-of-way.

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 **May 9, 2017** 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

LEGAL DESCRIPTION

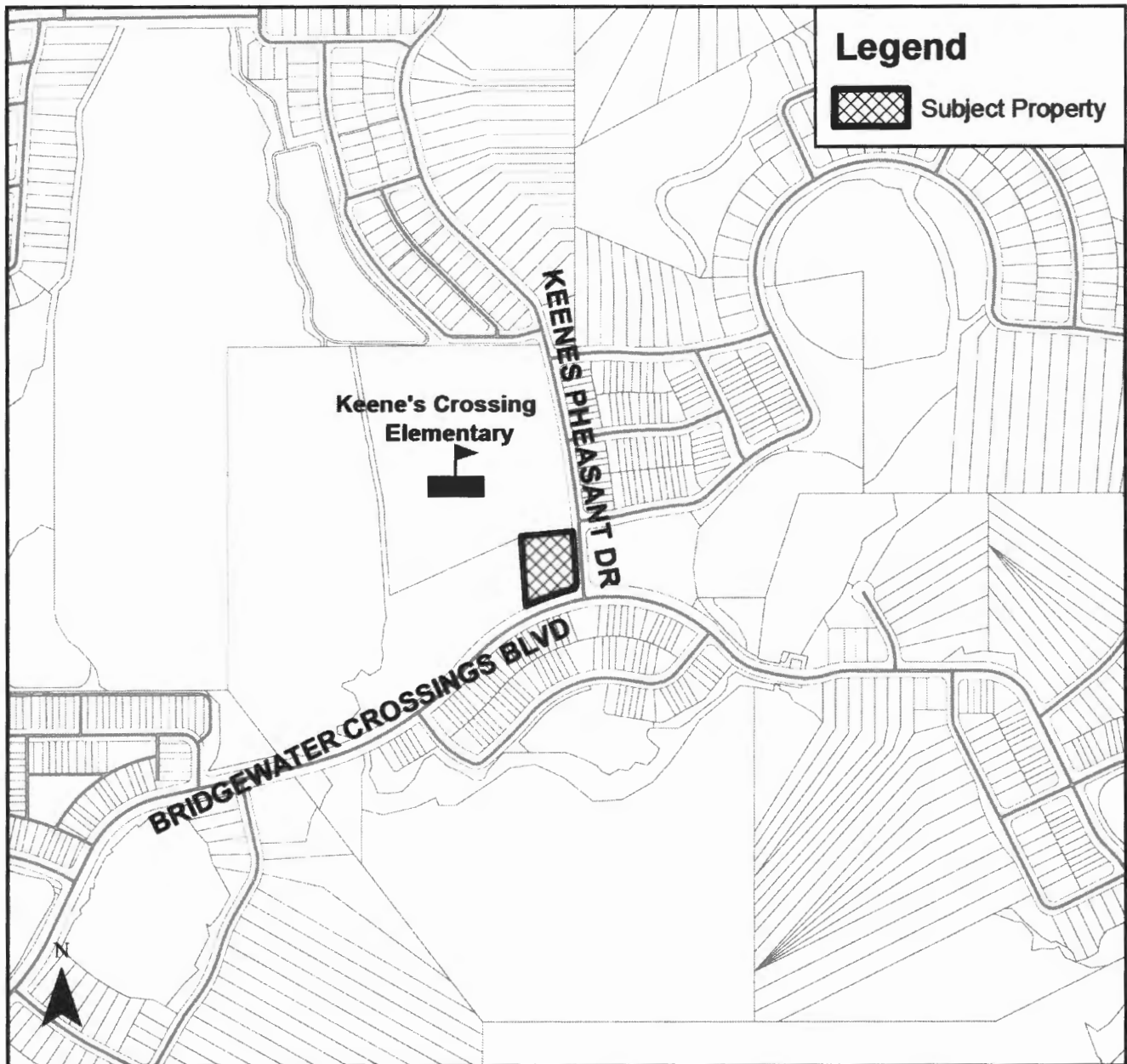
A portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, and a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 15, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of Section 15, Township 23 South, Range 27 East, Orange County, Florida; thence run North $89^{\circ}41'25''$ East, along the South line of the Northwest $\frac{1}{4}$ of said Section 15, for a distance of 1958.33 feet; thence departing said North line, run North $00^{\circ}18'35''$ West, for a distance of 359.11 feet; thence run North $66^{\circ}00'22''$ East, for a distance of 556.68 feet to the Point of Beginning; thence run North $84^{\circ}58'11''$ East, for a distance of 197.45 feet to a point on a curve concave Westerly, having a radius of 4445.60 feet, a chord bearing of South $04^{\circ}03'38''$ East, and a chord distance of 195.25 feet; thence run Southerly along the arc of said curve through a central angle of $02^{\circ}31'00''$ for an arc distance of 195.26 feet to the point of compound curvature of a curve, concave Westerly, having a radius of 35.00 feet, a chord bearing of South $18^{\circ}11'10''$ West, and a chord distance of 25.07 feet; thence run Southwesterly along the arc of said curve through a central angle of $41^{\circ}58'36''$ for an arc distance of 25.64 feet to the point of reverse curvature of a curve, concave Southeasterly, having a radius of 631.00 feet, a chord bearing of South $73^{\circ}51'03''$ West, and a chord distance of 69.05 feet; thence run Southwesterly along the arc of said curve through a central angle of $06^{\circ}16'24''$ for an arc distance of 69.09 feet to the Point of Tangency; thence run South $70^{\circ}42'51''$ West, for a distance of 44.38 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 766.54 feet, a chord bearing of South $67^{\circ}38'44''$ West, and a chord distance of 82.07 feet; thence run Southwesterly along the arc of said curve through a central angle of $06^{\circ}08'13''$ for an arc distance of 82.11 feet; thence departing said curve run North $03^{\circ}59'20''$ West, for a distance of 266.99 feet to the Point of Beginning.

Containing 1.08 acres, more or less.

Location Map

CDR-17-01-000



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