



Interoffice Memorandum

05-05-17A09:17 RCVD

05-05-17A09:07 RCVD

OK

DATE: May 2, 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 for SS*
Planning Division 407-836-5616 and
john.smogor@ocfl.net

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

Project Name: Yates Planned Development / Land Use Plan
(PD / LUP) – Case # CDR-17-04-104

Type of Hearing: Substantial Change

Applicant: Christina Baxter, Poulos and Bennett, LLC

Commission District: 4

General Location: Southeast of Sawgrass Plantation Boulevard,
approximately 2,500 feet south of East Wetherbee
Road.

**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 # 17-656

*June 20, 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 reduce the rear yard building setback for townhouse patio structures only from 20 feet to 10 and 12 feet, and to reduce the side-street building setback or for such structures from 15 to 10 feet. The request also includes the following waivers from Orange County Code:

- 1) A waiver from Section 38-79(20)(p) for Phase 1D-3, Lots 1-10, 14-30 and 103-120 only of the associated Preliminary Subdivision Plan only, to allow for a minimum rear yard building setback of 10 feet for townhouse patio structures, in lieu of a minimum rear yard building setback of 20 feet.
- 2) A waiver from Section 38-79(20)(p) for Phase 1D-3, Lots 96 and 97 only of the associated Preliminary Subdivision Plan, to allow for a minimum rear yard building setback of 12 feet for townhouse patio structures, in lieu of a minimum rear yard building setback of 20 feet.

- 3) A waiver from Section 38-1405(g) for Phase 1D-3, Lots 31, 78, and 92 only of the associated Preliminary Subdivision Plan, to allow for a minimum side-street building setback of 10 feet for townhouse patio structures, in lieu of a minimum side-street building setback of 15 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:

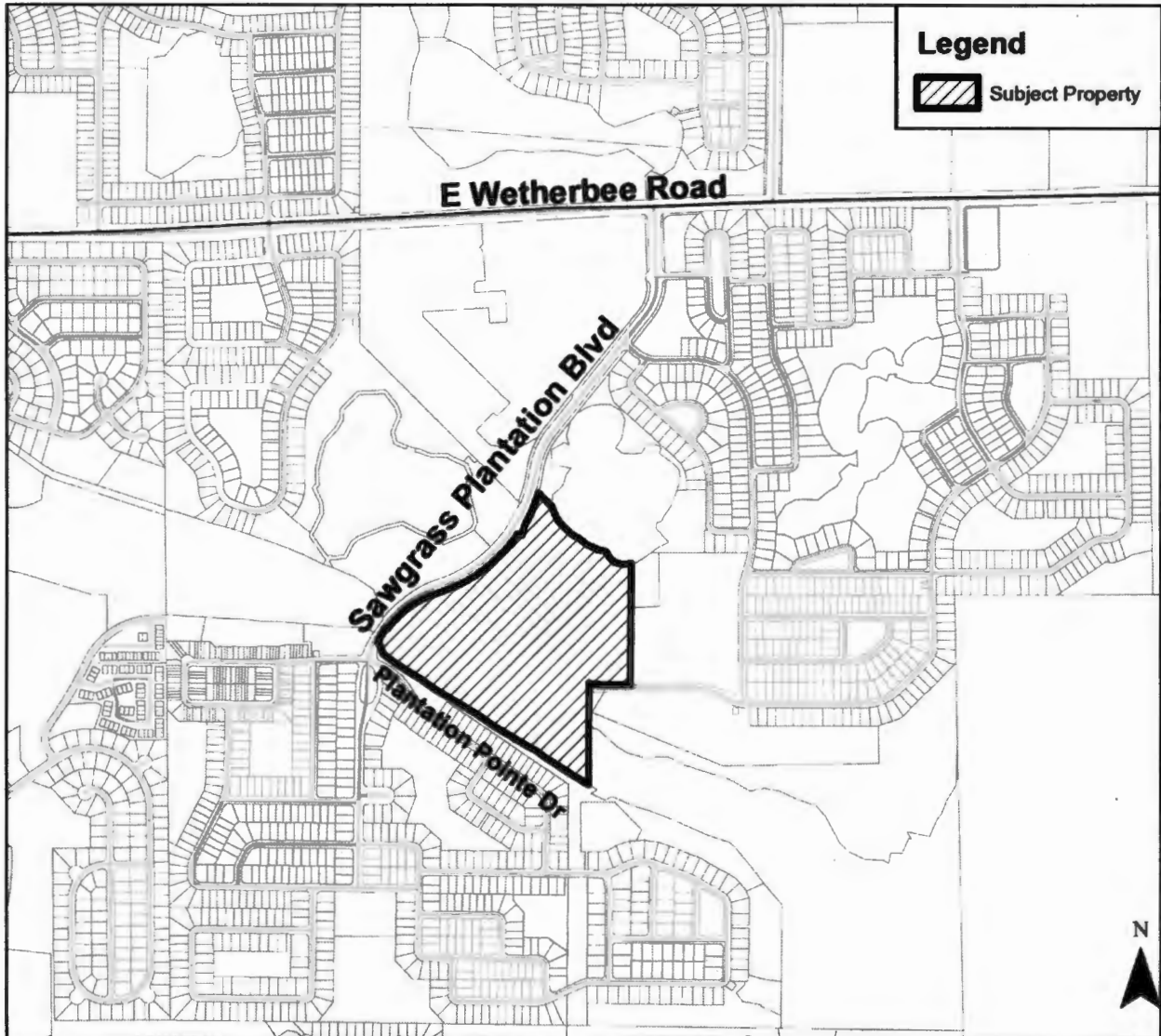
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

- c: Chris R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department

Location Map

CDR-17-04-104



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

Legal Description

CDR-17-04-104

BEG AT THE SW CORNER TRACT SAWGRASS PLANTATION PHASE 1D-1 84/48 TH S45-08-48E 132.55 FT TH S19-47-49E 58.11 FT TH S27-59-10E 49.12 FT TH S45-20-22E 109.4 FT TH S59-33-13E 75.41 FT TH S51-21-52E 57.59 FT TH S66-09-42E 76.95 FT TH S75-32-07E 62.22 FT TH S30-53-21E 53.33 FT TH S49-20-26E 39.4 FT TH S75-37-13E 54.12 FT TH N83-12-47E 61.5 FT TH S00-21-06W 816.23 FT TH S89-53-04W 166.48 FT TO A POC CONCAVE NLY HAVING A RADIUS 600 FT DELTA 10-53-53 AN ARC LENGTH 678.53 FT TH N60-30-02W 108.15 FT TH N57-13-01W 235.02 FT TH N53-09-25W 68.7 FT TH N61-16-24W 82.52 FT TH N59-30-00W 244.38 FT TH N55-50-08W 145.19 FT TH N58-58-28W 260.68 FT TH N63-46-42W 47.92 FT TH N53-42-24W 135.61 FT TH N60-28-36W 111.47 FT TH N55-55-35W 103.79 FT TH N52-12-02W 98.32 FT TH N20-29-36W 70.52 FT TH N51-53-52W 13.34 FT TO A POC OF A NON-TAN CURVE CONCAVE SELY HAVING A RADIUS 174 FT CHORD BRG N24-24-43E DELTA 13-46-30 AN ARC LENGTH 41.83 FT TO A PCC CONCAVE SELY HAVING A RADIUS 749 FT DELTA 05-45-39 AN ARC LENGTH 75.31 FT TH S33-07-52E 9.57 FT TO A POC OF A NON-TAN CURVE CONCAVE SELY HAVING A RADIUS 740 FT CHORD BRG N43-19-00E DELTA 13-00-55 AN ARC LENGTH 168.1 FT TO A PCC CONCAVE SELY HAVING A RADIUS 500 FT DELTA 06-54-32 AN ARC LENGTH 60.29 FT TO A PCC CONCAVE SELY HAVING A RADIUS 718.16 FT DELTA 15-10-25 AN ARC LENGTH 190.19 FT TH N71-54-25E 33.12 FT TO A POC CONCAVE NWLY HAVING A RADIUS 995 FT DELTA 36-56-55 AN ARC LENGTH 641.65 FT TO A PRC CONCAVE SLY HAVING A RADIUS 25 FT DELTA 99-53-42 AN ARC LENGTH 43.59 FT TH N14-18-13E 65.03 FT TO A POC OF A NON-TAN CURVE CONCAVE NWLY HAVING A RADIUS 1005 FT CHORD BRG N23-21-17E DELTA 13-27-00 AN ARC LENGTH 235.92 FT TO THE POB