



**Interoffice Memorandum**

05-08-17A10:24 RCVD

05-08-17A10:11 RCVD

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**DATE:** April 27, 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

*OKS*

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**Project Name:** Hunter's Creek Planned Development / Land Use  
Plan (PD / LUP) – Case # CDR-16-09-332

**Type of Hearing:** Substantial Change

**Applicant:** Deborah L. Martohue, Martohue Land Use Law  
P.A.

**Commission District:** 1

**General Location:** 13502 Town Loop Boulevard; or generally at the  
southwest corner of Central Florida Greenway  
and Town Loop Boulevard

**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

*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 amend the Hunter's Creek PD/LUP to allow for a 134-foot high camouflaged "monocross" communication tower and equipment compound on a 3,600 square-foot leased tract within an 8.29-acre parcel.

**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:**

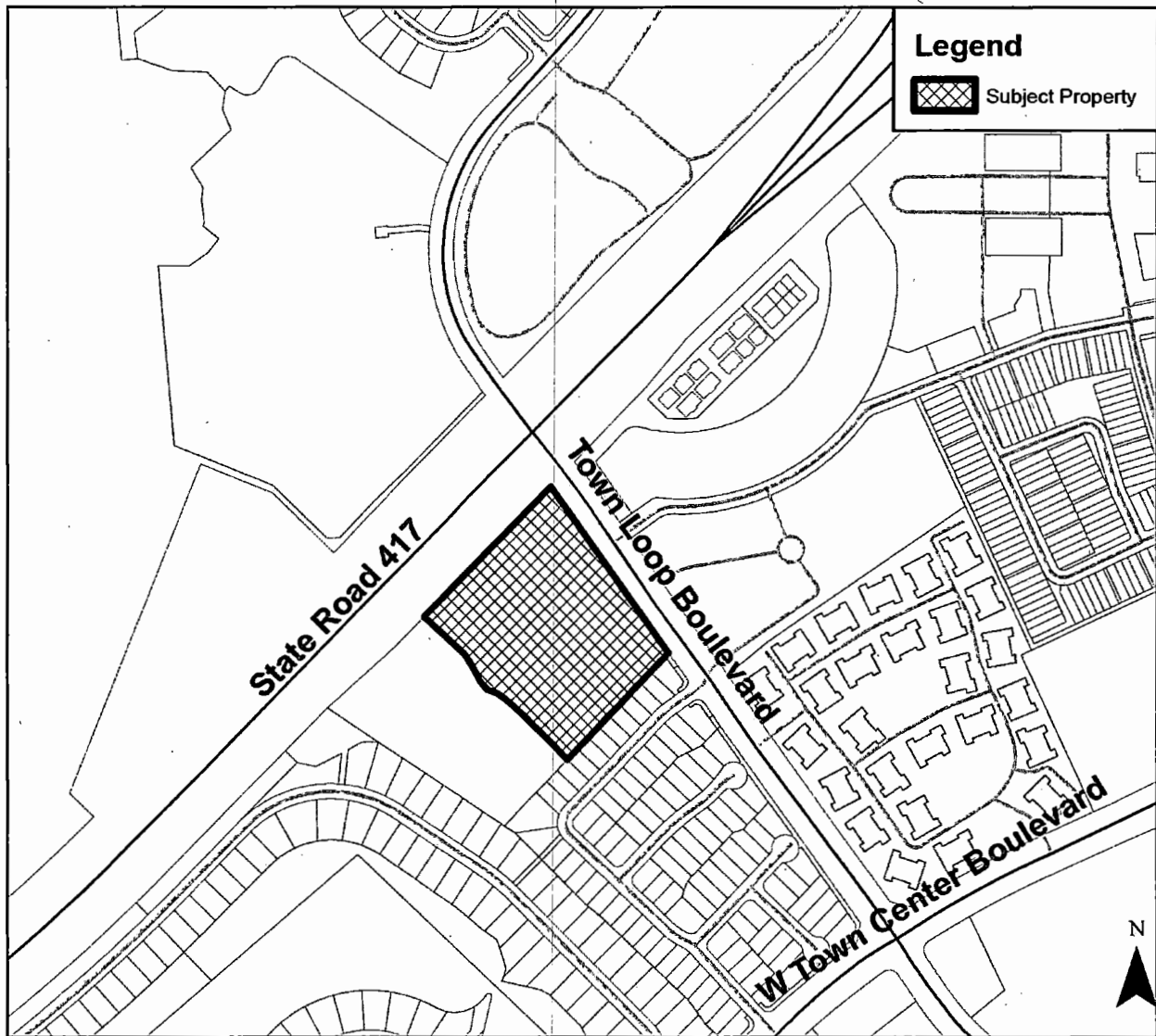
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

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

Location Map

CDR-16-09-332



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

CDR-16-09-332 PD

PARENT PARCEL  
(AS PROVIDED IN TITLE COMMITMENT NO. 22679168)  
"FL0045 HUNTERS PARK"

An interest in land, said interest being over a portion of the following described parent parcel:

Commence at the South 1/4 corner of Section 29, Township 24 South, Range 29 East, run N89°43'49"E, along the South line of the Southeast 1/4 of said Section 29, a distance of 212.89 feet; thence departing said South line, run N00°16'11"W, a distance of 346.54 feet for a point of beginning; thence run N42°50'25"W, a distance of 71.31 feet; thence N46°05'03"W, a distance of 142.84 feet; thence N47°53'53"W, a distance of 75.13 feet; thence N54°55'19"W, a distance of 28.51 feet; thence N70°02'35"W, a distance of 36.85 feet; thence N43°31'42"W, a distance of 32.97 feet; thence N27°44'31"W, a distance of 61.12 feet; thence N32°15'43"W, a distance of 44.77 feet; thence N47°37'39"W, a distance of 182.71 feet to a point on the Southerly right-of-way line of the Southern connector; thence run the following courses and distances along said Southerly right-of-way line; thence N44°09'04"E, a distance of 561.78 feet; thence N43°34'41"E, a distance of 36.67 feet to a point on the proposed Westerly right-of-way of Town Loop Boulevard; thence departing said Southerly right-of-way line, run S35°42'02"E, along said right-of-way line, a distance of 672.10 feet; thence S43°20'35"W, a distance of 486.12 feet to the point of beginning.

Containing 8.29 acres, more or less.

NOW KNOWN AS:

Lot 27 Hunter's Creek Tract 350, Phase II, as recorded in Plat Book 33, Page 52, public records of Orange County, Florida.

AND BEING the same property conveyed to Peace United Methodist Church at Hunter's Creek, Inc., a Florida not-for-profit corporation from AG Land Associates, a California general partnership (f/k/a American Newland Associates) by Special Warranty Deed dated February 24, 1994 and recorded April 01, 1994 in Deed Book 4720, Page 3898.

Tax Parcel No. 29-24-29-3838-00-270

CDR-16-09-332 PD

PROPOSED LANDSCAPE BUFFER  
ECO-SITE & FIDELITY NATIONAL TITLE INSURANCE COMPANY  
"HUNTERS PARK"  
FL-0045

All that tract or parcel of land, lying and being in the SW ¼ of the SE ¼ of Section 29, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

To find the point of beginning, commence at ½-inch capped rebar marking the southwest corner of the property owned by Peace United Methodist Church at Hunters Creek, Inc. as recorded in Deed Book 4720 Page 3898; thence along a tie line, North 09°59'49" West, 701.69 feet to a point and the true POINT OF BEGINNING; Thence running, North 45°50'56" West, 60.00 feet to a point; Thence, North 44°09'04" East, 60.00 feet to a point; Thence, South 45°50'56" East, 60.00 feet to a point; Thence, South 44°09'04" West, 60.00 feet to a point and the POINT OF BEGINNING.

Said tract contains 0.0826 acres (3,600 square feet), more or less, as shown in a survey prepared for Eco-Site and Fidelity National Title Insurance Company by POINT TO POINT LAND SURVEYORS, INC. dated May 13, 2016, and last revised April 20, 2017.

*This document was originally issued and sealed by G. Darrell Taylor, FL RLS No. 6904, on January 23, 2017. This medium shall not be considered a certified document.*

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PROPOSED 5' UTILITY EASEMENT  
ECO-SITE & FIDELITY NATIONAL TITLE INSURANCE COMPANY  
"HUNTERS PARK"  
FL-0045

Together with a proposed 5-foot wide utility easement lying and being in the SW ¼ of the SE ¼ of Section 29, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

To find the point of beginning, commence at ½-inch capped rebar marking the southwest corner of the property owned by Peace United Methodist Church at Hunters Creek, Inc. as recorded in Deed Book 4720 Page 3898; thence along a tie line, North 09°59'49" West, 701.69 feet to a point; thence along a tie line, North 00°50'56" West, 7.07 feet to a point; thence, North 45°50'56" West, 50.00 feet to a point; thence, North 44°09'04" East, 50.00 feet to a point; South 45°50'56" East, 24.75 feet to a point; thence, North 44°09'04" East, 121.03 feet to a point and the true POINT OF BEGINNING; Thence running, North 35°42'02" West, 71.23 feet to a point on the southeasterly right-of-way line of Central Florida Greenway (having a variable width right-of-way); Thence along said southeasterly right-of-way line of Central Florida Greenway, North 44°06'58" East, 5.08 feet to a point on the southwesterly right-of-way line of Town Loop Boulevard (having a 110-foot right-of-way); Thence leaving said southeasterly right-of-way line of Central Florida Greenway and running along said southwesterly right-of-way line of Town Loop Boulevard, South 35°42'02" East, 71.23 feet to a point; Thence leaving said southwesterly right-of-way line of Town Loop Boulevard and running, South 44°09'04" West, 5.08 feet to a point and the POINT OF BEGINNING.

Said tract contains 0.0082 acres (356 square feet), more or less, as shown in a survey prepared for Eco-Site and Fidelity National Title Insurance Company by POINT TO POINT LAND SURVEYORS, INC. dated May 13, 2016, and last revised April 20, 2017.

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**PROPOSED 20' INGRESS-EGRESS & UTILITY EASEMENT  
ECO-SITE & FIDELITY NATIONAL TITLE INSURANCE COMPANY  
"HUNTERS PARK"  
FL-0045**

Together with a proposed 20-foot wide ingress-egress and utility easement lying and being in the SW ¼ of the SE ¼ of Section 29, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

To find the point of beginning, commence at ½-inch capped rebar marking the southwest corner of the property owned by Peace United Methodist Church at Hunters Creek, Inc. as recorded in Deed Book 4720 Page 3898; thence along a tie line, North 09°59'49" West, 701.69 feet to a point; thence along a tie line, North 00°50'56" West, 7.07 feet to a point; thence, North 45°50'56" West, 50.00 feet to a point; thence, North 44°09'04" East, 50.00 feet to a point; South 45°50'56" East, 24.75 feet to a point and the true POINT OF BEGINNING;

Thence running, North 44°09'04" East, 126.11 feet to a point; Thence, South 35°42'02" East, 121.06 feet to a point; Thence, South 02°33'06" West, 54.16 feet to a point; Thence, South 35°42'02" East, 5.68 feet to a point; Thence, North 54°17'58" East, 33.53 feet to a point on the southwesterly right-of-way line of Town Loop Boulevard (having a 110-foot right-of-way); Thence along said southwesterly right-of-way line of Town Loop Boulevard, South 35°42'02" East, 20.00 feet to a point; Thence leaving said southwesterly right-of-way line of Town Loop Boulevard and running, South 54°17'58" West, 53.53 feet to a point; Thence, North 35°42'02" West, 32.62 feet to a point; Thence, North 02°33'06" East, 54.16 feet to a point; Thence, North 35°42'02" West, 90.23 feet to a point; Thence, South 44°09'04" West, 102.22 feet to a point; Thence, North 45°50'56" West, 20.00 feet to a point and the POINT OF BEGINNING.

Said tract contains 0.1546 acres (6,733 square feet), more or less, as shown in a survey prepared for Eco-Site and Fidelity National Title Insurance Company by POINT TO POINT LAND SURVEYORS, INC. dated May 13, 2016, and last revised April 20, 2017.

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PROPOSED LEASE AREA  
ECO-SITE & FIDELITY NATIONAL TITLE INSURANCE COMPANY  
"HUNTERS PARK"  
FL-0045

All that tract or parcel of land, lying and being in the SW ¼ of the SE ¼ of Section 29, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

To find the point of beginning, commence at ½-inch capped rebar marking the southwest corner of the property owned by Peace United Methodist Church at Hunters Creek, Inc. as recorded in Deed Book 4720 Page 3898; thence along a tie line, North 09°59'49" West, 701.69 feet to a point; thence along a tie line, North 00°50'56" West, 7.07 feet to a point and the true POINT OF BEGINNING; Thence running, North 45°50'56" West, 50.00 feet to a point; Thence, North 44°09'04" East, 50.00 feet to a point; Thence, South 45°50'56" East, 50.00 feet to a point; Thence, South 44°09'04" West, 50.00 feet to a point and the POINT OF BEGINNING.

Said tract contains 0.0574 acres (2,500 square feet), more or less, as shown in a survey prepared for Eco-Site and Fidelity National Title Insurance Company by POINT TO POINT LAND SURVEYORS, INC. dated May 13, 2016, and last revised April 20, 2017.

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