




Interoffice Memorandum

05-16-17A08:24 RCVD


05-16-17A08:22 RCVD

DATE: May 15, 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

Project Name: Cassis Planned Development / Land Use Plan
(PD / LUP) – Case # CDR-17-02-051

Type of Hearing: Substantial Change

Applicant: Robby Moon, KPM Franklin, Inc.

Commission District: 1

General Location: 17509 Bali Boulevard; or generally north of Bali
Blvd and approximately 250 feet west of Avalon
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 # 17-666

June 20, 2017
2:20pm

**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 convert 300 timeshare units into 500 hotel units within PD Parcel C only, and establish / depict alternative setback, buffer, and access standards. More specifically, the applicant has requested alternative setback and buffer criteria for side and rear property lines, interior to the PD; a reduced buffer area along Bali boulevard; and access to interior PD lots via an easement in lieu of a dedicated public street. These changes would also necessitate the following waivers from Orange County Code:

- 1) A waiver from Section 38-1287(2) to allow a zero foot (0') minimum side setback (from interior property lines) for buildings and pavement, in lieu of a minimum side property line setback of 30 feet;
- 2) A waiver from Section 38-1287(3) to allow a zero foot (0') minimum rear setback (from interior property lines) for buildings and pavement, in lieu of a minimum rear property line setback of 20 feet;

- 3) A waiver from Section 38-1287(4) to reduce the paving setback intended to create a buffer between paved areas and property lines along the side lot lines (interior to the PD) to zero feet (0'), in lieu of a minimum 7.5-foot paving setback for side lot lines;
- 4) A waiver from Section 38-1287(4) to reduce the paving setback intended to create a buffer between paved areas and property lines along Bali Boulevard (an arterial roadway) to 10 feet, in lieu of the required 25-foot paving setback from arterial roadways; and
- 5) A waiver from Section 34-152(c) to allow access to interior PD lots via an easement, in lieu of the requirement that interior lots have access to a dedicated public street.

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



NOT TO SCALE

PROJECT ADDRESS:

17509 BALI BLVD.
WINTER GARDEN, FL 34787

PROJECT CASE NUMBER:

CDR-17-02-051

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



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS

1300 EAST VINE STREET, KISSIMMEE, FL 34746
TELEPHONE (407) 846-1218 FAX (407) 343-0324
CERTIFICATE OF AUTHORIZATION: 32059

LOCATION MAP

CASSIS DEVELOPMENT PD - LUP

CADD	NAME	DATE
DESIGNED BY	DPB	05/17
DRAWN BY	DPB	05/17
CHECKED BY	AG	05/17
APPROVED BY	RM	05/17

PROJECT NO.

DATE

MAY, 2017

SCALE
NTS

SHEET

1

LEGAL DESCRIPTION

FOR

LIKI TIKI VILLAGE III (FKA CASSIS DEVELOPMENT)

CDR-17-02-051

ORANGE COUNTY, FLORIDA

PROJECT ADDRESS: 17509 BALI BLVD.
WINTER GARDEN,
FL 34787

PARCEL ID NO'S: 31-24-27-0000-00-006
31-24-27-0000-00-033
31-24-27-5701-00-001
31-24-27-5701-01-000

LEGAL DESCRIPTIONS

Tax Parcel # 31-24-27-0000-00-006

That portion of the east one-half (1/2) of the Southwest one-quarter (1/4) of section 31, Township 24 South, range 27 East, Orange County, Florida, lying North of the public road right-of-way for Bali road (old state road no.530) as recorded in deed book 845,page 454, public records of Orange County, Florida.
Containing 57.13 acres, more or less.

Tax Parcel # 31-24-27-0000-00-033

That portion of the East 1/2 of the Southwest 1/4 of section 31, Township 24 South, range 27 East, Orange County, Florida, lying south of the public rd. r/w for Bali rd. (Old SR 530 aka CR 545a per DB 845/454) and lying North of r/w for SR 530 (aka US 192 per 1763/272), less lot 1 and tract A of Liki Tiki Village III South per DB 71/104 of the public records of Orange County, Florida, in sec 31-24-27
Containing 4.21 acres, more or less.

Tax Parcel # 31-24-27-5701-00-001

That portion of the East 1/2 of the SW 1/4 of section 31, Township 24 South, range 27 East. Orange County, Florida, lying south of the public road r/w for Bali rd. (Old SR 530) as recorded in orb 845/454, public records of orange county, Florida and lying North of the public r/w for US Hwy 192 (New SR 530) as recorded in ORB 1763/272-273, public records of Orange County, Florida.
Containing 9.28 acres, more or less.

Tax Parcel # 31-24-27-5701-01-000

Lot 1, Liki Tiki Village III South, according to the plat thereof recorded in Plat Book 71, pages 104 and 105, of the public records of Orange County, Florida
Containing 2.38 acres, more or less.



KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
1308 EAST VINE STREET, KISSIMEE FL, 34744
TELEPHONE (407) 848-1216 FAX (407) 343-0324
CERTIFICATE OF AUTHORIZATION: 32099

LEGAL DESCRIPTION
BALI BLVD. HOTEL SITE

CADD	NAME	DATE
DESIGNED BY	DPB	05/17
DRAWN BY	DPB	05/17
CHECKED BY	AG	05/17
APPROVED BY	RM	05/17

PROJECT NO.
DATE MAY, 2017
SCALE NTS

SHEET
1