




**Interoffice Memorandum**

06-08-17P04:46 RCVD


06-03-17P04:44 RCVD

**DATE:** June 8, 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](mailto:john.smogor@ocfl.net)

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

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**Applicant:** Khaled Hussein

**Case Information:** Case # LUP-17-01-007 (Valencia Subdivision PD)  
Planning and Zoning Commission (PZC)  
Meeting Date: May 18, 2017

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 3

**General Location:** 8885 Valencia College Lane, or northeast of the  
Central Florida Greenway (State Road 417) and  
north of Valencia College Lane.

**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

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LEGISLATIVE FILE # 17-772

July 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 request to rezone 7.9 gross acres from Single-Family Dwelling District (R-1) to Planned Development District (PD) in order to allow for the construction of up to 70 single-family attached dwelling units (townhomes).

**Material Provided:**

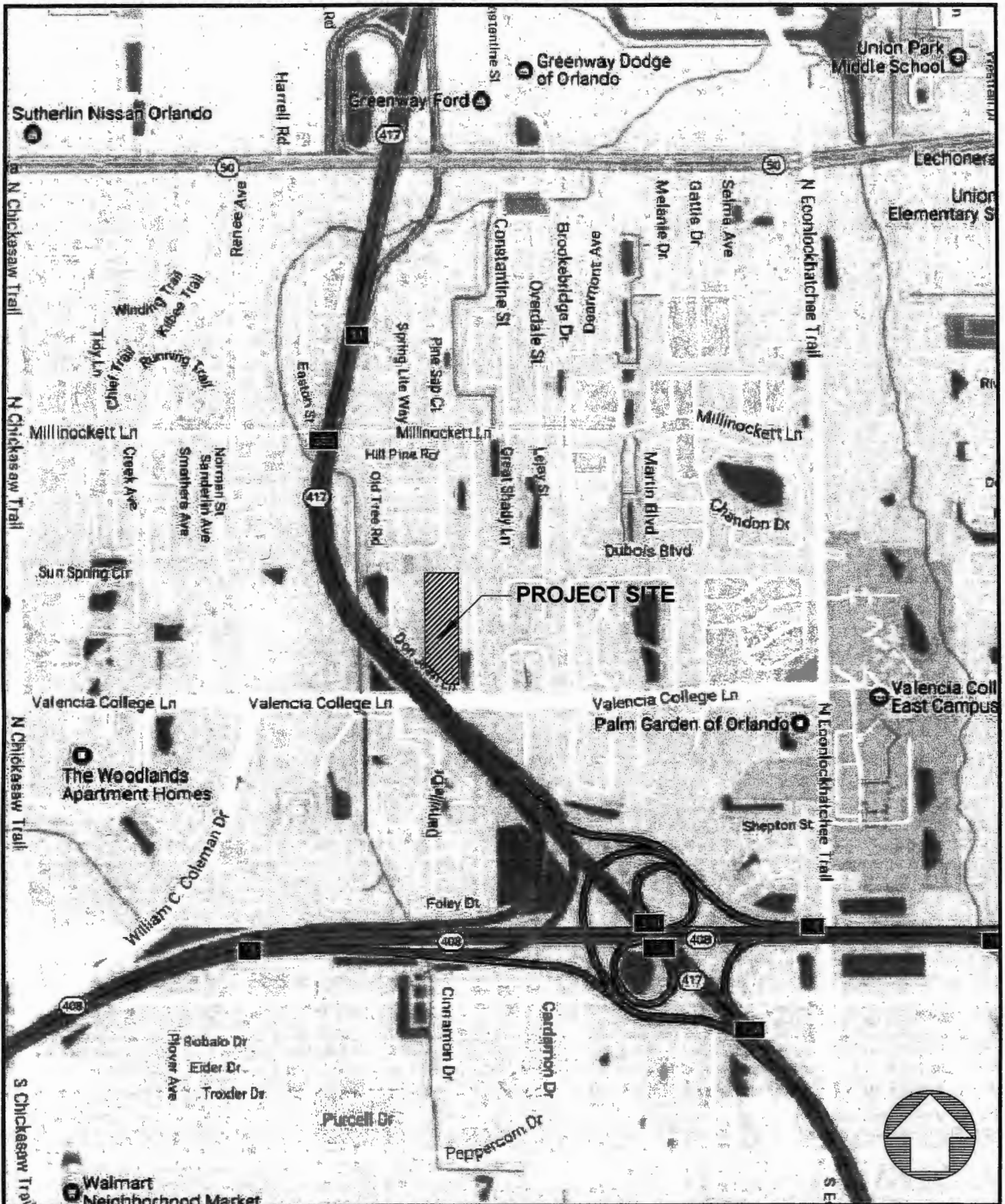
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**Special instructions to the Clerk:**

Please place this request on the July 11, 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



20161016.251.01 - Valencia Subdivision CAD Figure\Map\2 - Location Map.dwg May 22, 2017 - 8:06am



**AVCON, INC.**  
ENGINEERS & PLANNERS

5505 EAST MICHIGAN ST., SUITE 200 - ORLANDO, FL 32835  
OFFICE: (407) 599-1152 - FAX: (407) 599-1153  
CORPORATE CERTIFICATE OF AUTHORIZATION NO. 5057  
WWW.AVCONINC.COM

**VALENCIA SUBDIVISION**  
**LOCATION MAP**

**EXHIBIT**  
**2**  
DATE: 05-22-17

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

## DESCRIPTION:

A PORTION OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 89°34'44" WEST, A DISTANCE OF 995.64 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE SOUTHEAST CORNER OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00°28'36" WEST, A DISTANCE OF 212.03 FEET ALONG THE EAST LINE OF SAID WEST QUARTER TO THE NORTHERLY RIGHT OF WAY LINE OF ACCESS ROAD PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY EAST-WEST EXPRESSWAY EASTERN BELTWAY RECORD DRAWING SHEET NO. D-17 DATED 7/20/89 AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4122, PAGE 1979, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR A POINT OF BEGINNING; SAID POINT ALSO ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 122.00 FEET AND A CENTRAL ANGLE OF 20°51'31"; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: FROM A TANGENT BEARING OF NORTH 68°43'10" WEST WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 44.41 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°34'41" WEST, A DISTANCE OF 89.14 FEET; THENCE NORTH 43°14'55" WEST, A DISTANCE OF 293.80 FEET TO THE WEST LINE OF AFORESAID WEST QUARTER; THENCE NORTH 00°29'32" WEST, A DISTANCE OF 889.09 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID WEST QUARTER ALSO BEING THE SOUTH LINE OF SPRING PINES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 72, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°38'01" EAST, A DISTANCE OF 332.23 FEET ALONG SAID LINE TO THE AFOREMENTIONED EAST LINE OF SAID WEST QUARTER ALSO BEING THE WEST LINE OF ISLANDS AT VALENCIA / MILLINOCKETT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 51 THROUGH 53, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°28'36" EAST, A DISTANCE OF 1109.94 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINING 7.91 ACRES, MORE OR LESS.



AVCON, INC.  
ENGINEERS & PLANNERS  
6665 EAST MICHIGAN ST., SUITE 200 - ORLANDO, FL 32822  
OFFICE: (407) 699-1122 - FAX: (407) 699-1133  
CORPORATE CERTIFICATE OF AUTHORIZATION NO. 6087  
WWW.AVCONINC.COM

**VALENCIA SUBDIVISION**  
**LEGAL DESCRIPTION**

**EXHIBIT**

**1**

DATE: 01-06-17