



Interoffice Memorandum

06-15-17P02:27 RCVD

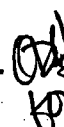
A handwritten signature in black ink, appearing to be "J. Smith", located to the right of the date stamp.

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

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

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**Applicant:** James G. Willard, Shutts and Bowen, LLP

**Case Information:** Case # LUP-16-05-176 (Lake Ingram PD)  
Planning and Zoning Commission (PZC)  
Meeting Date: June 15, 2017

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 1

**General Location:** West of Avalon Road, north of Lake Ingram Road

**BCC Public Hearing  
Required by:** Orange County Code, Chapter 30

July 18, 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 27.96 acres from A-1 to PD in order to recognize the relocation of a previously planned Adequate Public Facilities (APF) Elementary School (13.5-acre tract) and to establish a 14.45-acre Corporate Campus Mixed Use tract (portion of Town Center Parcel CCM-11). In addition, this request is associated with a proposed APF Agreement.

**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:**

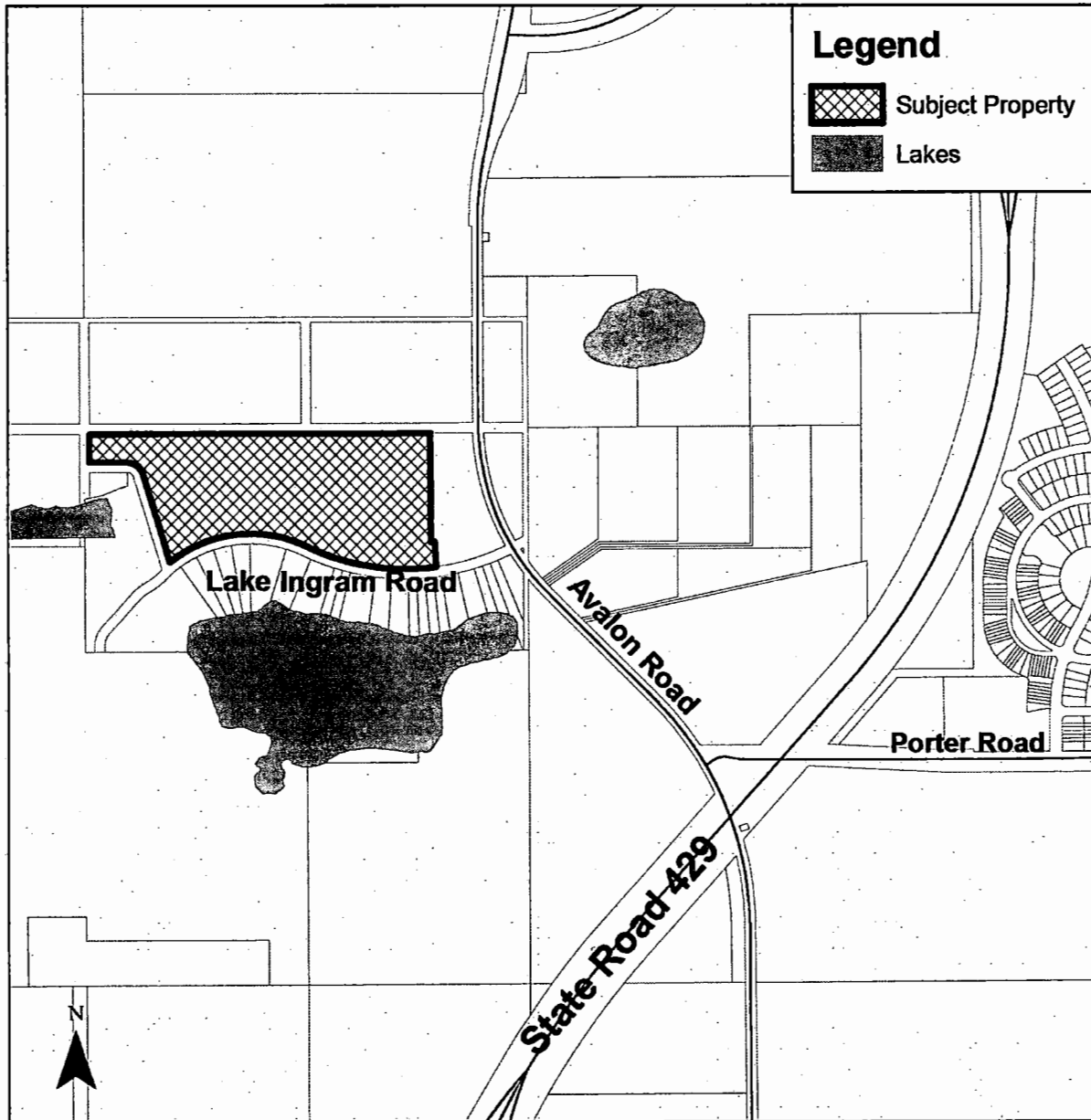
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

**Attachment (location map)**

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

## Location Map

LUP-16-05-176



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

## Legal Description

LUP-16-05-176

### **PARCEL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 11; LOTS 18 THROUGH 34, INCLUSIVE, BLOCK 12; THE WEST 80 FEET OF LOT 35, BLOCK 12; AND THAT PART OF LOT 17, BLOCK 12 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, RUN EASTERLY ALONG THE NORTH BOUNDARY OF SAID LOT 17 A DISTANCE OF 27.8 FEET, THENCE SOUTH 151.2 FEET MORE OR LESS, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 17, SAID POINT BEING 19.07 FEET EASTERLY ALONG SAID SOUTHERLY BOUNDARY FROM THE SOUTHWESTERLY CORNER OF SAID LOT 17, THENCE RUN WESTERLY ALONG SAID SOUTHERLY BOUNDARY OF SAID LOT 17, A DISTANCE OF 19.07 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 17, THENCE RUN NORTHERLY ALONG THE WESTERLY BOUNDARY OF LOT 17 A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING; ALL BEING IN MOUNTAIN PARK ORANGE GROVES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGE 91, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF AN UNNAMED RIGHT-OF-WAY LYING NORTH OF LAKE INGRAM ROAD AND WEST OF AVALON ROAD IN MOUNTAIN PARK ORANGE GROVES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGE 91, AS SET FORTH IN RESOLUTION GRANTING PETITION TO VACATE 00-04 RECORDED IN OFFICIAL RECORDS BOOK 6992, PAGE 3198, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN MOUNTAIN PARK ORANGE GROVES PLAT AS RECORDED IN PLAT BOOK P, PAGE 91 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA BEING ALSO IN THE SOUTHEAST 1/4 OF SECTION 19 AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 12 OF SAID MOUNTAIN PARK ORANGE GROVES; THENCE SOUTH 0 DEGREES 20 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 12 BEING ALSO THE EAST LINE OF AN UNNAMED ROAD (60' RIGHT OF WAY), A DISTANCE OF 677.27 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID BLOCK 12, SAID POINT BEING ALSO ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE INGRAM ROAD (60 FOOT RIGHT OF WAY); THENCE LEAVING THE WEST LINE OF SAID BLOCK 12 BEING ALSO THE EAST LINE OF UNNAMED ROAD, NORTH 64 DEGREES 01 MINUTES 20 SECONDS WEST 66.57 FEET TO A POINT ON THE EAST LINE OF BLOCK 11 OF SAID MOUNTAIN PARK ORANGE GROVES, SAID POINT ALSO ON THE NORTHERLY RIGHT OF WAY LINE OF SAID LAKE INGRAM ROAD; THENCE NORTH 0 DEGREES 20 MINUTES 41 SECONDS EAST ALONG TH EAST LINE OF SAID BLOCK 11 BEING ALSO THE WEST LINE OF SAID UNNAMED ROAD, 648.00 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID BLOCK 11 BEING ALSO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AN UNNAMED ROAD (60' RIGHT OF WAY) RUNNING EAST TO WEST; THENCE LEAVING THE EAST LINE OF SAID BLOCK 11 BEING ALSO THE WEST LINE OF SAID UNNAMED ROAD, NORTH 89 DEGREES 53 MINUTES 54 SECONDS EAST, 60.02 FEET TO THE POINT OF BEGINNING.