



## Interoffice Memorandum

06-11-17 1:44 RCVD

A handwritten signature, possibly "JH", in the top right corner.

**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**

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

Handwritten initials "JH" and "for" next to the contact person information.

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**Project Name:** Hamlin Planned Development / Unified  
Neighborhood Plan (PD/UNP) Land Use Plan  
Amendment – Case # LUPA-17-03-086

**Type of Hearing:** Land Use Plan Amendment

**Applicant:** Dennis Seliga, Boyd Development Corporation

**Commission District:** 1

**General Location:** East of State Road 429, along both sides of New  
Independence Parkway.

**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

August 1, 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 Land Use Plan Amendment (LUPA) to expand the Hamlin PD / UNP through the aggregation of the adjacent 53.9-acre Avalon Woods I PD and by establishing new PD Parcel CCM-3b. The associated Hamlin PD/UNP development program is also being updated to reflect an additional 325 residential dwelling units (formerly assigned to the Avalon Woods I PD) and to redistribute 726,100 square feet of previously approved non-residential square footage within PD Parcels CCM-1, CCM-2, CCM-3, and CCM-3b.

**Material Provided:**

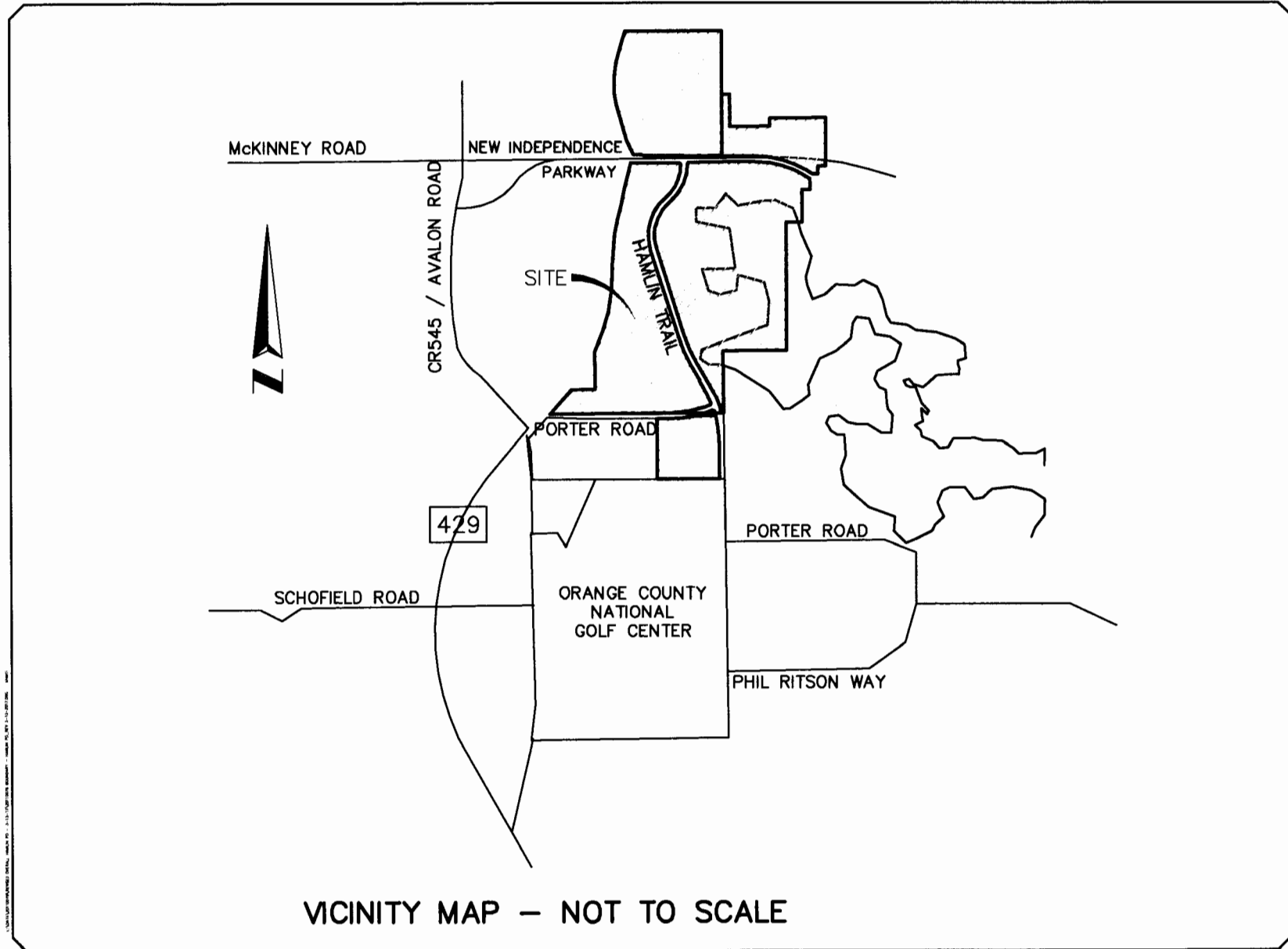
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**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



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

Hamlin PD/LUP Amendment (#LUPA-17-03-086) / LEGAL DESCRIPTION

LEGAL DESCRIPTION ( Hamlin ):

PARCEL 1:

A parcel of land comprising a portion of Sections 17 and 20, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Southeast corner of the Southeast 1/4 of offshored Section 17, also being the Northeast corner of the Northwest 1/4 of offshored Section 20; thence run South 00°08'37" East along the East line of said Northwest 1/4 of said Section 20 for a distance of 1201.84 feet to a point on the Northern right-of-way line of New Independence Parkway per Official Record Book 881, Pages 360 and 361 of the Public Records of Orange County, Florida; thence departing said East line run South 89°42'37" West along said Northern right-of-way line for a distance of 1442.29 feet, thence continuing along said Northern right-of-way line run North 00°08'53" West for a distance of 30.00 feet; thence run South 89°47'03" West for a distance of 50.00 feet; thence run South 00°08'53" East for a distance of 50.00 feet; thence run South 89°42'37" West for a distance of 21.36 feet; thence run North 00°17'28" West for a distance of 44.89 feet; thence run North 89°42'37" West for a distance of 100.00 feet; thence run North 83°43'31" West for a distance of 50.90 feet; thence run South 89°42'37" West for a distance of 169.38 feet to a point on the Eastern limited access right-of-way line of Orlando-Orange County Expressway Authority State Road No. 429 (Western Beltway) per Project No. 75303-6403-653 dated 10-01-02; thence continuing along said Eastern limited access right-of-way line run North 24°56'37" West for a distance of 240.55 feet; thence run North 15°56'37" West for a distance of 721.16 feet to a point of curvature of a curve concave Easternly and having a radius of 1543.93 feet, a chord bearing of North 05°10'30" West and a chord length of 578.96 feet; thence run Northernly along said curve through a central angle of 20°37'30" for an arc distance of 562.49 feet to a point of compound curvature of a curve concave Easternly and having a radius of 3658.94 feet, a chord bearing of North 13°27'37" East and a chord length of 995.90 feet; thence run Northernly along said curve through a central angle of 10°30'00" for an arc distance of 999.05 feet to a point on the West line of the South 1/2 of the Southeast 1/4 of offshored Section 17; thence departing offshored Easternly limited access right-of-way run North 89°52'27" East along said West line for a distance of 196.82 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of said Section 17; thence departing said North line run South 00°10'30" East along the East line of the Southeast 1/4 of said Section 17 for a distance of 137.29 feet to offshored POINT OF BEGINNING.

Containing 125.84 acres more or less.

AND:

PARCEL 2:

A parcel of land comprising a portion of Sections 20, 21 and 29, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of offshored Section 20; thence run South 00°08'37" East along the East line of said Northwest 1/4 of said Section 20 for a distance of 1201.84 feet to a point on the Southern line of New Independence Parkway per a Right-of-Way Agreement recorded in Deed Book 881, Page 498 of the Public Records of Orange County, Florida; thence departing said East line run South 89°42'37" West along the East line of said Section 20 for a distance of 384.82 feet to a point on the Southern right-of-way line of New Independence Parkway per Official Record Book 881, Pages 360 and 361 of the Public Records of Orange County, Florida; thence departing said East line run South 89°42'37" West along said Southern right-of-way line for a distance of 995.76 feet to a point on the East line of the West 1/4 of the Northwest 1/4 of offshored Section 20; thence departing said East line run South 89°42'37" West along said East line for a distance of 1292.30 feet to a point on the North line of the Southeast 1/4 of said Section 21; thence run North 89°07'27" East along said North line for a distance of 331.45 feet to the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence departing said North line run South 00°07'30" East along the East line of the West 1/2 of the Northwest 1/4 of said Section 21 for a distance of 264.43 feet to the Southeast corner of said West 1/2 of the Northwest 1/4 of said Section 21; thence departing said East line run South 89°43'14" West along the South line of the Southeast 1/4 of said Section 21 for a distance of 1321.34 feet to the Northeast corner of the Northwest 1/4 of offshored Section 20; thence departing said South line run South 00°17'47" East along the East line of said Northwest 1/4 of offshored Section 20 for a distance of 1266.03 feet to a point on the Northern right-of-way line of Parker Road per Deed Book 686, Page 508 of the Public Records of Orange County, Florida; thence departing said East line run South 89°42'37" West along said Northern right-of-way line for a distance of 2653.94 feet to a point on the West line of said Northwest 1/4 of said Section 20; thence continuing along said Northern right-of-way line run South 89°42'37" West for a distance of 629.90 feet to a point on the Eastern limited access right-of-way line of Orlando-Orange County Expressway Authority State Road No. 429 (Western Beltway) per Project No. 75303-6403-653 dated 10-01-02; thence departing said Northern right-of-way line run the following courses and distances along said limited access right-of-way line North 41°47'47" East for a distance of 431.45 feet to a point of curvature of a curve concave Northeastly and having a radius of 3868.72 feet, a chord bearing of North 40°53'18" East and a chord length of 236.49 feet; thence run Northernly along said curve through a central angle of 27°27" for an arc distance of 339.53 feet; thence run North 89°47'28" East for a distance of 486.57 feet to a point on offshored West line of said Northwest 1/4 of said Section 20; thence run North 00°11'47" West along said West line for a distance of 183.13 feet to a point on a non-tangent curve concave Northeastly and having a radius of 3089.72 feet, a chord bearing of North 12°29'14" East and a chord length of 1723.54 feet; thence run Northernly along said curve through a central angle of 25°02'27" for an arc distance of 1734.43 feet to a point of tangency; thence run North 00°08'56" West for a distance of 12.93 feet; thence run North 03°53'04" East for a distance of 808.60 feet to a point on a non-tangent curve concave Easternly and having a radius of 1810.14 feet, a chord bearing of North 11°45'48" East and a chord length of 336.79 feet; thence run Northernly along said curve through a central angle of 10°40'23" for an arc distance of 337.19 feet; thence run North 14°32'27" East for a distance of 332.34 feet; thence run North 09°17'37" East for a distance of 301.04 feet; thence run North 14°37'37" East for a distance of 565.16 feet to a point on the Southern right-of-way line of offshored New Independence Parkway per Official Record Book 7034, Page 1540; thence run North 89°42'37" East along said Southern right-of-way line for a distance of 372.37 feet; thence run North 00°17'28" West for a distance of 47.31 feet to a point on the Southern right-of-way line of said New Independence Parkway per Official Record Book 981, Pages 360 and 361; thence run North 89°47'03" East along said Southern right-of-way line for a distance of 1514.19 feet to offshored POINT OF BEGINNING.

Containing 366.90 acres more or less.

AND:

PARCEL 3:

A portion of the South 1/2 of the Northwest 1/4 of said Section 29, Township 23 South, Range 27 East, Orange County, Florida, less right of way for Porter Road per Deed Book 686, Page 508 and Official Records Book 19418, Page 5607, Public Records of Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of offshored Northwest 1/4 of said Section 29; thence run South 89°42'30" West along the South line of said Northwest 1/4 of said Section 29 for a distance of 80.00 feet to a point on the Western right-of-way line of Parker Road as recorded in Official Records Book 19418, Page 5607 of the Public Records of Orange County, Florida; also being the POINT OF BEGINNING; thence continue South 89°45'00" West, along the said South line of the Northwest 1/4 of said Section 29 for a distance of 1284.81 feet; thence departing said South line, run North 00°11'47" West for a distance of 1143.98 feet to a point on the South right-of-way line of Parker Road as recorded in Official Records Book 19418, Page 5607 of the Public Records of Orange County, Florida; thence continuing along said South line run North 86°36'47" East, along the South right-of-way line, for a distance of 464.57 feet; thence run North 02°00'18" West, along said South right-of-way line, for a distance of 5.00 feet to the point of curvature of a curve, concave Northernly, having a radius of 925.00 feet, a chord bearing of North 87°02'50" East, and a chord distance of 330.82 feet; thence run Easternly along the arc of said curve through a central angle of 08°57'27" for an arc distance of 300.93 feet; thence departing said curve, run North 89°38'39" East for a distance of 1424.31 feet to the point on a curve, concave Northernly, having a radius of 2000.00 feet, a chord bearing of South 08°57'37" East, and a chord distance of 473.83 feet; thence run Southernly along the arc of said curve through a central angle of 13°04'11" for an arc distance of 436.84 feet to the point of tangency; thence run South 01°27'17" East for a distance of 294.87 feet; thence run South 00°11'47" East for a distance of 547.39 feet to the POINT OF BEGINNING.

Containing 37.18 acres, more or less.

AND:

That portion of the Porter Road right-of-way as recorded in Deed Book 686, Page 508, Public Records of Orange County, Florida; provided as noted.

Containing 9.42 acres, more or less.

AND:

PARCEL 4:

A portion of Section 21, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of said Township 23 South, Range 27 East; thence run North 89°30'18" East along the North line of said Northwest 1/4 of said Section 21 for a distance of 166.25 feet; thence departing said North line, run South 02°00'07" East for a distance of 660.89 feet to a point on the North line of the South half of the Northwest quarter of the Southwest quarter of offshored Section 21; thence run North 89°26'37" East along said North line for a distance of 430.54 feet to a point on the West line of the South 1/2 of the Southwest quarter of the Northwest quarter of the Northwest quarter of offshored Section 21; thence run North 00°04'34" West along said West line for a distance of 150.26 feet to a point on the North line of the South 5/8 of the North 1/2 of the Northwest quarter of offshored Section 21; thence run North 80°38'16" East along said North line for a distance of 1182.96 feet to a point on the Western line of Signature Lakes - Phase 2, recorded in Plat Book 68, pages 83 - 112, Public Records, Orange County, Florida; thence run the following courses and distances along said Western line, thence run North 00°10'01" West for a distance of 992.38 feet; South 89°36'11" West for a distance of 165.94 feet; South 00°02'31" East for a distance of 185.35 feet; South 89°36'20" West for a distance of 112.02 feet to a point on the Northern right-of-way line of New Independence Parkway as recorded in Official Records Book 10416, Page 5770, Public Records of Orange County, Florida; thence run North 15°50'30" West along said Northern right-of-way line for a distance of 188.16 feet to the point of curvature of a curve, concave Southeasterly, having a radius of 2125.00 feet and a central angle of 20°40'08" with a chord bearing of North 10°17'33" West, and a chord distance of 765.89 feet; thence run Northernly along the arc of said curve for a distance of 770.16 feet to a point on a non-tangent line; thence run Northernly along the arc of said curve for a distance of 170.16 feet to a point on a non-tangent line; thence run Northernly along the arc of said curve for a distance of 08°24'45" with a chord bearing of North 86°37'27" West, and a chord distance of 216.30 feet; thence run Northernly along the arc of said curve for a distance of 316.81 feet to a point of tangency; thence run North 80°26'11" West for a distance of 844.13 feet to a point on the North line of offshored Northwest quarter of said Section 21; thence run North 00°08'37" West along said West line for a distance of 1288.64 feet to the POINT OF BEGINNING.

Containing 42.42 acres, more or less.

AND:

PARCEL 5:

A parcel of land lying in the Northwest 1/4 of said Section 21, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 26, Township 23 South, Range 27 East, Orange County, Florida; thence run North 00°11'47" West along the East line of said Northwest 1/4 of said Section 26 for a distance of 7852.08 feet to the Northeast corner of said Northwest 1/4 of said Section 26, also being the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 26, Township 23 South, Range 27 East, Orange County, Florida; thence departing said North line run South 00°08'37" West along the East line of said Section 26 for a distance of 384.82 feet to a point on the Southern right-of-way line of New Independence Parkway per Official Record Book 881, Pages 360 and 361 of the Public Records of Orange County, Florida; thence departing said East line run South 89°42'37" East along said Southern right-of-way line for a distance of 995.76 feet; thence departing said Southern right-of-way line run South 00°04'23" East for a distance of 62.29 feet to a point on the East line of the West 1/4 of the Northwest 1/4 of offshored Section 21; thence departing said East line run South 89°42'37" West for a distance of 178.97 feet; thence run Northernly along said curve through a central angle of 27°27" for an arc distance of 339.53 feet; thence run North 89°47'28" East for a distance of 486.57 feet to a point on a non-tangent curve concave Northeastly and having a radius of 3089.72 feet, a chord bearing of North 12°29'14" East and a chord length of 1723.54 feet; thence run Northernly along said curve through a central angle of 25°02'27" for an arc distance of 1734.43 feet to a point of tangency; thence run North 00°08'56" West for a distance of 12.93 feet; thence run North 03°53'04" East for a distance of 808.60 feet to a point on a non-tangent curve concave Easternly and having a radius of 1810.14 feet, a chord bearing of North 11°45'48" East and a chord length of 336.79 feet; thence run Northernly along said curve through a central angle of 10°40'23" for an arc distance of 337.19 feet; thence run North 14°32'27" East for a distance of 332.34 feet; thence run North 09°17'37" East for a distance of 301.04 feet; thence run North 14°37'37" East for a distance of 565.16 feet to a point on the Southern right-of-way line of offshored New Independence Parkway per Official Record Book 7034, Page 1540; thence run North 89°42'37" East along said Southern right-of-way line for a distance of 372.37 feet; thence run North 00°17'28" West for a distance of 47.31 feet to a point on the Southern right-of-way line of said New Independence Parkway per Official Record Book 981, Pages 360 and 361; thence run North 89°47'03" East along said Southern right-of-way line for a distance of 1514.19 feet to offshored POINT OF BEGINNING.

Containing 18.57 acres, more or less.

LESS AND EXCEPT:

BOYD RIGHT-OF-WAY PARCEL 2:

A parcel of land lying in the Northwest 1/4 of said Section 20, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 20; thence run North 00°11'47" West along the East line of said Northwest 1/4 of said Section 20 for a distance of 2652.06 feet to the Northeast corner of said Northwest 1/4 of said Section 20; also being the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 20; thence run North 00°08'37" West along the East line of said Section 20 for a distance of 3084.92 feet to a point on the Northern right-of-way line of New Independence Parkway per Official Record Book 881, Pages 360 and 361 of the Public Records of Orange County, Florida; thence departing said East line run South 89°42'37" West along said Northern right-of-way line for a distance of 1442.80 feet to a point on the East line of said Section 20; thence departing said Northern right-of-way line run North 00°08'37" West for a distance of 30.00 feet; thence run North 89°47'03" West for a distance of 50.00 feet; thence run South 00°08'53" East for a distance of 30.00 feet to a point on offshored Northwest 1/4 of said Section 20; thence run North 89°47'03" West along said Northern right-of-way line for a distance of 21.36 feet; thence departing said Northernly right-of-way line run North 00°17'28" West for a distance of 44.89 feet; thence run North 89°47'03" East for a distance of 100.00 feet; thence run North 83°43'31" West for a distance of 50.90 feet; thence run South 89°42'37" West for a distance of 169.38 feet to a point on the Eastern limited access right-of-way line of Orlando-Orange County Expressway Authority State Road No. 429 (Western Beltway) per Project No. 75303-6403-653 dated 10-01-02; thence continuing along said Eastern limited access right-of-way line run North 24°56'37" West for a distance of 240.55 feet; thence run North 15°56'37" West for a distance of 721.16 feet to a point of curvature of a curve concave Easternly and having a radius of 1543.93 feet, a chord bearing of North 05°10'30" West and a chord length of 578.96 feet; thence run Northernly along said curve through a central angle of 20°37'30" for an arc distance of 562.49 feet to a point of compound curvature of a curve concave Easternly and having a radius of 3658.94 feet, a chord bearing of North 13°27'37" East and a chord length of 995.90 feet; thence run Northernly along said curve through a central angle of 10°30'00" for an arc distance of 999.05 feet to a point on the West line of the South 1/2 of the Southeast 1/4 of offshored Section 17; thence departing offshored Easternly limited access right-of-way run North 89°52'27" East along said West line for a distance of 196.82 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of said Section 17; thence departing said North line run South 00°10'30" East along the East line of the Southeast 1/4 of said Section 17 for a distance of 137.29 feet to offshored POINT OF BEGINNING.

Containing 1.38 acres more or less.

LESS AND EXCEPT:

BOYD RIGHT-OF-WAY PARCEL 3:

A parcel of land lying in Section 29, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 29; thence run North 00°11'47" West along the East line of said Northwest 1/4 of said Section 29 for a distance of 1366.03 feet to a point on the Northern right-of-way line of Parker Road per Deed Book 686, Page 508 of the Public Records of Orange County, Florida; thence departing said East line, run South 89°36'47" West along said Northern right-of-way line for a distance of 2652.04 feet to a point on the West line of the Northwest 1/4 of said Section 29; also being the East line of the Northwest 1/4 of said Section 29; and also being the POINT OF BEGINNING; thence continuing along said Northern right-of-way line of Parker Road, thence run North 00°11'47" West for a distance of 1284.81 feet; thence departing said South line, run North 86°36'47" East, along the South right-of-way line, for a distance of 464.57 feet; thence run North 02°00'18" West, along said South right-of-way line, for a distance of 5.00 feet to the point of curvature of a curve, concave Northernly, having a radius of 925.00 feet, a chord bearing of North 87°02'50" East, and a chord distance of 330.82 feet; thence run Easternly along the arc of said curve through a central angle of 08°57'27" for an arc distance of 300.93 feet; thence departing said curve, run North 89°38'39" East for a distance of 1424.31 feet to the point on a curve, concave Northernly, having a radius of 2000.00 feet, a chord bearing of South 08°57'37" East, and a chord distance of 473.83 feet; thence run Southernly along the arc of said curve through a central angle of 13°04'11" for an arc distance of 436.84 feet to the point of tangency; thence run South 01°27'17" East for a distance of 294.87 feet; thence run South 00°11'47" East for a distance of 547.39 feet to the POINT OF BEGINNING.

Containing 36.452 square feet, 0.84 acres, more or less.

LESS AND EXCEPT:

BOYD RIGHT-OF-WAY PARCEL 1:

A parcel of land lying in Sections 20, 21 and 29, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 29; thence run North 00°11'47" West along the East line of said Northwest 1/4 of said Section 29 for a distance of 1366.03 feet to a point on the Northern right-of-way line of Parker Road per Deed Book 686, Page 508 of the Public Records of Orange County, Florida; thence departing said East line, run South 89°36'47" West along said Northern right-of-way line for a distance of 2652.04 feet to a point on the West line of the Northwest 1/4 of said Section 29; also being the East line of the Northwest 1/4 of said Section 29; and also being the POINT OF BEGINNING; thence continuing along said Northern right-of-way line of Parker Road, thence run North 00°11'47" West for a distance of 1284.81 feet; thence departing said South line, run North 86°36'47" East, along the South right-of-way line, for a distance of 464.57 feet; thence run North 02°00'18" West, along said South right-of-way line, for a distance of 5.00 feet to the point of curvature of a curve, concave Northernly, having a radius of 925.00 feet, a chord bearing of North 87°02'50" East, and a chord distance of 330.82 feet; thence run Easternly along the arc of said curve through a central angle of 08°57'27" for an arc distance of 300.93 feet; thence departing said curve, run North 89°38'39" East for a distance of 1424.31 feet to the point on a curve, concave Northernly, having a radius of 2000.00 feet, a chord bearing of South 08°57'37" East, and a chord length of 473.83 feet; thence run Southernly along the arc of said curve through a central angle of 13°04'11" for an arc distance of 436.84 feet to the point of tangency; thence run South 01°27'17" East for a distance of 294.87 feet; thence run South 00°11'47" East for a distance of 547.39 feet to the POINT OF BEGINNING.

Containing 25.51 acres more or less.

Total Hamlin Net Acreage = 800.33 acres.

CERTIFIED TO:

S/L JV / Boyd Horizon West JV, LLC