

08-22-17A08:27 RCVD



Interoffice Memorandum

08-22-17A08:09 RCVD



DATE: August 21, 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: New Independence Planned Development –
Unified Neighborhood Plan (PD / UNP)
Case # CDR-17-05-144

Type of Hearing: Substantial Change

Applicant: Marc Stehli, Poulos & Bennett, LLC

Commission District: 1

General Location: North of New Independence Parkway and west of
S.R. 429

**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 # 17-1139

October 3, 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.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

Spanish Contact Person:

Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

Advertising Language:

A PD substantial change to request the following four (4) waivers from Orange County Code:

- 1) A waiver from Section 38-1390.33(c) to allow a maximum block length along the primary block face of 715-feet for streets G, I, and J, and 800 feet for street K, in lieu of the maximum block length of 600 feet.
- 2) A waiver from Section 31.5-73(c) to allow a ground sign at two (2) locations along New Independence Parkway, in lieu of the requirement that the primary sign shall be located only at the main entrance.
- 3) A waiver from Section 34-152(c) to allow lots 57-64, 95-101, and 122-128, to front a mew, park, open space, etc, in lieu of the required 20-foot access to a dedicated public paved streets. Legal access to these lots will be through an ingress/egress easements.

- 4) A waiver from Section 34-209 to allow a 4-foot 6-inch high split rail wood fence along park tract P-3 where facing New Independence Parkway, in lieu of the required 6-foot masonry wall to separate residential subdivisions from all adjacent roadways.

Material Provided:

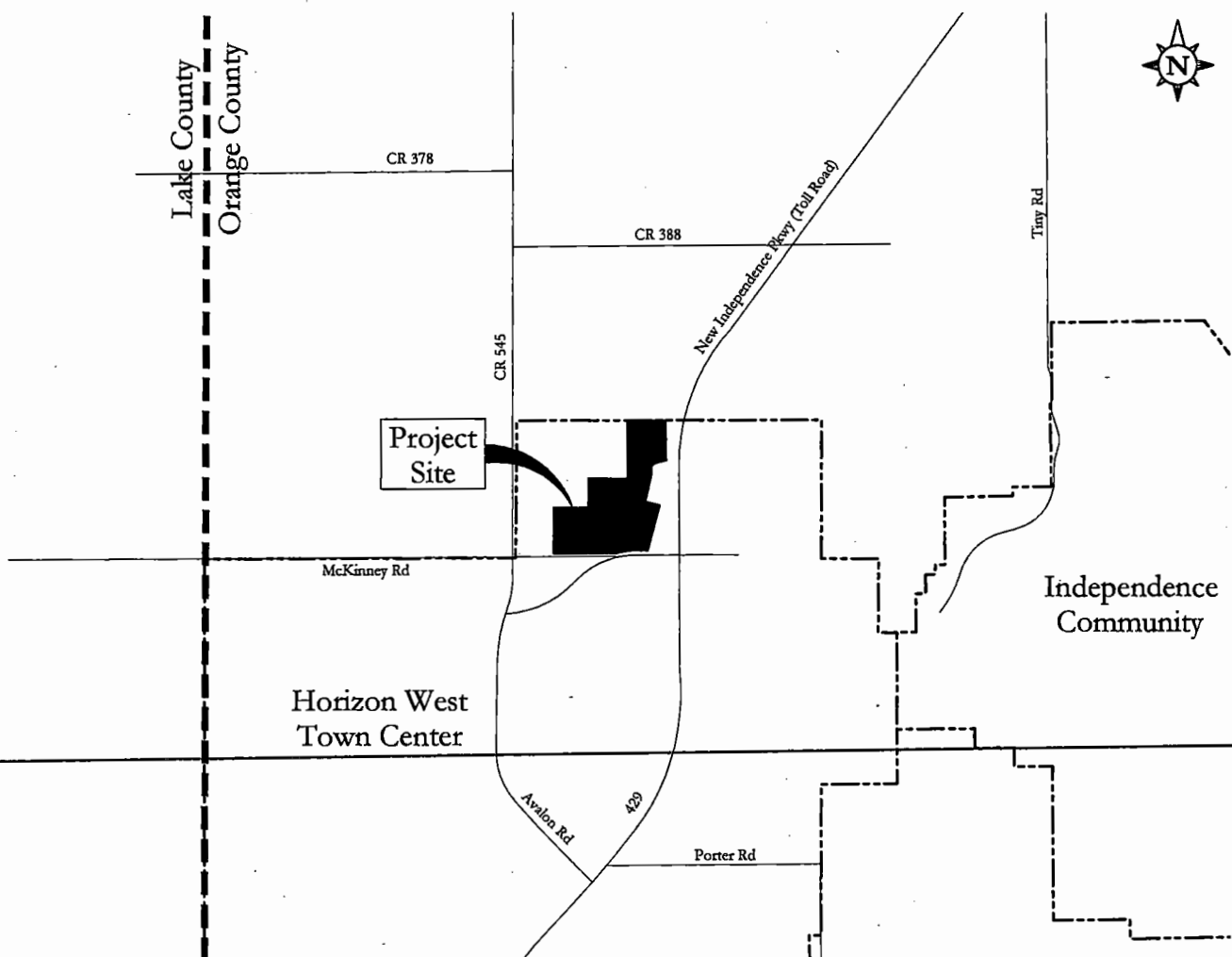
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk (if any):

Schedule this item simultaneously with the New Independence Planned Development / Unified Neighborhood Plan (PD / UNP) / New Independence Preliminary Subdivision Plan (PSP) - Case #PSP-17-02-058.

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)



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

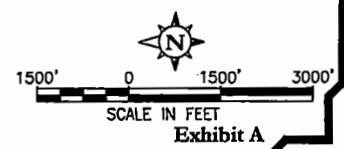
Location Map

New Independence

POULOS & BENNETT

2502 E. Livingston St.
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



LEGAL DESCRIPTION:

PARCEL 1

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST (LESS ROAD ON SOUTH), ORANGE COUNTY, FLORIDA.

AND

THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT

THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7034, PAGE 1148, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 17; THENCE RUN N00°08'31"W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 300.14 FEET TO A POINT ON THE WESTERLY LINE OF AN EXISTING RIGHT OF WAY AS RECORDED AND DESCRIBED IN SAID OFFICIAL RECORDS BOOK 7034, PAGE 1148 AND THE POINT OF BEGINNING; THENCE RUN SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES; RUN S75°40'56"W, A DISTANCE OF 206.63 FEET; THENCE RUN S41°06'22"W, A DISTANCE OF 72.09 FEET; THENCE RUN S00°32'29"W, A DISTANCE OF 134.36 FEET; THENCE RUN S11°17'03"W, A DISTANCE OF 126.80 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5379.58 FEET AND A CENTRAL ANGLE OF 00°41'07"; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 346.02 FEET TO A POINT; THENCE RUN S75°08'16"E, A DISTANCE OF 256.01 FEET; THENCE RUN S14°51'44"W, A DISTANCE OF 805.83 FEET; THENCE RUN S89°41'59"W, A DISTANCE OF 225.66 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1286.09 FEET AND A CENTRAL ANGLE OF 15°06'06"; THENCE ON A CHORD BEARING OF S81°05'07"W, RUN 338.98 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MCKINNEY ROAD AS RECORDED IN DEED BOOK 881, PAGE 361, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°44'30"W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF MCKINNEY ROAD, A DISTANCE OF 456.19 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN N00°06'33"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION 20, A DISTANCE OF 1297.75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE RUN N89°51'28"E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 665.24 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST

1/4 OF THE SOUTHWEST ¼ OF SAID SECTION 17; THENCE RUN N00°03'32"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 993.49 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST ¼ OF SAID SECTION 17; THENCE RUN N89°52'31"E, ALONG THE NORTH LINE OF THE SOUTH 3/4 OF THE EAST ½ OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 663.80 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE RUN S00°08'31"E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 693.15 FEET TO THE POINT OF BEGINNING.

AND
PARCEL 2

THE WEST 287.00 FEET OF THE EAST 307.00 FEET OF THE SOUTH 830.00 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS THE SOUTH 30 FEET FOR ROAD) IN SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

AND
PARCEL 3

THE SOUTH 830 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS THE WEST 733 FEET AND THE EAST 307 FEET THEREOF AND LESS THE SOUTH 30 FEET FOR ROAD), SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

AND
PARCEL 4

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

AND
PARCEL 5

TOGETHER WITH THE NON EXCLUSIVE INGRESS AND EGRESS EASEMENT AS CREATED IN THE WARRANTY DEED RECORDED OCTOBER 3, 1960, IN OFFICIAL RECORDS BOOK 797, PAGE 176, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST; THENCE EAST ALONG THE NORTHERN BOUNDARY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF AFORESAID SECTION TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF THE AFORESAID SECTION; THENCE DUE SOUTH 30 FEET; THENCE RUN WEST PARALLEL TO THE NORTHERN BOUNDARY OF SOUTH HALF OF

SOUTHWEST QUARTER OF SAID SECTION TO THE WESTERN BOUNDARY OF THE SAID SECTION; THENCE DUE NORTH 30 FEET TO THE POINT OF BEGINNING.

AND
PARCEL 6

THE EAST 20.00 FEET OF THE SOUTH 830.00 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS THE SOUTH 30 FEET FOR ROAD) IN SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.