Continue public hearing to JUL 112017

Continue public hearing to笛 182017

Continue publlc hearing to AJJG 222017

DATE:
TO:

THROUGH:

FROM:

CONTACT PERSON:

SUBJECT:

April 27, 2017

Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

Continue public hearing to SEP 192017

Cheryl Gillespie, Supervisor, Agenda Development Office

Alberto A. Vargas, MArch., Manager, Planning Division

John Smogor, Planning Administrator Planning Division 407-836-5616 and john.smogor@ocfl.net

Request for Board of County Commissioners (BCC) Public Hearing

Project Name:

Type of Hearing:
Applicant:
Commission District:
General Location:

BCC Public Hearing Required by:

AIPO Planned Development / Land Use Plan (PD / LUP) - Case \# CDR-17-03-067

Substantial Change
Alexis Crespo, Waldrop Engineering

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3001 \& 4055 East Wetherbee Road; or generally north of East Wetherbee Road, approximately one mile west of Boggy Creek Road.

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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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 AREAVECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

Advertising Language:
A PD substantial change to:

1) Convert 115 single-family attached residential dwelling units (townhomes) into single-family detached residential dwelling units;
2) Eliminate the maximum number of permitted 50 -foot wide detached singlefamily residential lots ( 450 lots);
3) Eliminate the minimum number of required 60 and 70 -foot wide detached single-family residential lots; and
4) Reduce the minimum lot widths for single-family detached residential lots from 50 feet to 40 feet, necessitating the following waiver from Orange County Code:
a) A waiver from Section 38-1501 to allow 40 -foot minimum lot widths for single-family detached residential lots within the designated single-family detached residential portions of the PD only; in lieu of minimum 50-foot lot widths.

## 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 June 6, 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

## Location Map

## CDR-17-03-067



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

## Legal Description - CDR-17-03-067

## LEGAL DESCRIPTION

A portion of Section 17. Township 24 South, Range 30 East, Orange County, Florida and a portion of Block "U", PROSPER COLONY, situated in Section 18, Township 24 South, Range 30 East, Orange County, Florida, according to the plat thereof, as recorded in Plat Book D. Page 105, Public Records of Orange County, Florida, all being more particularly described as follows: Commence at the southeast corner of the Southeast $1 / 4$ of said Section 18 ; thence run $N 00^{\circ} 29^{\prime} 15^{\prime \prime}$. along the east line of the Southeast $1 / 4$ of said section 18, a distance of 75.12 feet for the POINT OF BEGINNING; sald point also lying on the northerly right-of-way line of Wetherbee Road as described in Official Records Book 9121, Page 1064 and Official Records Book 9121, Page 1134, Public Records of Orange County, Florida; thence continue $N 00^{\circ} 29^{\prime} 15^{\prime \prime} \mathrm{E}$, a distance of $1,143.38$ feet to a point on the north line of the lands described in Official Records Book 9121. Page 1041. Public records of Orange County, Florida; thence run $589^{\circ} 06^{\prime} 32^{\prime \prime} \mathrm{W}$, along the north line thereof, a distance of $1,143.25$ feet; thence run $S 00^{\circ} 29^{\prime} 15^{\prime \prime} \mathrm{W}$, a distance of $1,143.38$ feet to a point on the aforesaid northerly right-of-way line of Wetherbee Road; thence run westerly along said northerly right-of-way line the following three (3) courses and distances: run $589^{\prime} 06^{\prime} 32 \mathrm{~W}$, a distance of 101.82 feet to a point of curvature of a curve, concave southerly, having a radius of $11,509.00$ feet and a central angle of $0215{ }^{\prime} 07$ "; thence run westerly, along the arc of said curve, a distance of 452.37 feet to the point of tangency thereof; thence run $58651^{\prime} 25 \mathrm{~W}$, a distance of $2,295.24$ feet to a point on the west line of the East $3 / 4$ of the South $1 / 2$ of said Section 18 ; thence run $N 00^{\circ} 13^{\prime} 59^{\prime \prime} E$, along the west line of the East $3 / 4$ of the South $1 / 2$ of said Section 18 , a distance of 2.622 .66 feet to the southwest corner of the Southeast $1 / 4$ of the Northwest $1 / 4$ of said Section 18; thence run $N 00^{\circ} 11^{\prime \prime} 41^{\prime \prime} E$, along the west line of the Southeast $1 / 4$ of the Northwest $1 / 4$ of said Section 18 , a distance of 317.79 feet: thence run $N 86^{\circ} 42^{\prime} 16^{\prime \prime} E$, a distance of 1354.23 feet; thence run $N 34^{\prime} 19^{\prime} 47^{\prime \prime E}$, a distance of 47.12 feet; thence run $N 54^{\prime \prime} 23^{\prime} 02^{\prime \prime} E$, a distance of 52.79 feet; thence run $16^{\circ} 50^{\prime} 33^{\prime \prime} E$, a distance of 73.66 feet; thence run $N 62^{\circ} 28^{\prime} 00^{\prime \prime} W$, a distance of 62.72 feet to a point on the south line of those lands as described in Official Records Book 5112 Page 385, Public Records of Orange County, Florida; thence run along said south line the following two (2) courses and distances: run $N 87^{\circ} 46^{\prime} 42^{\circ} \mathrm{E}$, a distance of $2,617.09$ feet; thence run $\$ 89^{\circ} 26^{\prime} 31^{\prime \prime} \mathrm{E}$, a distance of 977.90 feet to a point on the west line of the East $1 / 4$ of the West $1 / 2$ of the Northwest $1 / 4$ of aforesaid Section 17 ; thence run $S 00^{\circ} 11^{\prime} 18^{\prime \prime} \mathrm{W}$, along the west line of the East $1 / 4$ of the West $1 / 2$ of the Northwest $1 / 4$ of said Section 17 , a distance of 533.91 feet to a point on the north line of the Southwest $1 / 4$ of sald Section 17 ; thence run $S 89^{\circ} 28^{\prime} 05^{\prime \prime}$ E, along the north line of the Southwest $1 / 4$ of said Section 17 , a distance of 326.46 feet to a point on the east line of the West $1 / 4$ of said Section 17 ; thence run $S 00^{\circ} 10^{\prime} 13^{\prime \prime} \mathrm{W}$, along the east line of the West $1 / 4$ of said Section 17, a distance of $2,643.15$ feet to a point on the aforementioned northerly right-of-way line of Wetherbee Road; said point being a point on a non-tangent curve concave southerly, having a radius of $11,509.00$ feet; thence run westerly along the northerly right-of-way line thereof, the following courses and distances: on a chord bearing of S88 $02^{\prime} 01^{\prime \prime} \mathrm{W}$ and a chord distance of 465.41 feet, run westerly along the arc of said curve, a distance of 465.45 feet, through a central angle of $02^{\circ} 19^{\prime} 02^{\circ}$ to a point of reverse curvature of a curve, having a radius of $11,409.00$ feet and a central angle of $02^{\circ} 14^{\prime} 03^{\prime \prime}$; thence run westerly along the arc of said curve, a distance of 444.86 feet to the point of tangency thereof; thence run $589^{\circ} 06^{\prime} 32^{\prime \prime} \mathrm{W}$, a distance of 410.66 feet to the POINT OF BEGINNING.

Containing 339.11 acres or $14,771,629$ square feet, more or less.

