



Interoffice Memorandum

Continue public
hearing to
JUL 11 2017

Continue public
hearing to
JUL 18 2017

Continue public
hearing to
AUG 22 2017

DATE: April 27, 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: AIPO Planned Development / Land Use Plan (PD
/ LUP) – Case # CDR-17-03-067

Type of Hearing: Substantial Change

Applicant: Alexis Crespo, Waldrop Engineering

Commission District: 4

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

**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

June 26, 2017
(a 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 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 single-family 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:

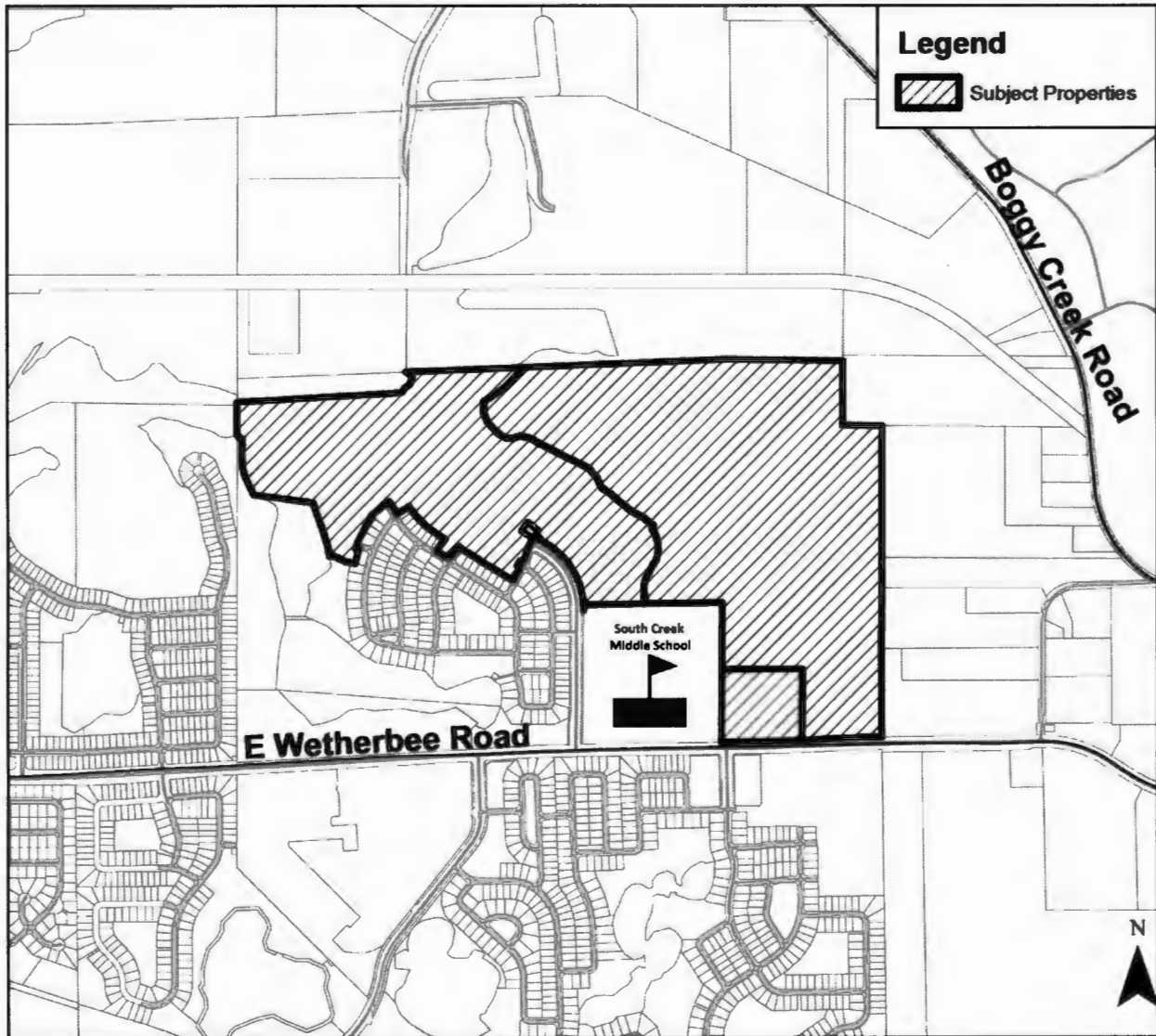
Please place this request on the **June 6, 2017** BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

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 N00°29'15"E, along the east line of the Southeast 1/4 of said section 18, a distance of 75.12 feet for the POINT OF BEGINNING; said 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 N00°29'15"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 S89°06'32"W, along the north line thereof, a distance of 1,143.25 feet; thence run S00°29'15"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 S89°06'32"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 02°15'07"; thence run westerly, along the arc of said curve, a distance of 452.37 feet to the point of tangency thereof; thence run S86°51'25"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 N00°13'59"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 N00°11'41"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 N86°42'16"E, a distance of 1354.23 feet; thence run N34°19'47"E, a distance of 47.12 feet; thence run N54°23'02"E, a distance of 52.79 feet; thence run 16°50'33"E, a distance of 73.66 feet; thence run N62°28'00"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 N87°46'42"E, a distance of 2,617.09 feet; thence run S89°26'31"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 S00°11'18"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 said Section 17; thence run S89°28'05"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 S00°10'13"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°02'01"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°19'02" to a point of reverse curvature of a curve, having a radius of 11,409.00 feet and a central angle of 02°14'03"; thence run westerly along the arc of said curve, a distance of 444.86 feet to the point of tangency thereof; thence run S89°06'32"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.