



Interoffice Memorandum

08-09-18A09:14 RCVD

(Handwritten initials)

DATE: July 26, 2018

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: Ruby Lake Planned Development / Land Use Plan
(PD / LUP) – Case # CDR-18-05-176

Type of Hearing: Substantial Change

Applicant: Miranda Fitzgerald, Lowndes, Drosdick, Doster,
Kantor, and Reed, P.A.

Commission District: 1

General Location: Generally located east of Palm Parkway and west
of Interstate 4

**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 # 18-1078

*September 11, 2018
@ 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 request the following waivers from Orange County Code for Lot 1C of the Ruby Lake PD: 1) A waiver from Section 38-1394.1(a)(2) is requested to eliminate the requirement of providing one (1) canopy tree for each one hundred (100) square feet of green space within the building base landscape area for Lot 1C; 2) A waiver from Section 38-1272(3) is requested to allow for a minimum ten (10) foot setback along the perimeter of the PD, in lieu of twenty-five (25) feet for Lot 1C; and 3) A waiver from Section 38-1392.1 is requested to allow for a minimum ten (10) foot setback when abutting residential zoned property, in lieu of thirty-five (35) feet for Lot 1C.

Material Provided:

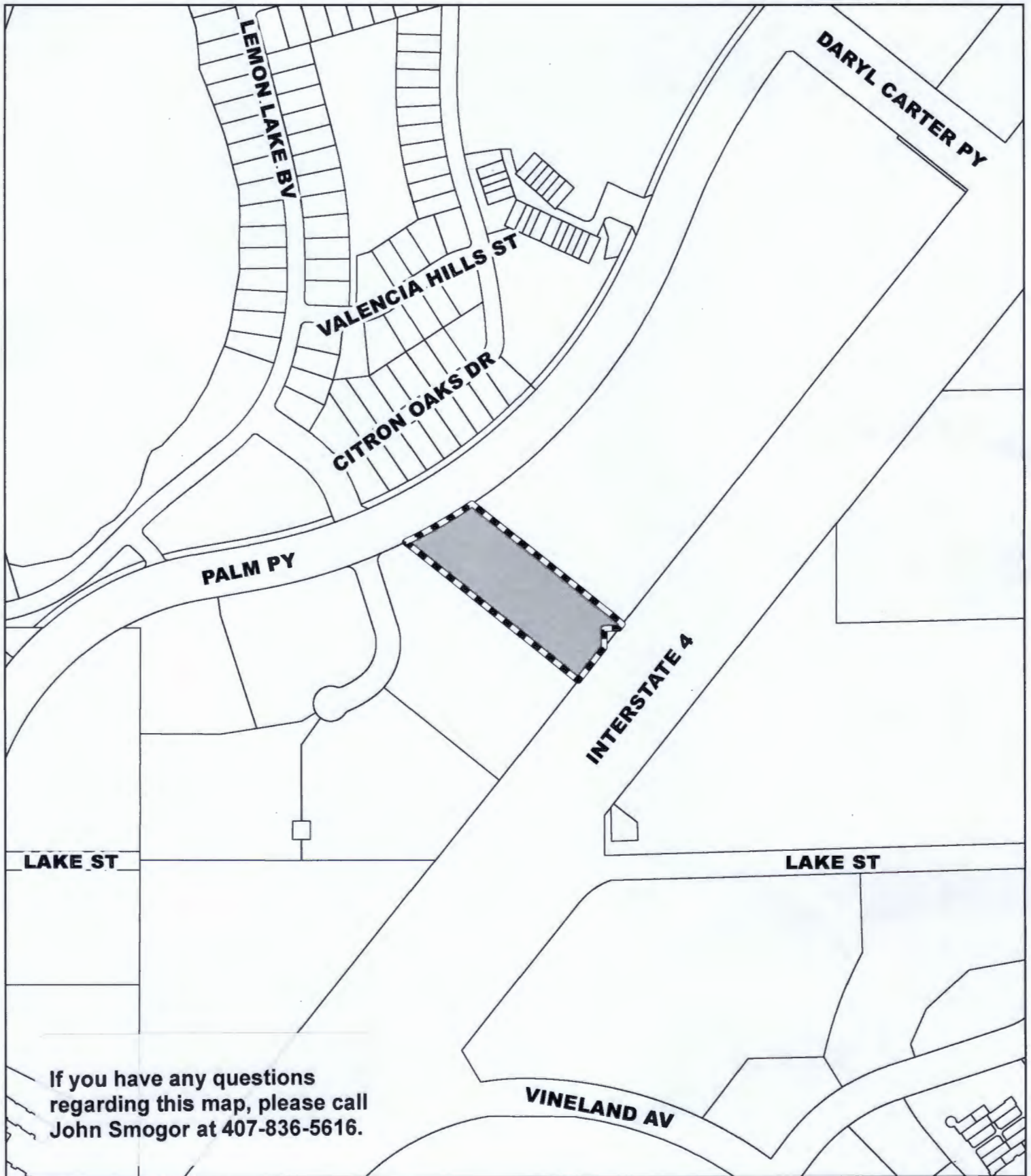
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

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.



Subject Property



1 inch = 375 feet

Lot 1C Ruby Lake PD - Legal Description – CDR-18-05-176

Lot 1, MARBELLA - PHASE 1, according to the plat thereof recorded in Plat Book 42, Pages 149 and 150, Public Records of Orange County, Florida, lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida.

LESS the following two parcels:

Deed recorded in Official Records Book 5890, Page 3455:

Commence at the southeast corner of said Section 15; thence run S 89°49'43" W, along the south line of the Southeast ¼ of said Section 15, a distance of 484.63 feet to a point on the northwesterly limited access right-of-way line of Interstate Highway No. 4, said point being the POINT OF BEGINNING; thence continue S 89°49'43"W, along said south line, a distance of 385.49 feet; thence run N 00°10'17"W, a distance of 60.00 feet; thence run N 89°49'43"E, a distance of 25.00 feet; thence run N 00°10'17"W, a distance of 52.00 feet; thence run S 89°49'43"W, a distance of 25.00 feet; thence run N 00°10'17"W, a distance of 218.77 feet; thence run N 35°02'36"E, a distance of 93.70 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 50.00 feet and a central angle of 90°22'49"; thence, on a chord bearing of N 80°09'12" E, run 78.87 feet along the arc of said curve to the point of reverse curvature with a curve, concave southeasterly, having a radius of 25.00 feet and a central angle of 33°00'38"; thence run northeasterly, along the arc of said curve, a distance of 14.40 feet to the point of reverse curvature with a curve, concave northwesterly, having a radius of 325.00 feet and a central angle of 15°35'37"; thence run northeasterly, along the arc of said curve, a distance of 88.45 feet to the point of compound curvature with a curve, concave northwesterly, having a radius of 185.00 feet and a central angle of 10°14'34"; thence run northeasterly, along the arc of said curve, a distance of 33.07 feet to a point; thence run S 51°38'53"E, a distance of 424.11 feet to a point on said northwesterly limited access right-of-way line of Interstate Highway No. 4; thence run S 38°21'07" W, along said northwesterly limited access right-of-way line, a distance of 293.47 feet to the POINT OF BEGINNING.

Deed recorded in Official Records Book 6846, Page 2034:

Commence at the southeast corner of said Lot 1; thence run N 38°21'07"E, along the easterly line of said Lot 1, a distance of 293.47 feet for the POINT OF BEGINNING; thence run N 51°38'53" W, a distance of 424.11 feet to a point on the easterly right-of-way line of Marbella Palms Court; said point being a point on a non-tangent curve, concave northwesterly, having a radius of 185.00 feet and a central angle of 60°05'12"; thence run northerly along the easterly right-of-way line of said Marbella Palms Court the following three(3) courses and distances; on a chord bearing of N 12°05'38" E. run 194.01 feet along the arc of said curve to the point of tangency thereof; thence run N 17°56'58" W, a distance of 181.79 feet to a point of curvature of a curve, concave southeasterly, having a radius of 25.00 feet and a central angle of 84°20'16"; thence run northeasterly, along the arc of said curve, a distance of 36.80 feet to a point on the southerly right-of-way line of Palm Parkway, a 130.00 foot wide right-of-way as described in Official Records Book 5433, Page 777, Public Records of Orange County, Florida; said point also being the point of reverse curvature with a curve, concave northwesterly, having a radius of 1615.00 feet and a central angle of 02°32'33"; thence run northeasterly, along the southerly right-of-way line of said Palm Parkway and along the arc of said curve, a distance of 71.66 feet to a point; thence run S 51°38'50"E, a distance of 633.23 feet to a point on the aforesaid easterly line of Lot 1; thence run S 38°21'07" W, along said easterly line, a distance of 363.51 feet to the POINT OF BEGINNING.