



Interoffice Memorandum

02-01-19P03:25 RCVD

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02-01-19P02:47 RCVD

DATE: January 31, 2019

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: Eric Raasch, Interim DRC Chairman
Development Review Committee
Planning Division *gpr*
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

Project Name: Colonial Sunflower Planned Development / Land
Use Plan (PD / LUP) – Case # CDR-18-05-152

Type of Hearing: Substantial Change

Applicant: Tara Tedrow, Lowndes, Drosdick, Doster, Kantor
& Reed, P.A.

Commission District: 4

General Location: 14910 Old Cheney Hwy.; or generally south of E.
Colonial Drive and east of Avalon Blvd.

**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 # 19-210

March 12, 2019
@ 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 amend the PD to permit the outdoor storage of boats, recreational vehicles (RV), trailers, and vehicles, but not the rental or display of rental vehicles, including heavy-duty / moving trucks on the southeast portion of commercial Parcel 4 as an ancillary use to the approved self-storage facility. All other uses within the commercial tract shall be limited to C-1 uses only.

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.

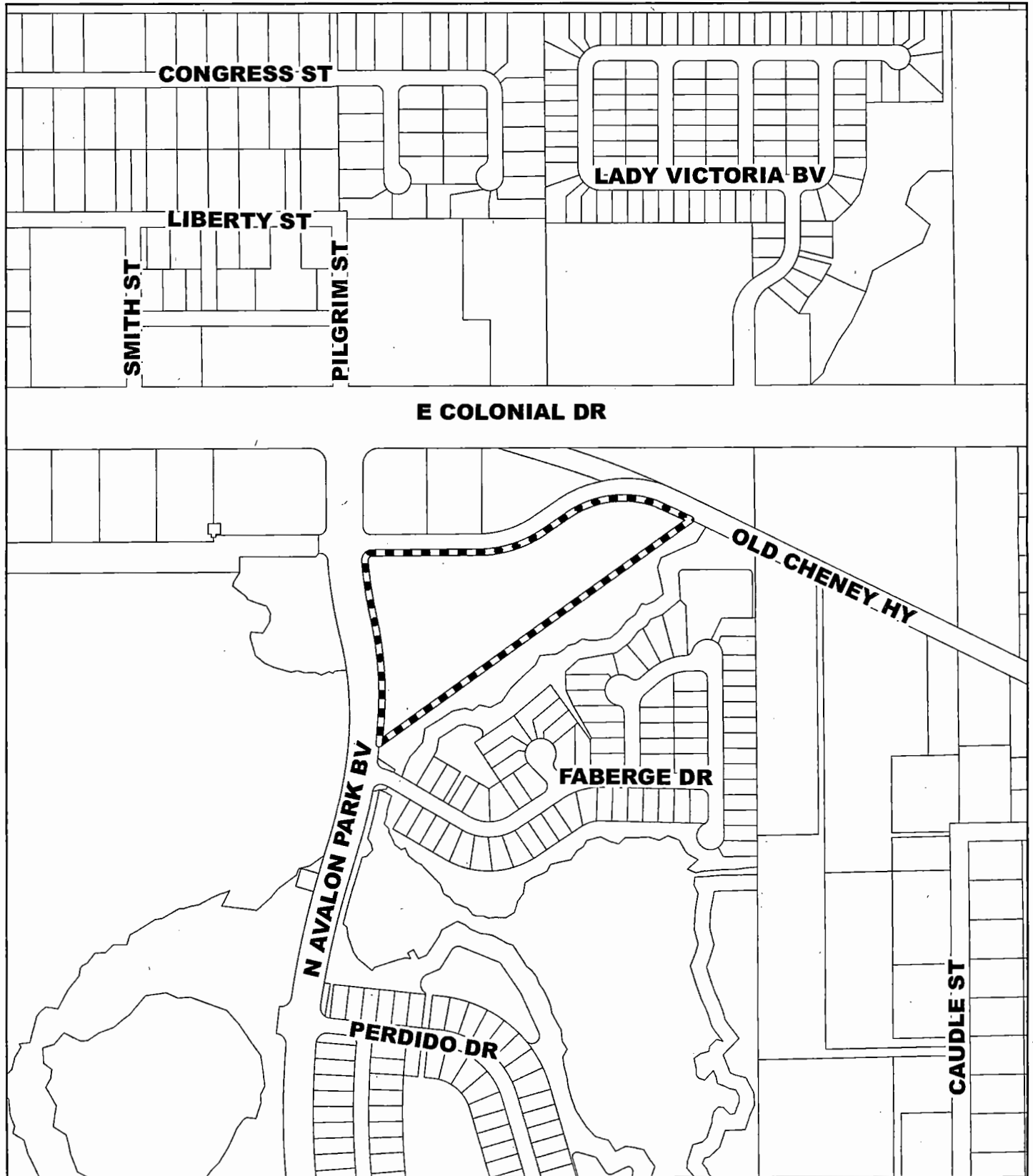
Attachment (location map)

c: Chris R. Testerman, AICP, Deputy County Administrator
Jon V. Weiss, Director, Planning, Environmental, Development Services
Department

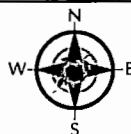
A tract of land being a portion of Section 24, Township 22 South, Range 31 East, Orange County, Florida and lying East of the right of way of North Avalon Park Boulevard and lying Southerly of the right of way of Old Cheney Highway as conveyed in the Trustee's Deed as recorded in Official Records Book 6749, Page 1557 of the Public Records of Orange County, Florida and lying North of Tract "C-10" as per the plat of Waterford Trails Phase 1 as recorded in Plat Book 56, Page 81 of the Public Records of Orange County, Florida and being more particularly described as follows:

BEGIN at the most Northerly corner of Tract "C-10" as per the plat of Waterford Trails Phase 1 as recorded in Plat Book 56, Page 81 of the Public Records of Orange County, Florida; said point being on the Southerly right of way line of Old Cheney Highway, thence departing said right of way line of Old Cheney Highway and run South $55^{\circ}04'01''$ West along the Northwesternly line of the aforesaid Tract "C-10" for a distance of 1,244.07 feet to a point on the Easterly right of way line of Avalon Park Boulevard as per the Trustee Deed as recorded in Official Records Book 6749, Page 1557 of the Public Records of Orange County, Florida; thence run Northerly along said right of way as monumented for the following courses; North $05^{\circ}16'00''$ East along said Easterly right of way line for a distance of 65.80 feet to a point on a curve concave Westerly having a tangent bearing of North $05^{\circ}21'23''$ East and a radius of 1,137.23 feet; thence run Northerly along said right of way through a central angle of $17^{\circ}26'10''$ for a distance of 346.08 feet to a point on a curve concave Easterly having a tangent bearing of North $12^{\circ}02'03''$ West and a radius of 1,360.00 feet; thence run Northerly along the arc of said curve through a central angle of $07^{\circ}37'17''$ for a distance of 180.91 feet to a Point of Compound Curvature of a curve concave Southeasterly and having a radius of 25.00 feet and a central angle of $94^{\circ}40'34''$; thence run Northeasterly along the arc of said curve for a distance of 41.31 feet to the Point of Tangency; thence run Easterly along the Southerly right of way of the re-aligned Old Cheney Highway as monumented for the following courses: South $89^{\circ}44'12''$ East, a distance of 344.34 feet to a Point of Curvature of a curve concave Northerly and having a radius of 379.64 feet and a central angle of $34^{\circ}14'54''$; thence run Easterly along the arc of said curve for a distance of 226.93 feet to the Point of Tangency; thence run North $56^{\circ}00'54''$ East, a distance of 92.39 feet to a Point of Curvature of a curve concave Southerly and having a radius of 320.00 feet and a central angle of $53^{\circ}12'02''$; thence run Easterly along the arc of said curve for a distance of 297.13 feet to a point on a curve concave Southwesterly having a tangent bearing of South $65^{\circ}46'59''$ East and a radius of 3,267.00 feet; thence run Southeasterly along the arc of said curve through a central angle of $02^{\circ}14'53''$ for a distance of 128.18 feet to the POINT OF BEGINNING.

Containing 7.767 acres, more or less.



 Subject Property



1 inch = 425 feet

If you have any questions
regarding this map, please call
Eric Raasch at 407-836-5523.