



Interoffice Memorandum

03-01-19P06:09 RCVD

A handwritten signature in black ink, possibly reading "J. Smith", located in the top right corner of the page.

03-04-19A08:14 RCVD

DATE: February 19, 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 
(407) 836-5523 or Eric.Raasch@ocfl.net

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

Project Name: Flamingo Crossings Planned Development / Land
Use Plan (PD / LUP) – Case # CDR-19-01-003

Type of Hearing: Substantial Change

Applicant: Kathy Hattaway, Poulos & Bennett, LLC

Commission District: 1

General Location: East and west of Flamingo Crossings Boulevard
and south of Western Way

**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

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 Condition of Approval # 10(h) on the approved Flamingo Crossings Planned Development (PD) as follows:

The Applicant(s) shall be required, at their expense, to install a temporary traffic signal, no later than issuance of the first Certificate of Occupancy for a multi-family building in the development, that will operate on flash mode until warranted at the intersection of C.R. 545 and Western Way at the time Western Way is open to traffic between C.R. 545 and S.R. 429. A traffic impact analysis warrant study shall be submitted with the first development plan submittal to Orange County for review and approval prior to the issuance of the last Certificate of Occupancy for the multi-family development or as directed by the County Engineer.

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:

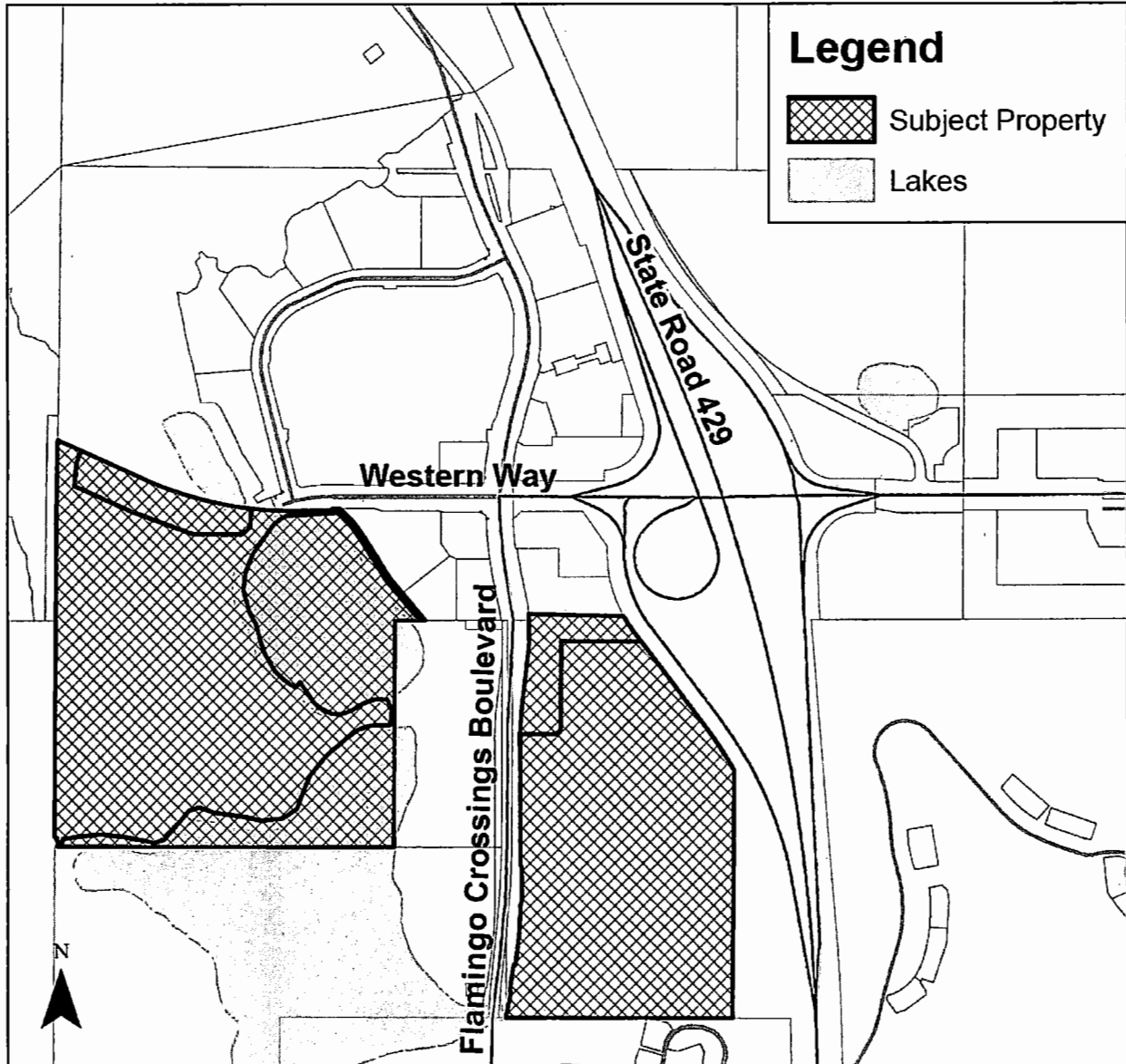
Please place this request on the **March 26, 2019** BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

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

Location Map

CDR-19-01-003



If you have any questions regarding this map, please call the Planning Division at 407-836-5600.

Legal Description

CDR-19-01-003

LEGAL DESCRIPTION - EAST PARCEL

A portion of Parcel 5 as described in the Special Warranty Deed recorded in Official Records Book (OR) 10274, Page (PG) 4901 of the public records of Orange County Florida, together with a parcel recorded in OR 10170, PG 4303 of said records, all being in Sections 21 and 28 of Township 24 South, Range 27 East in Orange County, Florida, and being more particularly described as follows:

Commence at the South Quarter Corner of said Section 21; thence N 89° 48' 08" E along the South line of the Southeast quarter of Section 21 for a distance of 125.95 feet to a point along the East line of the Right-of-Way for Flamingo Crossings Boulevard as described in OR 10815, PG 4818 of the aforesaid public records of Orange County, Florida, said point also being on a non-tangent curve to the left being concave to the West and having a radius of 1010.00 feet and a chord bearing of N 04° 41' 48" W, said point also being the Point of Beginning; thence Northerly along said East line and along the arc of said curve through a central angle of 02° 00' 23" for a distance of 35.37 feet; thence departing said East line run S 88° 48' 31" E for a distance of 555.81 feet to a point along the West line of the right-of-way for State Road 429 as described in OR 7070, PG 2553 and OR 7106, PG 2802 of said public records, said point also being on a non-tangent curve to the left being concave to the Northeast and having a radius of 808.57 feet and a chord bearing of S 33° 50' 00" E; thence Southerly along said West line for the following four (4) courses: run Southerly along the arc of said curve through a central angle of 09° 35' 40" for a distance of 135.40 feet; thence S 37° 06' 38" E for a distance of 890.19 feet to the point of curvature of a curve to the right being concave Southeast and having a radius of 2,203.93 feet; thence Southerly along the arc of said curve through a central angle of 07° 27' 37" for a distance of 288.97 feet; thence S 00° 12' 18" W for a distance of 1,445.85 feet to the South line of the North three quarters of the Southwest Quarter of the aforesaid Northeast Quarter of Section 28; thence departing said West line of the right-of-way for SR 429, run N 89° 55' 05" W for a distance of 1,327.82 feet to a point along the East line of the right-of-way for Flamingo Crossings Boulevard as described in OR 10274, PG 4901 of the aforesaid public records; thence Northerly along said East line for the following four (4) courses: run N 00° 03' 03" E for a distance of 13.58 feet to a point on a non-tangent curve to the left being concave Northwest and having a radius of 1,175.00 feet and a chord bearing of N 11° 36' 10" E; thence Northerly along the arc of said curve through a central angle of 07° 00' 25" for a distance of 143.70 feet;

thence N 81° 54' 04" W for a distance of 5.50; thence N 08° 05' 57" E for a distance of 154.80 feet; thence S 81° 54' 03" E for a distance of 10.00 feet to a point on the aforesaid East line of the Right-of-Way for Flamingo Crossings Boulevard as described in OR 10815, PG 4818; thence Northerly along said East line for the following ten (10) courses: run N 08° 05' 57" E for 48.88 feet to the point of curvature of a curve to the left being concave West and having a radius of 2,162.49 and a chord bearing of N 04° 08' 23" E; thence Northerly along the arc of said curve through a central angle of 07° 53' 08" for a distance of 297.62 feet; thence N 14° 29' 10" E for a distance of 29.81 feet; thence N 00° 12' 16" W for a distance of 198.27 feet; thence N 23° 02' 00" W for a distance of 19.33 feet; thence N 00° 12' 16" W for a distance of 702.28 feet to the point of curvature of a curve to the right being concave East and having a radius of 2,004.50 feet; thence Northerly along the arc of said curve through a central angle of 08° 18' 57" for a distance of 221.54 feet to the point of tangency; thence N 06° 07' 41" E for a distance of 311.81 feet to the point of curvature of a curve to the left and being concave to the West and having a radius of 899.35 feet; thence Northerly along the arc of said curve through a central angle of 05° 39' 43" for a distance of 88.87 feet; thence N 00° 27' 57" E for a distance of 105.56 feet to the Point of Beginning.

Containing 60.77 acres more or less.

Legal Description West Parcel

A portion of Parcel 1 as described in the Special Warranty Deed recorded in Official Records Book (OR) 10274, Page (PG) 4901 of the public records of Orange County Florida, together with a portion of the Right-of Way for Western way as recorded in OR 9657, PG 2398 and OR 9836, PG 4845 of said records, all being in Sections 21 and 28 of Township 24 South, Range 27 East in Orange County, Florida, and being more particularly described as follows:

Commence at the South Quarter Corner of said Section 21; thence S89°49'54"W along the South line of the Southwest Quarter of said Section 21 for a distance of 39.31 feet to a point along the boundary of aforesaid Parcel 1; thence along said boundary for the following four (4) courses: continue S89°49'54" W for a distance of 261.02 feet; thence N00°00'00"E for a distance of 358.93 feet; thence N68°45'46"W for a distance of 44.23 feet; thence S51°55'04"W for a distance of 351.54 feet to the Point of Beginning; thence run S 40°17'32"E along said boundary of Parcel 1 for a distance of 208.02 feet to a point along the aforesaid South line of the Southwest Quarter of Section 21; thence S89°49'54"W along said South line for a distance of 179.07 feet to a point on the East line of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of aforesaid Section 28; thence S00°07'29"W along said East line for a distance of 1,325.20 feet to a point on the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 28; thence S89°58'36"W along said South line for a distance of 1,988.94 feet to a point on the West line of the Northwest 1/4 of the Northwest 1/4 of said Section 28; thence N00°08'52"E along said West line for a distance of 1320.16 feet to the Southwest Corner of aforesaid Section 21; thence N00°35'15"E along the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 21 for a distance of 1052.70 feet to a point on the South line of the proposed right-of way for the extension of Western Way; thence S66°04'38"E along said South line for a distance of 548.77 feet to the point of curvature a curve to the left being concave to the Northeast and having a radius of 2,158.48 feet; thence Easterly along said South line and along the arc of said curve through a central angle of 24°05'38" for a distance of 907.68 feet to the point of tangency; thence N89°49'43"E along said South line for a distance of 173.83 feet to a point along the South line of the existing right-of-way for Western Way as described in OR 9657, PG 2398, OR 9836, PG 4845, OR 10170, PG 4299 and OR 10815, PG 4619 of aforesaid public records; thence Easterly along said South line for the following three (3) courses: run S03°54'53" E for a distance of 6.11 feet; thence N86°05'07"E for a distance of 22.85 feet; thence N04°02'59"W for a distance of 4.62 feet to a point along said South line of the proposed right-of way for Western Way; thence N89°49'43"E along said South line of the proposed right-of way, for a distance of 28.34 feet; thence N00°10'17"W along said South line of the proposed right-of way for a distance of 11.33 feet to a point along the South line of said existing right-of-way for Western Way, said point also being on a non-tangent curve to the right being concave to the South and having a radius of 934.00 feet and a chord bearing of N89°16'29"E; thence Easterly along said South line and the arc of said curve, through a central angle of 01°05'31" for a distance of 17.80 feet to the point of tangency; thence N89°49'14"E along said South line, for a distance of 28.71 feet; thence departing said South line run S46°26'37"E for a distance of 43.38 feet to a point along the boundary of Parcel 1 of a Conservation Easement described in OR 9630, PG 3791 of the aforesaid public records; thence along said boundary of the Easement for the following four (4) courses: continue S46°26'37"E for a distance of 65.40 feet; thence S34°30'31"E for a distance of 120.76 feet; thence S32°21'38"E for a distance of 271.63 feet; thence S40°17'32"E for a distance of 115.45 feet to the Point of Beginning.

Containing 93.31 acres more or less