



**Interoffice Memorandum**


Received: Sept. 23 @ 11:30 am  
Publish: Oct. 3  
Deadline: Sept. 28

**DATE:** September 19, 2021

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

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

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**Applicant:** Stephanie Lerret; Avalon Park Group

**Case Information:** Avalon Park Planned Development / Land Use  
Plan (PD / LUP) – Case # CDR-20-05-133

**Type of Hearing:** Substantial Change

**Commission District:** #4

**General Location:** North and south of Tanja King Boulevard, west of  
Avalon Park West Boulevard, north of Avalon Lake  
Drive.

**BCC Public Hearing  
Required by:** 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 add sign type "F" to approved Master Sign Plan as well as update verbiage for special events plans. Additionally, the following waiver is requested from Orange County Code:

1. A waiver from Orange County Code is requested to allow three-foot setbacks from adjacent rights-of-way and / or property lines in lieu of 10-feet for sign "F".

**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, and Development Services  
Department

## **Legal Description**

### **CDR-20-05-133 (Avalon Park PD)**

#### **Parcel # 06-23-32-1027-05-000**

AVALON TOWN CENTER 69/28 TRACT 5 (FUTURE DEVELOPMENT)

#### **Parcel # 06-23-32-1027-06-003**

AVALON TOWN CENTER 69/28 A PORTION OF TRACT 6 DESC AS COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 6 THENCE RUN S23-12-24W ALONG THE EASTERLY LINE OF SAID TRACT 6 76 FEET THENCE RUN N66-47-36W 294.97 FEET THENCE RUN N23-12-24E 28.50 FEET THENCE RUN N66-47-36W 30.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 952.50 FEET AND A CENTRAL ANGLE OF 06-46-54 THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE 112.74 FEET TO A POINT THENCE RUN N16-25-30E 47.50 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1000 FEET AND A CENTRAL ANGLE OF 06-46-54 THENCE ON A CHORD BEARING OF S70-11-03E 118.36 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF THENCE S66-47-36E 324.98 FEET TO THE POB & (LESS PT DESC AS COMM AT NE COR OF TRACT 6 TH S23-12-24W 66.78 FT TO POB TH S23-12-24W 226.22 FT TH N66-47-36W 254.39 FT TH N23-12-24E 140.07 FT TH N66-47-36W 40.58 FT TH N23-12-24E 76.93 FT TH S66-47-36E 15.58 FT TH S23-12-24W 48.76 FT TH S66-47-36E 23 FT TH N23-12-24E 74.76 FT TH S66-47-36E 217.38 FT TH S23-12-24W 16.78 FT TH S66-47-36E 39.06 FT TO POB PER DOC 20190593936)

For questions regarding this map, please call the Planning Division at 407-836-5600

Location Map CDR-20-05-133 (Avalon Park PD)

