



**Interoffice Memorandum**

06-10-13P10:15 RCVD

06-10-13A11:08 RCVD

**DATE:** June 10, 2013

**TO:** Katie Smith, Deputy Clerk  
Comptroller Clerk's Office

**THRU:** Agenda Development, BCC

**FROM:** Alberto A. Vargas, MArch., Manager  
Planning Division

**CONTACT PERSON:** **John Smogor, Planning Administrator**  
**(407) 836-5616 or at John.Smogor@ocfl.net**

**RE:** Request for Public Hearing to consider a  
Substantial Change to the Lake Reams  
Neighborhood Planned Development (PD) Land  
Use Plan (LUP) for "Juli S. James, Shutts &  
Bowen, LLP".  
(Case #CDR-13-04-091)

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**Type of Hearing:** Land Use Plan Substantial Change

**Name of Project:** Lake Reams Neighborhood PD

**Name of Applicant:** Juli S. James, Shutts & Bowen, LLP

**Location:** Property is generally located north of Reams  
Road and south/southwest of Winter Garden  
Vineland Road

**District #:** 1

**Parcel ID #:** PD Parcel 5: 01-24-27-0000-00-001  
PD Parcel 18: 35-23-27-5432-00-001  
S/T/R: 35/23/27 & 01/24/27

**Hearing Required by:** Chapter 30, Section 38-1207

**Advertising Requirement:** Local Section of Newspaper

**Notify Abutting  
Property Owners:** Yes

**Advertising Time:** 15 days prior to Public Hearing

**Estimated Time Required  
For Public Hearing:** Two (2) minutes

**HEARING CONTROVERSIAL:** No

**Staff Contact Person:** Planning Division  
- John Smogor, Planning Division, 836-5616  
- Tim McClendon, Planner II, 836-5549

**Spanish Contact Phone #:** 407-836-5600□

**Email Address:** [Planning @ocfl.net](mailto:Planning@ocfl.net)

**Materials Provided:** Mailing notice report of abutting property owners  
(via email).

Legal description of project.

Location Map (To be part of notification to  
property owners.)

**User Friendly Language**

**Consideration: Request to approve a substantial change to the PD to grant a wavier from Orange County Code Section 38-1386(a)(1) to allow accessory dwelling units to not be counted towards required density calculations in PD Parcel 5 only; and to grant a waiver from Orange County Code Section 38-1385.5(b)(2) to allow a minimum average lot size of 6,500 square feet in lieu of a minimum average lot size of 7,200 square feet in PD Parcel 18 only; and to grant a waiver from Orange County Code Section 38-1382(g)(2) to allow the use of a cul-de-sac as an acceptable method of street termination in PD Parcel 18 only.**

Applicant: Juli S. James  
Shutts & Bowen LLP  
300 S. Orange Ave STE 1000  
Orlando, FL 32801

c: Christopher R. Testerman, AICP, Assistant County Administrator  
(Only if Controversial)  
Jon Weiss, P.E., Director, Growth Management (w/o attachments)  
Alberto A. Vargas, MArch., Planning Manager, Planning Division  
(w/o attachments)  
John Smogor, Planning Administrator, Planning Division (w/attachments)  
Bob Windom, Chief Planner, Zoning Division, (w/o attachments)  
Tim McClendon, Planner II, Planning Division (w/attachments)

LEGAL DESCRIPTION

A portion of land lying in Sections 26, 27, 34 and 35, all in Township 23 South, Range 27 East, Orange County Florida, described as follows: Commence at the Northeast corner of said Section 27; thence run South 89° 35' 48" West along the North line of said Section 27, for a distance of 489.22" feet to a point on the Easterly right-of-way line of Fiquette Road, point also being on a non-tangent curve concave Southeasterly and having a radius of 925.37 feet; thence departing said North line, run Southerly along said Easterly right-of-way line the following courses and distances, from a tangent bearing of South 53° 29' 08" West, run Southwesterly along aforesaid curve, through a central angle of 98° 27' 19", for an arc distance of 136.56 feet to a point of tangency; thence run South 45° 01' 48" West, for a distance of 932.64 feet to a point of curvature of a curve, concave Southeasterly and having a radius of 543.69 feet; thence run Southwesterly along said curve through a central angle of 30° 42' 46" for an arc distance of 291.44 feet to a point of tangency; thence run South 14° 19' 03" West, for a distance of 1119.05 feet to a point of curvature of a curve, concave Easterly, and having a radius of 925.37 feet; thence run Southerly along said curve through a central angle of 21° 07' 06", for arc distance of 341.08 feet to a point of tangency; thence run South 06° 48' 04" East, for a distance of 208.36 feet thence run South 03° 55' 00" East, for a distance of 393.99 feet to a Point of Beginning; thence departing aforesaid Easterly right-of-way line, run South 89° 11' 37" East, for a distance of 1005.84 feet; thence run North 00° 48' 23" East, for a distance of 481.08 feet; thence run South 89° 56' 27" East, for a distance of 1950.32 feet; thence run South 00° 02' 06" West, for a distance of 79.46 feet to a point on the South line of the Northwest ¼ of aforesaid Section 26; thence run North 89° 55' 48" East along said North line, for a distance of 1321.59 feet to the Southeast corner of said Northwest ¼; thence departing said North line, run South 00° 03' 01" West along the East line of the Southwest ¼ of said Section 26, for a distance of 2648.24 feet to the Southeast corner of said Southwest ¼; thence departing said East line, run North 89° 57' 04" East, for a distance of 10.00 feet to a point on the Westerly line of a 75 foot Florida Power Corporation Easement, as recorded in Official Records Book 2099, Page 850 of the Public Records of Orange County, Florida; thence run Southerly along said Westerly line of a 75 foot Florida Power Corporation Easement, the following courses and distances: run South 00° 02' 47" West, for a distance of 144.57 feet; thence run South 06° 24' 22" West, for a distance of 1947.10 feet; thence run South 13° 19' 26" West, for a distance of 1244.92 feet; thence run South 08° 06' 43" West, for a distance of 233.29 feet; thence departing aforesaid Westerly line, run South 35° 18' 53" West, for a distance of 30.47 feet; thence run North 54° 41' 07" West for a distance of 880.00 feet; thence run South 35° 18' 53" West, for a distance of 1000.00 feet to a point on the Northeasterly right-of-way line of Reams Road; thence run North 54° 41' 07" West along said Northeasterly right-of-way line, for a distance of 440.00 feet; thence departing said Northeasterly right-of-way line, run North 35° 18' 53" East, for a distance of 1000.00 feet; thence run North 54° 41' 07" West, for a distance of 1540.00 feet; thence run North 06° 32' 20" West, for a distance of 393.84 feet; thence run North 00° 07' 11" West, for a distance of 880.00 feet; thence run South 89° 52' 49" West, for a distance of 1000.00 feet to a point on said Northeasterly right-of-way line of Reams Road; thence run Northerly along said Northeasterly right-of-way line the following courses and distances: run North 00° 07' 11" West, for a distance of 440.00 feet to a point of curvature of a curve, concave Southwesterly, having a radius of 204.08 feet; thence run Northwesterly along said curve, through a central angle of 89° 56' 53", for an arc distance of 320.38 feet to a point of reverse curvature of a curve, concave Northeasterly, and having a radius of 174.81 feet; thence run Northwesterly along said curve, through a central angle of 90° 46' 44", for an arc distance of 277.01 to a point; thence run North 00° 48' 16" East, for a distance of 84.67 feet; thence departing said Northeasterly right-of-way line, run South 89° 11' 37" East, for a distance of 1000.00 feet; thence run North 00° 48' 23" East, for a distance of 880.00 feet; thence run North 89° 11' 37" West, for a distance of 1000.00 feet to a point on aforesaid Easterly right-of-way line of Fiquette Road; thence run North 00° 48' 23" East along said Easterly right-of-way line, for a distance of 1029.30 feet; thence run North 03° 55' 00" West along said Easterly right-of-way line, for a distance of 70.94 feet to said Point of Beginning. LESS all that part of the East Half of the Southwest ¼ Section 26, Township 23 South, Range 27 East, and all that part of the Northeast ¼ of the Northwest ¼ of Section 35, Township 23 South, Range 27 East, Orange County, Florida

AND:

All of LAKE REAMS ESTATES, according to the Plat thereof as recorded in Plat Book 30 Page 106 of the Public Records of Orange County, Florida.

AND:

All that part of South Half of the Northwest ¼ and the South Half of the Northeast ¼ that lies West of Reams Road, as recorded in Plat book 3, Page 85 through 87 of the Public Records of Orange County, Florida and South of County Road 535, per Orange County Right-of-Way Map, Project Number YO-808-B and that part of the East 450 feet of the Northeast ¼ of the Northeast ¼ that lies South of said County Road 535, all in Section 36 Township 23 South, Range 27 East, Orange County, Florida and that portion of the Northwest ¼ that lies West of said Reams Road and South of said County Road 535 in Section 31, Township 23 South, Range 28 East, Orange County, Florida.

AND:

All that part of the Southwest ¼ and the Southeast ¼ that lies West and North of aforesaid Reams Road in Section 36, Township 23 South, Range 27 East, Orange County, Florida.

AND:

All that part of the North Half of the Northwest ¼ and the Southeast ¼ of the Northwest ¼ that lies North of aforesaid Reams Road in Section 1, Township 24 South, Range 27 East, Orange County, Florida.

AND:

All that part of the Northeast ¼ that lies North and West of aforesaid Reams Road, in Section 1, Township 24 South, Range 27 East, LESS: Begin 1835 feet West of the Northeast corner of said Section 1, run South 125 feet; thence West to the waters edge of Lake Sharp; thence North 125 feet along said water edge, thence East to the Point of Beginning.

# Location Map

