



Interoffice Memorandum

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DATE: June 13, 2014

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office *gld fox*

FROM: Alberto A. Vargas ~~March~~, Manager, Planning Division

CONTACT PERSON: John Smoger, Planning Administrator
Planning Division 407-836-5616 and john.smoger@ocfl.net

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

Applicant: Jim Hall, VHB MillerSellen

Case Information: Mabel Bridge Phase 6 Planned Development / Land Use Plan

Case # LUP-13-12-311; Planning & Zoning Commission (PZC) meeting from May 15, 2014

Type of Hearing: Rezoning Public Hearing

Commission District: 1

General Location: 9225 Lake Mabel Drive; generally located on the east side of Wakeworth Street, and south of Taborfield Avenue.

BCC Public Hearing Required by: Orange County Code, Chapter 30

07/08/14
@ 2pm

Clerk's Advertising
Requirements:

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Public Record 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, Email: lissette.egipciano@ocfl.net - 407-836-5684 or lourdes.o'farrill@ocfl.net 407-836-5686

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, 407-836-5684.836-5686

Advertising Language:

This request is to consider the May 15, 2014 Planning and Zoning Commission recommendation to rezone 7.5 gross acres from R-CE-2 (Rural Residential District) to PD (Planned Development District). The request includes the following waivers from Orange County Code:

- 1) A waiver from Section 38-1385.5(b)(9)(a) to allow for a minimum front building setback of fifteen feet (15'), in lieu of a minimum front building setback of twenty feet (20');
- 2) A waiver from Section 38-1385.5(b)(9)(c) to allow for a rear building setback of twenty feet (20'), in lieu of a rear building setback of twenty-five feet (25');

- 3) A waiver from Section 38-1253(b)(1) to eliminate the requirement to provide active recreation facilities within the project, due to its annexation into the existing Mabel Bridge Homeowner's Association, which has excess active recreation facilities at the Mabel Bridge Amenity Center (sports field, golf training facility, pool / cabana); and
- 4) A waiver from Section 38-1382(i) to eliminate the requirement to provide public open space within the project, due to the property's annexation into the existing Mabel Bridge Homeowner's Association, which has excess public open space.

Material Provided:

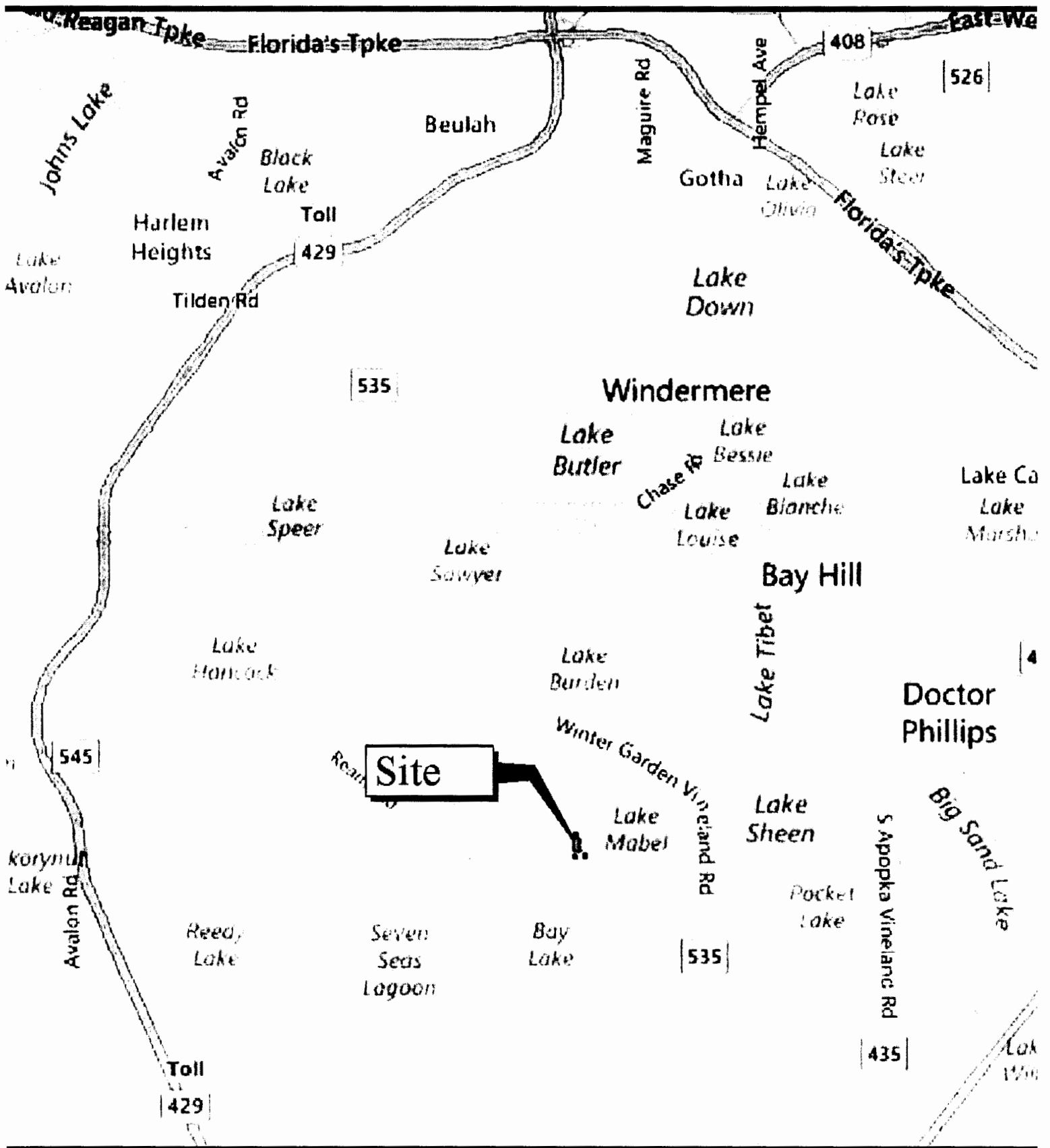
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special Instructions to the Clerk:

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, on **July 29, 2014**.

Attachment (location map)

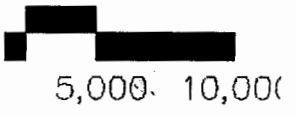
c: Chris R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department



Location Map



If you have any questions regarding this map, please call John Smogor at 407-836-5616.



LEGAL DESCRIPTION: (LOT 1 – PREPARED BY ALLEN & CO. INC.)

A parcel of land lying in Section 6, Township 24 South, Range 28 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of aforesaid Section 6 thence run North 89°38'14" East along the South line of said Northwest 1/4 of Section 6 for a distance of 1331.55 feet to the Southeast corner of THORNHILL, A REPLAT as recorded in Plat Book 65, Pages 55 through 58 of the Public records of Orange County, Florida, also being the Southwest corner of the East 1/2 of the Northwest 1/4 of aforesaid Section 6 and the POINT OF BEGINNING; thence departing said South line of said Northwest 1/4 of Section 6 run North 00°05'46" West along the East line of said THORNHILL, A REPLAT, also being the West line of said East 1/2 of the Northwest 1/4 of aforesaid Section 6 and then the East line of MABEL BRIDGE PHASE 5 – A REPLAT as recorded in Plat Book 79, Pages 125 through 128 of the Public Records of Orange County, Florida for a distance of 1320.94 feet to the Southwest corner of Tract A, MABEL BRIDGE PHASE 4 – A REPLAT as recorded in Plat Book 78, Pages 34 through 37 of the Public Records of Orange County, Florida; thence departing said West line and said East lines run North 89°50'11" East along the South line of said MABEL BRIDGE PHASE 4 – A REPLAT for a distance of 198.16 feet; thence departing said South line run the following courses; South 21°49'41" West for a distance of 38.36 feet; thence run South 11°46'26" West for a distance of 105.12 feet; thence run South 25°53'56" East for a distance of 24.23 feet; thence run South 33°24'03" East for a distance of 89.14 feet; thence run South 34°59'32" East for a distance of 60.42 feet; thence run South 52°27'23" East for a distance of 30.84 feet; thence run South 39°53'36" East for a distance of 32.50 feet; thence run South 42°07'35" East for a distance of 48.41 feet; thence run South 25°50'59" East for a distance of 56.73 feet; thence run South 17°38'09" West for a distance of 61.75 feet; thence run South 30°03'30" West for a distance of 65.82 feet; thence run South 20°50'50" West for a distance of 55.86 feet; thence run South 21°09'18" East for a distance of 29.44 feet; thence run South 05°13'51" East for a distance of 38.75 feet; thence run South 08°46'47" East for a distance of 56.63 feet; thence run South 24°39'26" East for a distance of 33.39 feet; thence run South 21°38'05" East for a distance of 56.27 feet; thence run South 12°49'17" East for a distance of 40.63 feet; thence run South 02°40'05" East for a distance of 46.10 feet; thence run South 15°58'54" East for a distance of 44.32 feet; thence run South 65°32'04" West for a distance of 55.45 feet; thence run South 68°30'47" West for a distance of 57.90 feet; thence run North 76°43'09" West for a distance of 31.01 feet; thence run South 35°37'59" West for a distance of 220.30 feet; thence run South 28°08'15" East for a distance of 73.59 feet; thence run South 39°40'05" East for a distance of 42.66 feet; thence run South 54°37'26" West for a distance of 48.67 feet; thence run South 16°54'13" East for a distance of 40.14 feet; thence run South 25°59'18" West for a distance of 28.04 feet to a point on aforesaid South line of said Northwest 1/4 of Section 6; thence run South 89°38'14" West along said South line for a distance of 125.39 feet to aforesaid POINT OF BEGINNING.



Contains 7.52 acres more or less.