



**Interoffice Memorandum**

07-10-14A08:35 RCVD

**DATE:** July 9, 2014

**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, Manager, Planning Division

**CONTACT PERSON:** **John Smogor, Planning Administrator**  
**Planning Division 407-836-5616 and**  
**john.smogor@ocfl.net**

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

**Applicant:** Kendell Keith, Planning Design Group, LLC

**Case Information:** Avalon Woods I Planned Development (PD)  
Case # LUP-12-05-095; Planning & Zoning Commission (PZC) meeting date March 20, 2014

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 1

**General Location:** 15951 - 15601 New Independence Parkway; generally located on both sides of New Independence Parkway, approximately one-half mile east of State Road 429

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

**Clerk's Advertising**

08-19-14 @ 2pm

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: [lisette.egipciaco@ocfl.net](mailto:lisette.egipciaco@ocfl.net) - 407-836-5684 or [lourdes.o'farrill@ocfl.net](mailto: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:

A request to rezone the subject property from A-1 (Citrus Rural District) to PD (Planned Development District) for the purpose of developing 364 multi-family dwelling units and 26 attached single-family (townhome) dwelling units. The request also includes the following waivers from Orange County Code:

1. A waiver from Orange County Code Section 38-1254(2)(a) to allow for a fifteen foot (15') front setback from a collector street, in lieu of the required twenty-five foot (25') front setback from a collector street.
2. A waiver from Section 38-1387.2(a)(3) to allow for a maximum of 364 apartment dwelling units in any one location without an intervening land use, in lieu of a maximum of 300 apartment dwelling units in any one location without an intervening land use.

**Material Provided:**

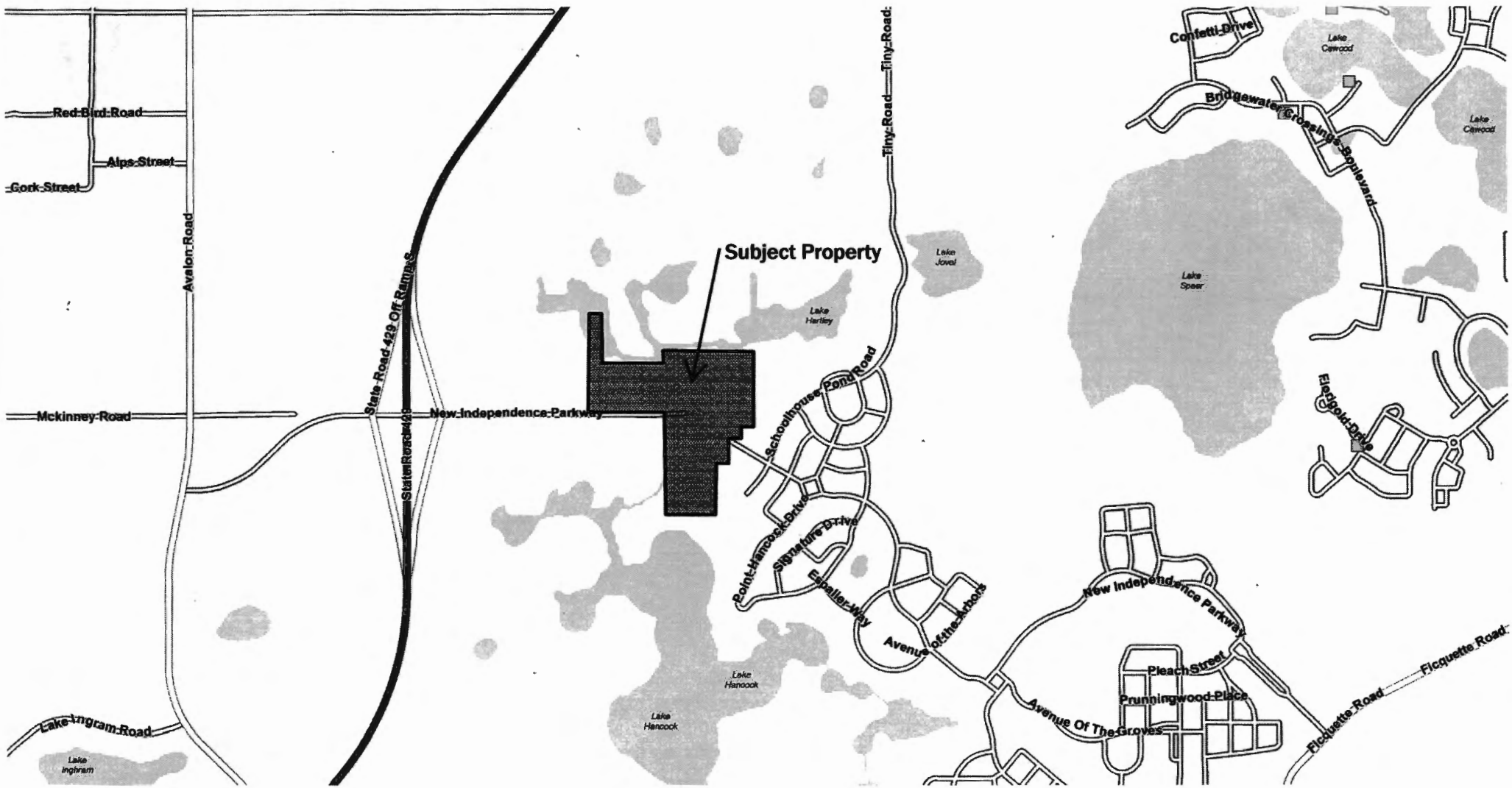
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**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.

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.**

## Avalon Woods I Property

Parcel Id 21-23-27-0000-00-002, 21-23-27-0000-00-003 and 21-23-27-0000-00-004

### Legal Description

*The East one-fourth (E 1/4) of the Southwest quarter (SW 1/4) of the Northwest quarter (NW 1/4) (Less the North 30 feet for road);*

AND

*The West one-fourth (W 1/4) of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4);*

AND

*The West one-half (W 1/2) of the East one-half (E 1/2) of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4);*

AND

*The East one-half (E 1/2) of the Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4);*

AND

*The Northwest quarter (NW 1/4) of the Northwest quarter (NW 1/4) of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4);*

*All in Section 21, Township 23 South, Range 27 East, Orange County, Florida.*

AND

*The East Three-Eighths (E 3/8) of the West Five-Eighths (W 5/8) of the South Five-Eighths (S 5/8) of Northeast quarter (NE 1/4) of Northwest quarter (NW 1/4);*

AND

*The West One Quarter (W 1/4) of Northwest One Quarter (NW 1/4) of Northwest One Quarter (NW 1/4) of Northwest One Quarter (NW 1/4);*

AND

*The South One Half (S 1/2) of Northwest One Quarter (NW 1/4) of Northwest One Quarter (NW 1/4) (less South 30 feet for road);*

AND

*The West One Half (W 1/2) of Southwest One Quarter (SW 1/4) of Northeast One Quarter (NE 1/4) of Northwest One Quarter (NW 1/4);*

AND

*The South One Half (S 1/2) of Southwest One Quarter (SW 1/4) of Northwest One Quarter (NW 1/4) of Northeast One Quarter (NE 1/4) of Northwest One Quarter (NW 1/4);*

AND

*The South One Half (S 1/2) of Southeast One Quarter (SE 1/4) of Northeast One Quarter (NE 1/4) of Northwest One Quarter (NW 1/4) of Northwest One Quarter (NW 1/4);*

*All in Section 21, Township 23 South, Range 27 East, Orange County, Florida.*