



Interoffice Memorandum

07-13-14 P02:47 IN

07-18-14P01:39 RCVD

DATE: July 18, 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, MArch, 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: Eric Warren, Poulos & Bennett, LLC

Case Information: Case # LUP-14-02-034; Planning & Zoning Commission (PZC) Meeting Date July 18, 2014

Type of Hearing: Rezoning Public Hearing

Commission District: 1

General Location: Generally located along the west / northwest side of Seidel Road, approximately one (1) mile south of Summerlake Park Boulevard

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

08/19/14
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: lisette.egipciaco@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:

A request to rezone the subject property from A-2 (Farmland Rural District) to PD (Planned Development District) for the purpose of developing nine (9) detached single family dwelling units. The request also includes the following waivers from Orange County Code:

1. A waiver from Orange County Code Section 38-1385(b)(4) to allow for a minimum lot width of seventy (70) feet, in lieu of the required minimum lot width of eighty-five (85) feet; and
2. A waiver from Orange County Code Section 38-1385(b)(2) to allow for a minimum average lot size of 8,400 square feet, in lieu of the required minimum average lot size of 10,000 square feet.

Material Provided:

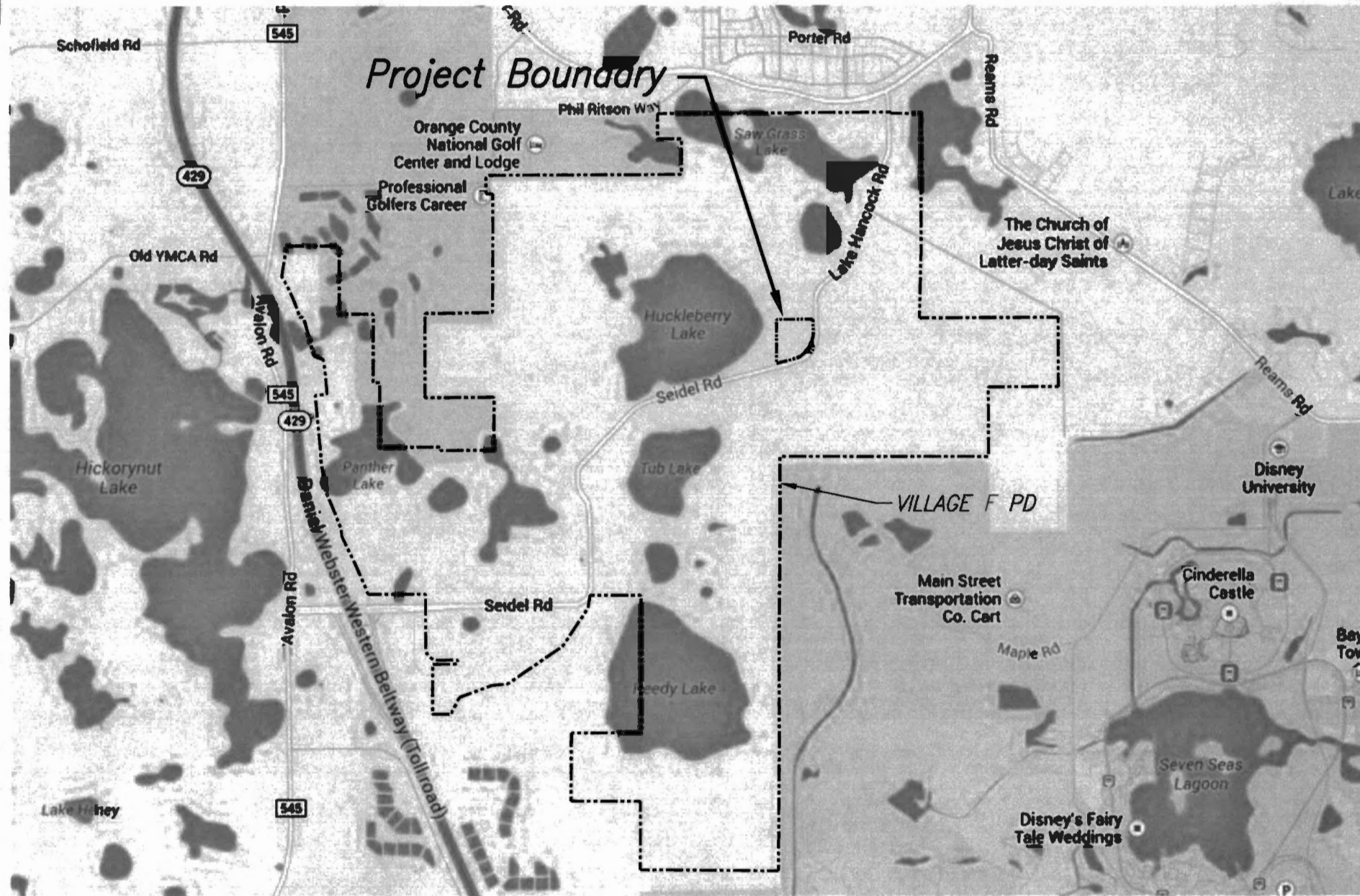
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special Instructions to the Clerk:

Please schedule this request for a public hearing on August 19, 2014. 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.

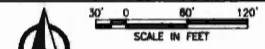
Seidel Road Investments, LLC

4625 Halder Lane, Suite B
 Orlando, Florida 32814 - 407.487.2394

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567





LEGAL DESCRIPTION:
 A parcel of unsplit land comprising a portion of Section 3, Township 26 South, Range 27 East, Orange County, Florida.
 Being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of said Section 3, thence run South 89°47'00" West along the North line of said Northwest 1/4 of Section 3 for a distance of 186.62 feet to a point on the Westery line of Lake Horrocks Road being the accepted Westery line of the maintained right-of-way per Orange County, Florida, one being the POINT OF BEGINNING thence departing said North line run the following course along said Westery line: South 03°08'25" East for a distance of 123.81 feet; thence run South 01°56'40" East for a distance of 98.83 feet to a point on a non-tangent curve concave Westery and having a radius of 742.13 feet, a chord bearing of South 00°46'34" West and a chord length of 98.59 feet; thence run Southwery along said curve through a central angle of 7°36'30" for an arc distance of 98.33 feet to a point of compound curvature of a curve concave Westery and having a radius of 583.47 feet; a chord bearing of South 18°02'03" West and a chord length of 183.18 feet; thence run Southwery along said curve through a central angle of 19°03'29" for an arc distance of 184.07 feet to a point on a non-tangent curve concave Northwery and having a radius of 588.14 feet, a chord bearing of South 34°38'04" West and a chord length of 193.41 feet; thence run Southwery along said curve through a central angle of 19°33'42" for an arc distance of 194.52 feet to a point on a non-tangent curve concave Northwery and having a radius of 627.53 feet, a chord bearing of South 50°10'09" West and a chord length of 191.87 feet; thence run Southwery along said curve through a central angle of 27°14'50" for an arc distance of 153.79 feet to a point on a non-tangent line, thence run South 75°43'00" West for a distance of 97.80 feet; thence run South 73°36'57" West for a distance of 97.80 feet; thence run South 74°31'17" West for a distance of 121.95 feet; thence run South 73°01'40" West for a distance of 31.05 feet to a point on the West line of parcelcd Northwest 1/4 of Section 3, thence departing thence Westery line of Lake Horrocks Road run North 01°18' East along said West line of the Northwest 1/4 of Section 3 for a distance of 844.08 feet to the Northwest corner of said Northwest 1/4 of Section 3, thence departing said West line run North 88°47'18" East along the North line of said Northwest 1/4 of Section 3 for a distance of 884.72 feet to a closed POINT OF BEGINNING.

Contains 11.33 acres more or less.

SURVEYOR'S NOTES

Sourings are based on the North line of the Southwest 1/4 of Section 3-24-27 being an assumed bearing of S 89°47'18" W for angle of 90 degrees only.
 This survey was performed without the benefit of a title insurance commitment.

There may be encroachments and restrictions of record and/or private agreements not referred to in this survey or shown on this survey that may affect property rights and/or land use rights of the subject property.

There may be environmental issues and/or other matters regulated by various Departments of Federal, State or Local Governments affecting the subject property not shown on this survey.

This Survey was performed for the sole and exclusive benefit of the entities listed herein and shall not be relied upon by any other entity or individual whatsoever.

This Survey is not valid without the signature and original record seal of a Florida licensed surveyor and measurer.

Underground utilities and improvements were not located, unless shown herein. Underground utilities shown herein were located by Southeastern Surveying. This surveyor only shows above ground markings as field located and is not responsible for inaccurate and/or possible utilities not shown.

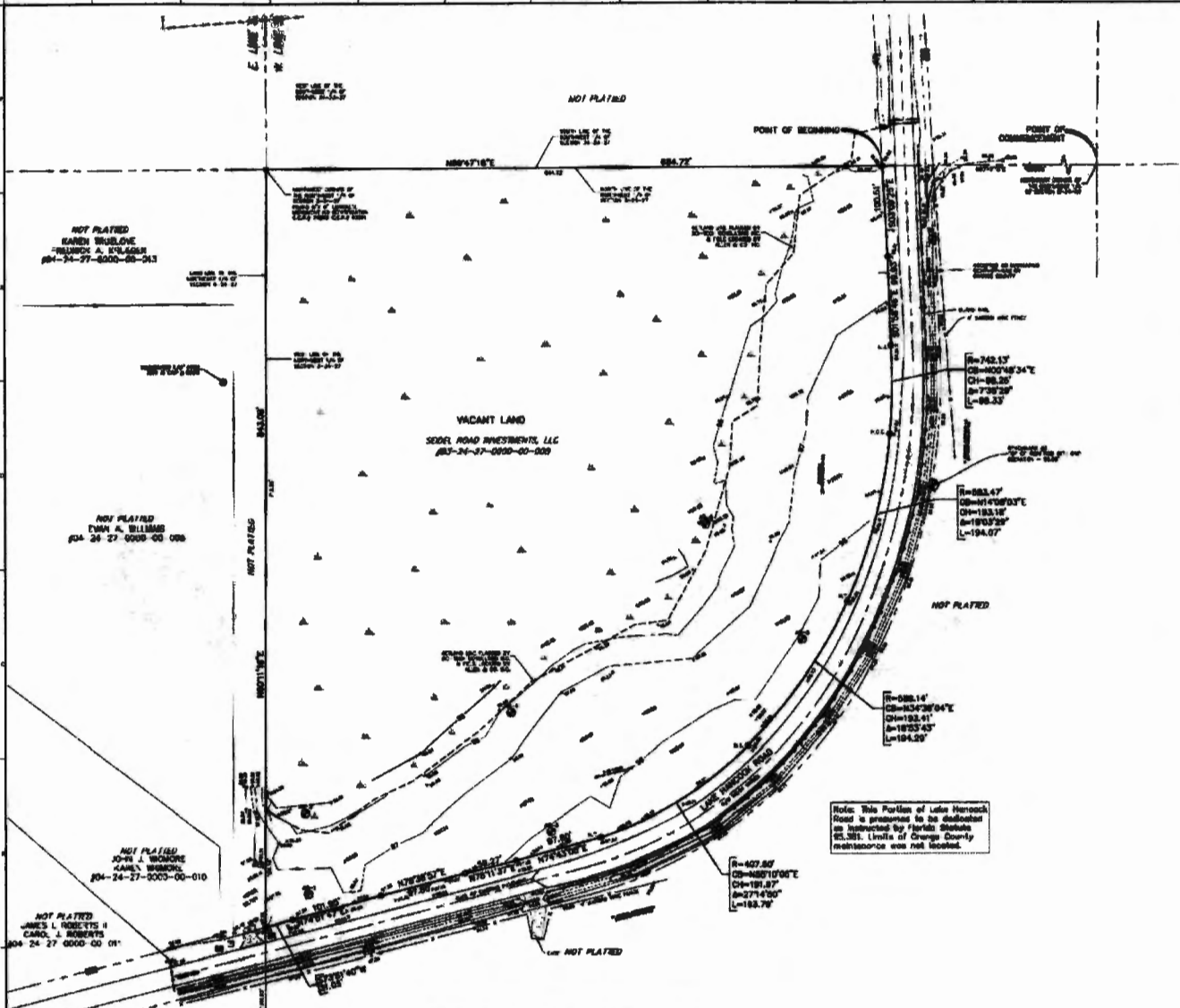
Subject property shown herein is in Zone X, one determined to be outside the 0.25 annual chance floodplain and in Zone 2 Area of 0.25 annual chance flood; one of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and also protected by levees from 1% annual chance flood, according to Flood Insurance Rate Map number 1206803080F, map date September 25, 2009.

Distances shown herein are based on Orange County Datum, Benchmark 8813-008, elevation being 97.76 NAVD83.

- LEGEND:**
- Denotes edge of pavement
 - - - Denotes easement
 - +— Denotes right-of-way
 - o— Denotes center elevation
 - x— Denotes spot elevation
 - Denotes tree (see "Schedule of Trees" for description)
 - Denotes bearing
 - Denotes "recovered 1/2" iron rod" @ cap # 6723
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Note: This Portion of Lake Horrocks Road is presumed to be situated as intersected by Florida Statute 35.381. Limits of Orange County maintenance was not located.

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
4124	1490408.0228	461036.9599	96.89	"AB-1"
4127	1490497.7770	461033.5762	95.03	"AB-2"
4108	1490477.0384	461038.8618	98.02	"AB-3"
4107	1490509.1503	461284.4586	98.20	"AB-4"
4272	1490589.6281	461087.0370	95.29	"AB-5"
4269	1490586.2370	461480.5319	95.04	"AB-7"



Legend

Coordinate

DATE	FILE NO.
February 6, 2014	13-021

SEIDEL ROAD INVESTMENTS

SURVEY & LEGAL DESCRIPTION

C100

DATE: March 20, 2014

For Los & Russell
 Potters & Elements, LLC
 4035 15th Lane, Suite 10, Orlando, FL 32814
 Tel: 407.872.2294 www.pottersandelements.com
 Reg No. 16, 2007