





Interoffice Memorandum

10-06-14 A06:58 RCVD

DATE: October 3, 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: Joseph C. Kunkel, P.E., Deputy Director   
Public Works Department

CONTACT PERSONS: Diana M. Almodovar, P.E., Manager  
Development Engineering Division  
Diana.almodovar@ocfl.net

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

10-06-14 A06:05 IN

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Project Name: Zen Luxury Living Planned Development/Land Use Plan (PD/LUP)

Type of Hearing: BCC Public Hearing to close an existing road.

Applicant(s): Jennifer Stickler, P.E. – Kimley-Horn and Associates, Inc.

Commission District: 1

General Location: 10463 Perrihouse Acres Lane: generally located north of Perrihouse Acres Lane and east of Winter Garden Vineland Road (CR 535), immediately north and west of the existing Grand Cypress Golf Course.

BCC Public Hearing Required by: Florida Statutes 336.10 - Closing and Abandonment of Road.

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

11/11/14 @ 2pm.

(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.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

Spanish Contact Person: IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: lourdes.o'farrill@ocfl.net Ph. 407-836-5684.

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.

The applicant is seeking to close the southern portion of the Vista Oaks Court and relocate Vista Oaks Court approximately 100 feet to the south. The applicant will provide additional right of way for the relocated roadway. The applicant shall be responsible for all costs associated with the road closure, the new road construction, the right of way dedication for the relocated road, and modifications to the median access on County Road 535. The old Vista Oaks Court shall remain county right of way and used for landscaping and a stormwater facility.

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.

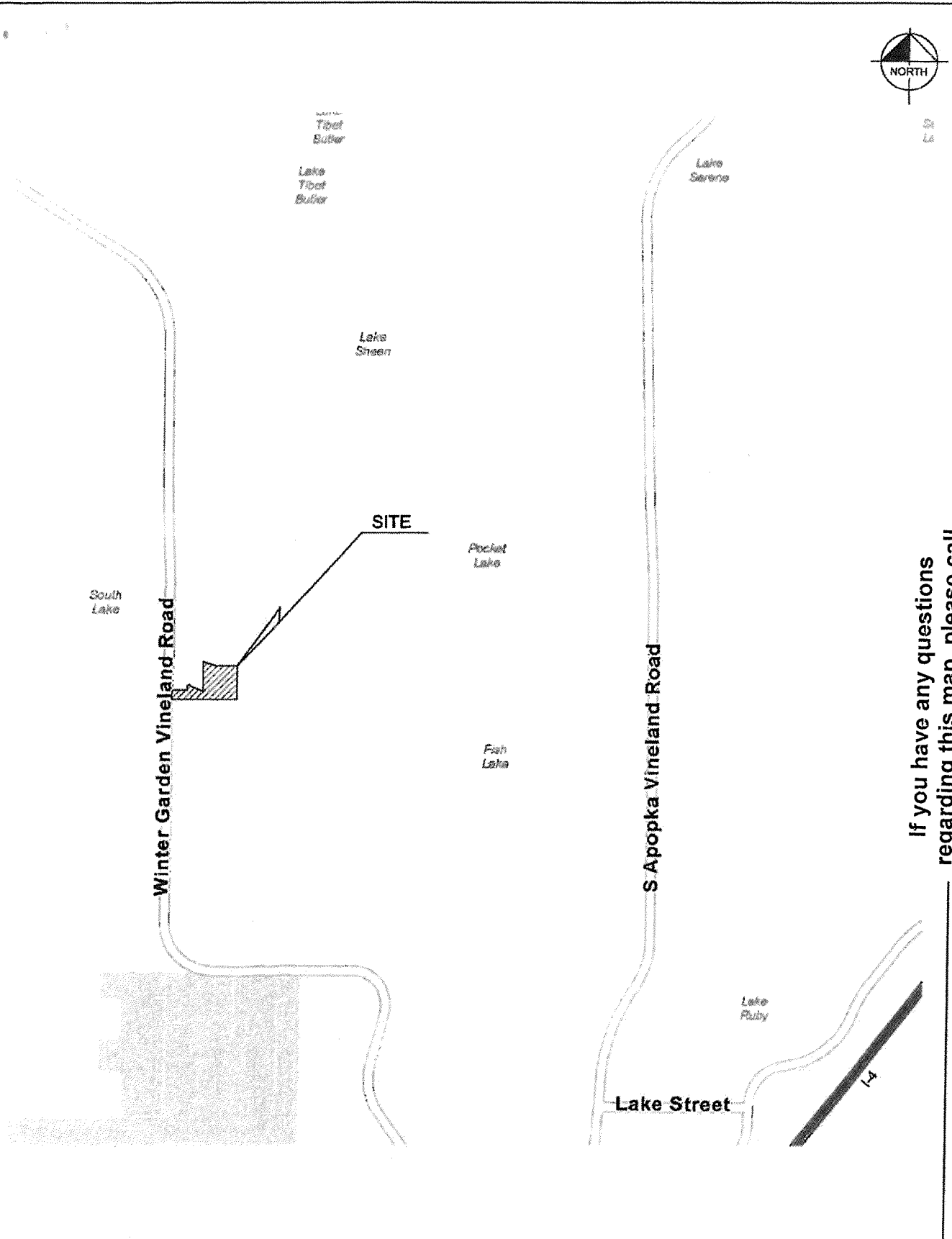
Please notify Diana M. Almodovar, P.E., Manager, Development Engineering Division or Micah K. Massaquoi, P.E., PMP, Chief Engineer, Development Engineering Division of the scheduled date and time. The Development Engineering Division will notify the applicant.

Attachments (Location map, site plan sheet, and written request from applicant)

cc: Ajit M. Lalchandani, County Administrator  
James E. Harrison, Esq., P. E., Assistant County Administrator  
Chris Testerman, Assistant County Administrator  
Joel D. Prinsell, Deputy County Attorney  
Whitney E. Evers, Assistant County Attorney  
Mark V. Massaro, P. E., Director, Public Works Department  
Joseph C. Kunkel, P. E., Deputy Director, Public Works Department  
Diana M. Almodovar, P.E., Manager, Development Engineering

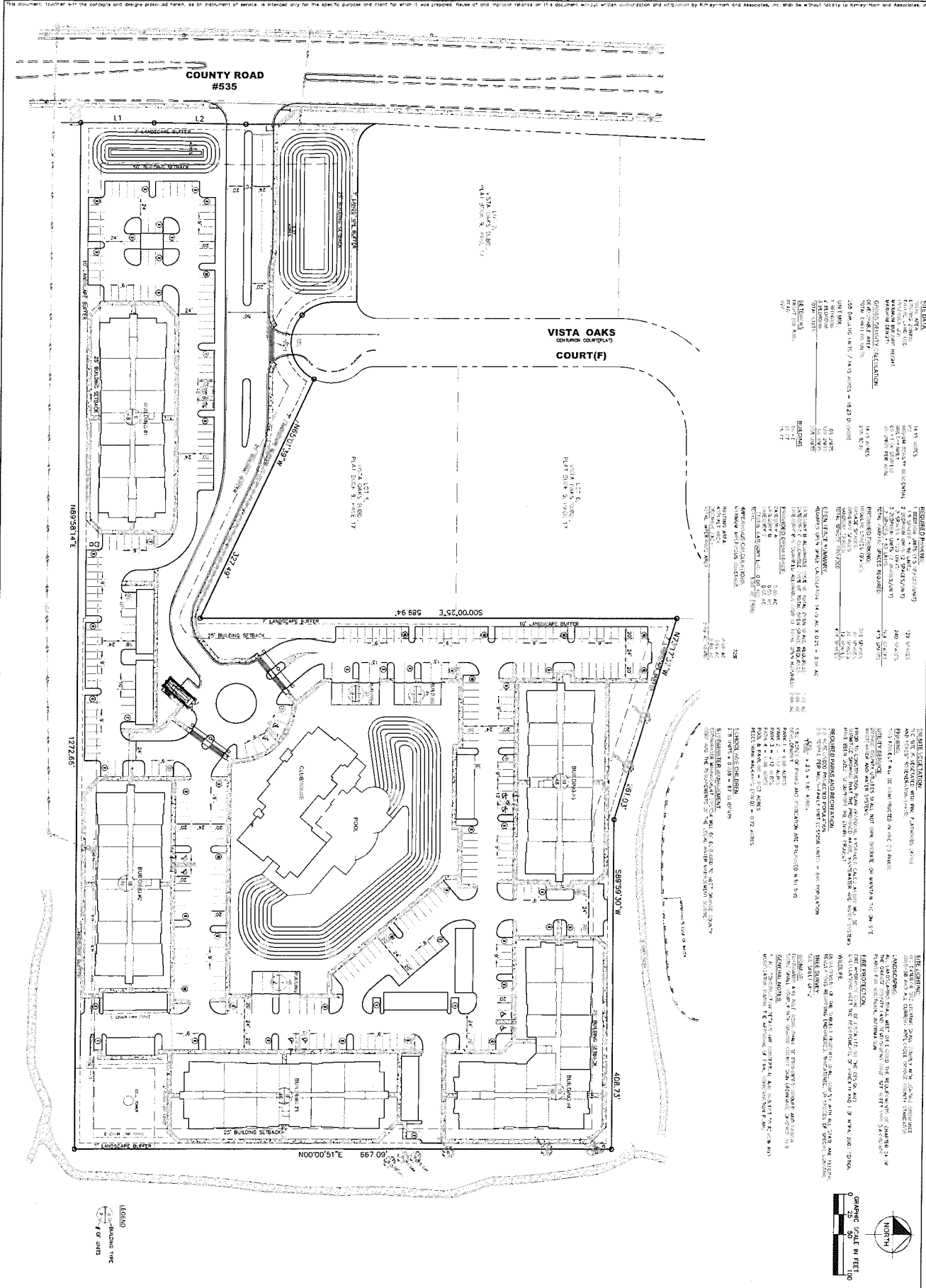
Drawing name: K:\ORL\_Civil\149581001-Zen Spa Apartments\CADD\EXHIBITS\LOCATION.dwg LOCATION Sep 12, 2014 10:59am by: kelly.starkay

This document, together with the exhibits and designs attached hereto, is the property of Kimley-Horn and Associates, Inc. and shall remain confidential. It is to be used only for the specific purpose and client for which it was prepared. Reproduction or distribution without written authorization and approval by Kimley-Horn and Associates, Inc. is prohibited.



If you have any questions regarding this map, please call Diana M. Almodovar at 407.836.7975.

SCALE: AS NOTED	<p>© 2014 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MACLAREN BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-898-1511 FAX: 407-894-4781 WWW.KIMLEY-HORN.COM CA 00000895</p>	DATE: 09/12/14	<p>ZEN LUXURY LIVING LOCATION MAP</p>	DESIGN ENGINEER:	SHEET NUMBER: EX-1
DRAWN BY: KAS		PROJECT NO.: 149851001		FLORIDA P.E. LICENSE NUMBER:	
CHECKED BY: JJS				DATE:	



**SYNOPSIS**

Lot Area	149,500 sq. ft.
Building Area	149,500 sq. ft.
Parking Area	240 spaces
Pool Area	14,700 sq. ft.
Clubhouse Area	14,700 sq. ft.
Other Amenities	14,700 sq. ft.

**REQUIRED PERMITS**

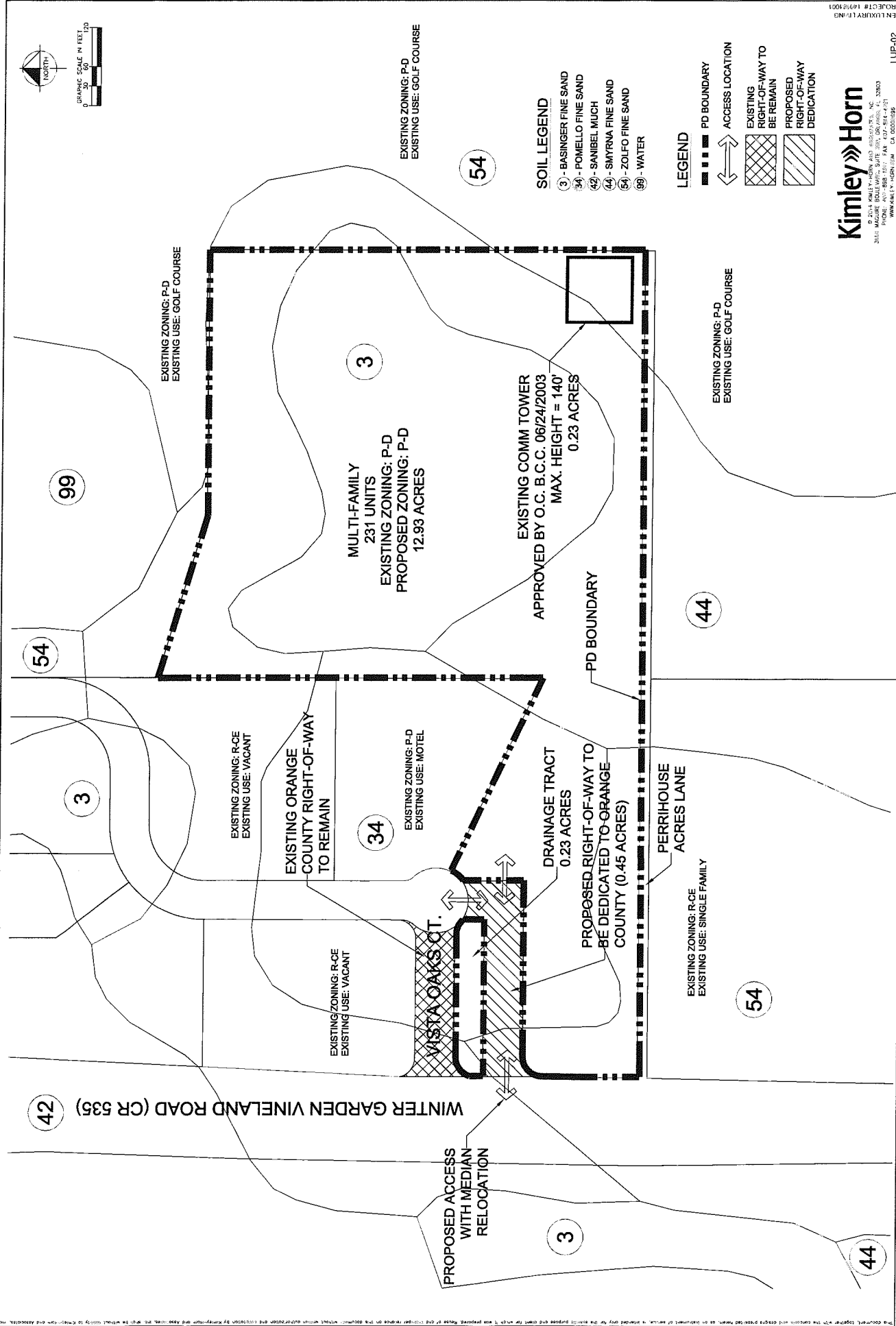
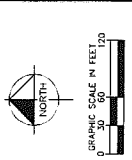
Site Plan	149,500 sq. ft.
Building	149,500 sq. ft.
Parking	240 spaces
Pool	14,700 sq. ft.
Clubhouse	14,700 sq. ft.
Other Amenities	14,700 sq. ft.

**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE EXTERIOR UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO THE SURFACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

**REVISIONS**

NO.	REVISIONS	DATE	BY



- SOIL LEGEND**
- 3 - BASINGER FINE SAND
  - 34 - POMELO FINE SAND
  - 42 - SAMBEL MICH
  - 44 - SMYRNA FINE SAND
  - 54 - ZOLFO FINE SAND
  - 99 - WATER

- LEGEND**
- PD BOUNDARY
  - ↔ ACCESS LOCATION
  - ▨ EXISTING RIGHT-OF-WAY TO BE REMAIN
  - ▧ PROPOSED RIGHT-OF-WAY DEDICATION

**Kimley»Horn**  
 © 2014 KIMLEY-HORN AND ASSOCIATES, INC.  
 2815 MARKET STREET, SUITE 200, RALEIGH, NC 27603  
 PHONE: 919-876-1200 FAX: 919-876-4401  
 WWW.KIMLEY-HORN.COM CA 00005396

The Designer, Engineer, Surveyor, Planner, and/or other professional shall be responsible for the accuracy of the information provided herein. It is the responsibility of the client to provide accurate information and to verify the accuracy of the information provided herein. The Designer, Engineer, Surveyor, Planner, and/or other professional shall not be responsible for the accuracy of the information provided herein if the client provides false or misleading information. The Designer, Engineer, Surveyor, Planner, and/or other professional shall not be responsible for the accuracy of the information provided herein if the client provides false or misleading information. The Designer, Engineer, Surveyor, Planner, and/or other professional shall not be responsible for the accuracy of the information provided herein if the client provides false or misleading information.



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RECEIVED  
OCT 03 2014  
Orange County Clerk's Office  
WEE

DANIEL T. O'KEEFE  
PARTNER  
(407) 835-6956 Direct Telephone  
(407) 849-7256 Direct Facsimile

E-MAIL ADDRESS:  
dokeefe@shutts.com

October 3, 2014

**VIA EMAIL: WHITNEY.EVERS@OCFL.NET**  
**AND U.S. MAIL**

Ms. Whitney E. Evers  
Assistant County Attorney  
County Attorney's Office  
Orange County Government  
201 S. Rosalind Avenue, 3rd Floor  
Orlando, FL 32801

**Re: Zen PD / LUP**

Dear Whitney:

In connection with the Zen Apartment project, on behalf of the property owner, please consider this our formal request for the partial closing of Vista Oaks Court.

Should you have any questions or comments, or require additional information from us, please do not hesitate to contact me.

Very truly yours,

Shutts & Bowen LLP

A handwritten signature in cursive script that reads "Dan O'Keefe".

Daniel T. O'Keefe

DTO/teb

cc: Mr. Chuck Whittall (via email: [chuck@unicorpusa.com](mailto:chuck@unicorpusa.com))  
ORLDOCS 13662386 1 35611.0030