



**Interoffice Memorandum**

**DATE:** October 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 Smodor, Planning Administrator**  
**Planning Division 407-836-5616 and**  
**john.smodor@ocfl.net**

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

**Project Name:** Eastmar Commons Planned Development/Land Use Plan (PD/LUP), Case # CDR-14-09-265

**Type of Hearing:** Substantial Change

**Applicant:** Jim Hall, VHB MillerSellen, Inc.

**Commission District:** 4

**General Location:** Generally located on the southeast corner of State Road 408 and Dean Road

**BCC Public Hearing Required by:** Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

11/18/14  
@ 2pm

**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

(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: [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:**

This substantial change request is to amend the Eastmar Commons Planned Development/Land Use Plan (PD/LUP) to incorporate the following waivers from Orange County Code:

1. A waiver from Section 38-1258(d) to allow for a maximum multi-family building height of three (3) stories and fifty feet (50'), in lieu of the requirement that precludes multi-family building heights in excess of three (3) stories or forty feet (40'); and
2. A waiver from Section 38-1258(j) to allow for a minimum separation of twenty feet (20') between three (3) story multi-family buildings, in lieu of a minimum separation of forty feet (40') between three (3) story multi-family buildings.

There are no changes to the approved development program, which allows for up to 908 multi-family residential units and 45,000 square feet of commercial (C-1) uses in three (3) phases.

**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

EXHIBIT A

Parcel ID – 29-22-31-0000-00-037

The South ½ of the North ¼ of the Northwest ¼ of the Southwest ¼ of Section 29, Township 22 South, Range 31 East, less the West 30 feet thereof, lying in Orange County, Florida.

LESS AND EXCEPT:

That part of the South ½ of the North ¼ of the Northwest ¼ of the Southwest ¼ of Section 29, Township 22 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the South ½ of the North ¼ of the Northwest ¼ of the Southwest ¼ of Section 29, Township 22 South, Range 31 East, Orange County, Florida; thence run North 89°50'57" East along the South line of said South ½ for a distance of 30.00 feet to the East right-of-way line of Dean Road and the Point of Beginning; thence continue North 89°50'57" East along said South line for a distance of 91.12 feet; thence run North 05°33'43" East for a distance of 170.16 feet to the North line of the aforesaid South ½; thence run South 89°51'18" West along said North line for a distance of 108.05 feet to the aforesaid East right-of-way line of Dean Road; thence run South 00°08'55" East along said East right-of-way line for a distance of 169.32 feet to the Point of Beginning.

Parcel ID – 29-22-31-0000-00-045

The North ½ of the North 1/3 of the South ¾ of the Northwest ¼ of the Southwest ¼ of Section 29, Township 22 South, Range 31 East, lying in Orange County, Florida. Less the right-of-way of Dean Road on the west.

LESS AND EXCEPT:

That part of the North ½ of the North 1/3 of the South ¾ of the Northwest ¼ of the Southwest ¼ of Section 29, Township 22 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the North ½ of the North 1/3 of the South ¾ of the Northwest ¼ of the Southwest ¼ of Section 29, Township 22 South, Range 31, East, Orange County, Florida; thence run North 89 degrees, 50 minutes, 57 seconds, East along the North line of said North ½ for a distance of 30 feet to the East Right-of-Way line of Dean Road and the Point of Beginning, thence continue North 89 degrees, 50 minutes, 57 seconds, East along said North line for a distance of 91.12 feet; thence South 05 degrees, 33 minutes, 43 seconds West for a distance of 111.74 feet; thence run South 02 degrees, 42 minutes, 50 seconds West for a distance of 58.21 feet to the South line of the aforesaid North ½; thence run South 89 degrees, 50 minutes, 36 seconds West along said South line for a distance of 77.09 feet to the aforesaid East Right-of-Way line of Dean Road; thence run North 00 degrees, 08 minutes, 55 seconds West along said Right-of-Way line for a distance of 169.32 feet to the Point of Beginning.

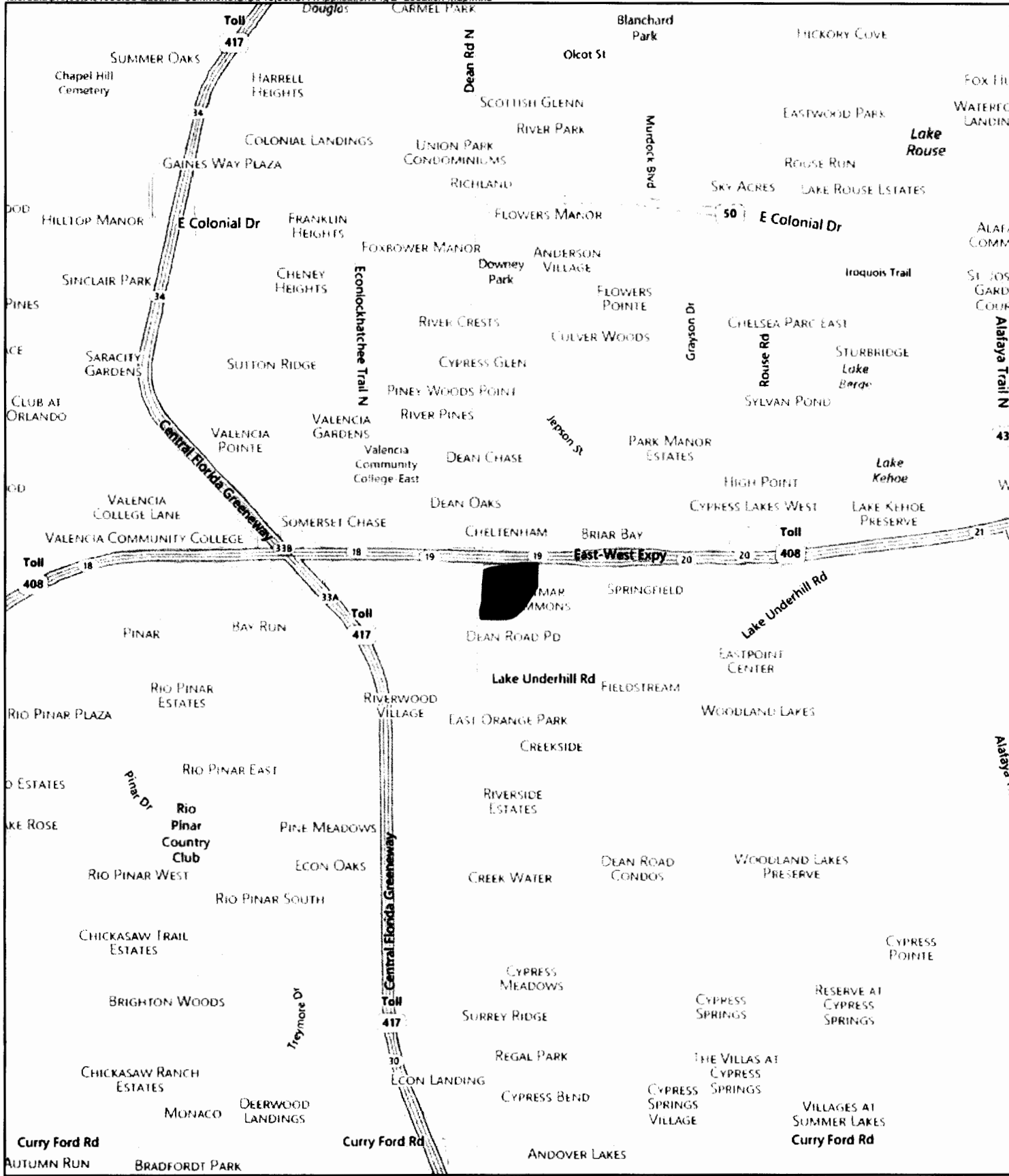
Parcel ID – 29-22-31-0000-00-067

The North ½ of the North ¼ of the Northwest ¼ of the Southwest ¼ of Section 29, Township 22 South, Range 31 East, Orange County, Florida, Less the West 30 feet thereof, also less the following:

Commence at the Northwest corner of the North 165.00 feet of the Northwest ¼ of the Southwest ¼ of said Section 29, thence run North 89°51'40" East along the North line of the North 165.00 feet for a distance of 30.00 feet to the East Right-of-Way line of Dean Road and the POINT OF BEGINNING, thence continue North 89°51'40" East along said North line for a distance of 941.21 feet; thence run South 81°17'31" West a distance of 715.50 feet, thence run South 70°36'30" West for a distance of 131.00 feet; thence run South 05°33'43" West for a distance of 15.27 feet to the South line of the aforesaid North 165.00 feet; thence run South 89°51'40" West along said South line for a distance of 108.48 feet to the aforesaid East Right-of-Way line of Dean Road; thence North 00°08'55" West along said East Right-of-Way line for a distance of 165.00 feet to the POINT OF BEGINNING. (As described in Official Records Book 3959, Page 1135, Public Records, Orange County, Florida).

Parcel ID – 29-22-31-2366-00-010

Lot 1, EASTMAR COMMONS PHASE TWO, according to the Plat thereof as recorded in Plat Book 41, Pages 82 and 83, Public Records of Orange County, Florida.



Eastmar Commons

CPA Application - Location Map

August 2013

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

Figure 2



225 East Robinson Street, Suite 300  
Orlando, Florida 32801 | 407.839.4006

