

01-23-15P02:54 RCVD



**Interoffice Memorandum**

01-23-15P01:46 RCVD

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**DATE:** January 20, 2015

**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 Hearing

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**Project Name:** Sutton Lakes Planned Development / Land Use Plan (PD / LUP) - Case # CDR-14-07-182

**Type of Hearing:** Substantial Change

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

**Commission District:** 1

**General Location:** East side of Avalon Road (County Road 545), south of Hartzog Road, and north of Arrowhead Boulevard

**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

3/10/15  
2 pm

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 Sutton Lakes Planned Development / Land Use Plan (PD/LUP) by converting existing development entitlements for 800 timeshare units into 700 single family residential dwelling units and a maximum of 20,000 square feet of C-1 (Retail Commercial District) uses, while removing resort ancillary support uses. The request also includes the following waivers from the Orange County Code:

- 1) A waiver from Orange County Code to apply the single family detached residential development standards addressed by Village PD Code Section 38-1386 (Village Home District) for maximum building height (*45 feet / 3 stories*), minimum lot size (*2,800 square feet*), minimum lot width (*32 feet*), minimum lot depth (*110 feet or 90 feet with alley*), minimum living area (*1,000 square feet*), maximum lot coverage (*65%*), minimum front building setback (*15 feet or 10 feet for porch*), minimum rear building setback (*20 feet*), and minimum side street building setbacks (*10 feet*); in lieu of the requirements as may

otherwise be required by Code Sections 38-1251, 38-1254, 38-1501 and 38-1603.

- 2) A waiver from Orange County Code to apply the residential townhouse development standards addressed by Village PD Code Section 38-1387.1 for maximum building height (*55 feet / 4 stories*), minimum lot size (*1,600 square feet*), minimum lot width (*16 feet*), minimum lot depth (*100 feet*), minimum living area (*1,000 square feet*), maximum lot coverage (*75%*), minimum front building setback (*15 feet or 10 feet for porch*), minimum rear building setback (*14 feet*), and minimum side street building setback (*10 feet*); in lieu of the requirements that may otherwise be required by Code Sections 38-79(20), 38-1254(1) & (2), and 38-1603; and
- 3) A waiver from Orange County Code to apply the commercial development standards addressed by Village PD Code Section 38-1388 (Neighborhood Center District) by allowing a maximum building height of 45 feet / 3 stories, a minimum front building setback of 10 feet, a minimum side building setback of zero (0) feet, and a minimum side street building setback of 6 feet for commercial development only; in lieu of the requirements otherwise required by Code Sections 38-1272 (PD / General Commercial) and 38-1603.

**Material Provided:**

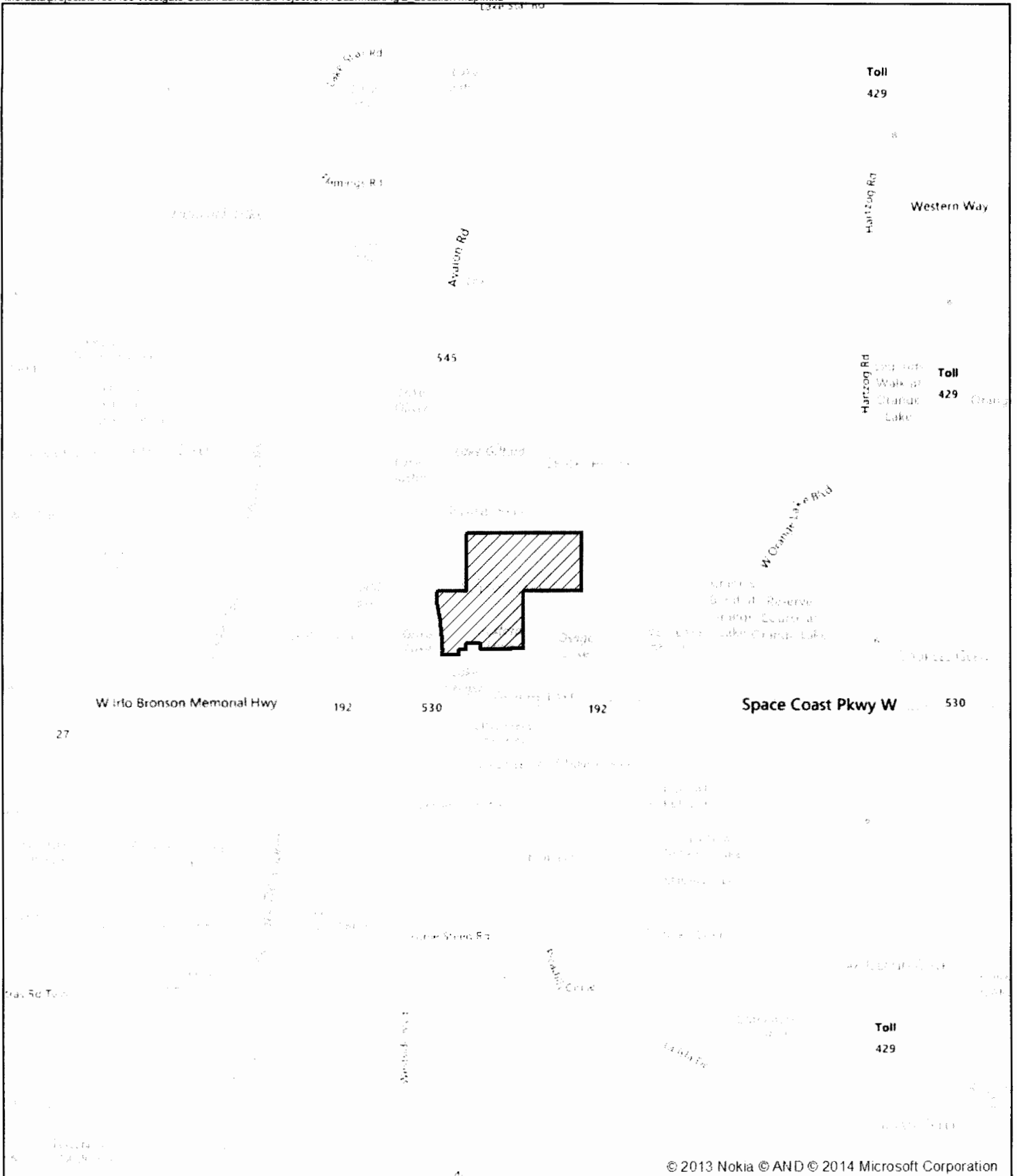
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**Special instructions to the Clerk:**

Please place the request on the next earliest available BCC agenda. 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

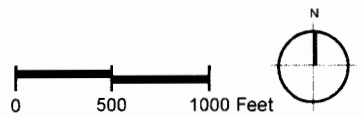


**VHB** Vanasse Hangen Brustlin, Inc.  
 225 East Robinson Street, Suite 300  
 Orlando, Florida 32801 | 407.839.4006

Sutton Lakes  
 Location Map

February 2014

Figure 2



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

SUTTON LAKES LEGAL DESCRIPTION

Parcel ID:	31-24-27-0000-00-010	31-24-27-0000-00-009
	31-24-27-0000-00-038	31-24-27-0306-04-011
	31-24-27-0000-00-045	

THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 27 EAST AND THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 27 EAST, LYING IN ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE S00°13'49"W, ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 31, A DISTANCE OF 1326.35 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 31 FOR A POINT OF BEGINNING; THENCE, DEPARTING SAID EAST LINE, RUN N89°44'51"E, ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 27 EAST, A DISTANCE OF 1323.71 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 32; THENCE S00°04'05"W, ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 32, A DISTANCE OF 1328.37 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 32; THENCE, DEPARTING SAID EAST LINE, RUN S89°50'37"W, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 32, A DISTANCE OF 1327.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF AFOREMENTIONED SECTION 31; THENCE, DEPARTING SAID SOUTH LINE, RUN S00°13'08"W, ALONG THE EAST LINE OF SAID SOUTHEAST ¼ OF SECTION 31, A DISTANCE OF 1339.94 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 31, AS MONUMENTED AND OCCUPIED PER THE PLAT OF ARROWHEAD LAKES, AS RECORDED IN PLAT BOOK "X", PAGE 12, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°48'50"W, ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 31, AS MONUMENTED AND OCCUPIED, A DISTANCE OF 993.28 FEET; THENCE, DEPARTING SAID SOUTH LINE, RUN N00°24'01"E, A DISTANCE OF 132.01 FEET; THENCE S89°48'50"W, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 163.97 FEET; THENCE, DEPARTING SAID NORTH LINE, RUN S02°07'01" E, A DISTANCE OF 116.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 383.17 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 545 PER D.O.T. RIGHT-OF-WAY MAP SECTION 75110, DATED JANUARY 6, 1983, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1195.92 FEET; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF ARROWHEAD BOULEVARD, FROM A TANGENT BEARING OF N12°59'59"E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.94 FEET THROUGH A CENTRAL ANGLE OF 06°16'24"; THENCE S89°49'04"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 17.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1178.92 FEET; THENCE, FROM A TANGENT BEARING OF N06°49'36"E, RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 312.87 FEET THROUGH A CENTRAL ANGLE OF 15°12'21" TO THE POINT OF TANGENCY; THENCE N08°22'45"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 738.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1112.92 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 290.24 FEET THROUGH A CENTRAL ANGLE OF 14°56'33" TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 31; THENCE, DEPARTING SAID CURVE AND SAID RIGHT-OF-WAY LINE, RUN N89°35'20"E, ALONG SAID NORTH LINE, A DISTANCE OF 658.37 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 31; THENCE, DEPARTING SAID NORTH LINE, RUN N00°08'48"E, ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 31, A DISTANCE OF 1323.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 31; THENCE N89°28'19"E, ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 31, A DISTANCE OF 1325.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 138.881 ACRES, MORE OR LESS.

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

## STATE OF FLORIDA

### ORANGE County

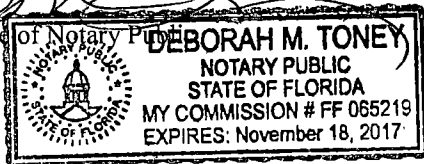
Before the undersigned authority personally appeared **Sheri Schmitz; Charity Casas; Pam Arnold; Brian Hall**, who on oath says that he/ she is an Advertising Representative of the **ORLANDO SENTINEL**, a DAILY newspaper published in **ORANGE County, Florida**; that the attached copy of advertisement, being a Legal Notice in the matter of **Sutton Lakes PD / LUP** in **ORANGE County, Florida**, was published in said newspaper in the issues **02/15/15**

Affiant further says that the said **ORLANDO SENTINEL** is a newspaper published in said **ORANGE County, Florida**, and that the said newspaper has heretofore been continuously published in said **ORANGE County, Florida**, each day and has been entered as periodicals matter at the post office in **ORANGE County, Florida**, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Sworn to and subscribed before me on this 16 day of **February, 2015**.

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
Personally Known (X ) or Produced Identification ( )

3007396

The Orange County Board of County Commissioners will conduct a public hearing on **March 10, 2015, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding the following request by:

Applicant: **Jim Hall, VHB, Inc., Sutton Lakes Planned Development / Land Use Plan (PD / LUP) - Case # CDR-14-07-182**

Consideration: Substantial change request to amend the Sutton Lakes Planned Development / Land Use Plan (PD/LUP) by converting existing development entitlements for 800 timeshare units into 700 single family residential dwelling units and a maximum of 20,000 square feet of C-1 (Retail, Commercial, District) uses, while removing resort ancillary support uses. The request also includes the following waivers from the Orange County Code: 1) A waiver from Orange County Code to apply the single family detached residential development standards addressed by Village PD Code Section 38-1386 (Village Home District) for maximum building height (45 feet / 3 stories), minimum lot size (2,800 square feet), minimum lot width (32 feet), minimum lot depth (110 feet or 90 feet with alley), minimum living area (1,000 square feet), maximum lot coverage (65%), minimum front building setback (15 feet or 10 feet for porch), minimum rear building

setback (20 feet), and minimum side street building setbacks (10 feet); in lieu of the requirements as may otherwise be required by Code Sections 38-1251, 38-1254, 38-1501 and 38-1603; 2) A waiver from Orange County Code to apply the residential townhouse development standards addressed by Village PD Code Section 38-1387 for maximum building height (55 feet / 4 stories), minimum lot size (1,600 square feet), minimum lot width (16 feet), minimum lot depth (100 feet), minimum living area (1,000 square feet), maximum lot coverage (75%), minimum front building setback (15 feet or 10 feet for porch), minimum rear building setback (14 feet), and minimum side street building setback (10 feet); in lieu of the requirements that may otherwise be required by Code Sections 38-79(2), 38-1254(1) & (2), and 38-1603; and 3) A waiver from Orange County Code to apply the commercial development standards addressed by Village PD Code Section 38-1388 (Neighborhood Center District) by allowing a maximum building height of 45 feet / 3 stories, a minimum front building setback of 10 feet, a minimum side building setback of zero (0) feet, and a minimum side street building setback of 5 feet for commercial development only; in lieu of the requirements otherwise required by Code Sections 38-1272 (PD / General Commercial) and 38-1603; pursuant to Orange County Code, Chapter 30, Article 11, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207. Location: District 1; property generally located East side of Avalon Road, (County Road 545) south of Hartzog Road, and north of Arrowhead Boulevard; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description by calling the Comptroller Clerk of the Board of County Commissioners: 407-836-7300; or pick one up at: 201 South Rosalind Avenue, Fourth Floor, Orlando, Florida.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: [planning@ocfl.net](mailto:planning@ocfl.net)

PARA MÁS INFORMACIÓN REFERENTE A ESTA VISTA PÚBLICA CON RESPECTO A UNA AUDIENCIA PÚBLICA SOBRE PROPIEDAD EN SU AREA/CIUDAD FAVOR COMUNICARSE CON LA DIVISION DE PLANIFICACION, AL NUMERO, 407-836-5686.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Martha O. Haynie, County Comptroller  
As Clerk of the Board of  
County Commissioners  
Orange County, Florida