



Interoffice Memorandum

08-13-15 P03:15 RCVD

08-13-15 P03:12 RCVD

Handwritten initials, possibly "JG", in the top right corner.

DATE: August 13, 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

Handwritten signature of John Smogor, written in black ink.

Project Name: North of Albert's Planned Development (PD) / Westside PSP Lots 1 & 2 / Westside Shoppes Development Plan (DP) - Case # DP-15-02-057

Type of Hearing: Development Plan

Applicant: Jennifer J. Stickler, P.E., Kimley-Horn and Associates, Inc.

Commission District: 1

General Location: West side of Winter Garden Vineland Road (C.R. 535), immediately north of Lakeside Village Lane

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

09-15-15
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 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 request is to construct 48,482 square feet of non-residential uses within the North of Albert's PD / Westside PSP Lots 1 & 2 / Westside Shoppes Development Plan (DP), which is designated "Village Center District" on the adopted Horizon West - Lakeside Village Specific Area Plan (SAP). In addition the following two (2) waivers from Orange County Code have been requested:

- 1) A waiver from Section 38-1389(c)(4) to allow a maximum allowable gross floor area of 15,000 square feet per retail establishment (*excluding grocery stores and self-storage facilities / buildings*), in lieu of a maximum allowable gross floor area of 7,500 square feet per retail establishment (*excluding grocery stores and self-storage facilities / buildings*); and
- 2) A waiver from Section 38-1389(d)(3)(g)(1) to allow up to fifty (50) percent of any street frontage of a building to vary from the build to line, but not less than zero (0) feet or more than thirty-five (35) feet in variation; in lieu of the requirement that up to twenty-five (25) percent of any street frontage of a building may vary from the build to line, but shall not be less than five (5) feet or more than twenty-five (25) feet in variation.

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*).

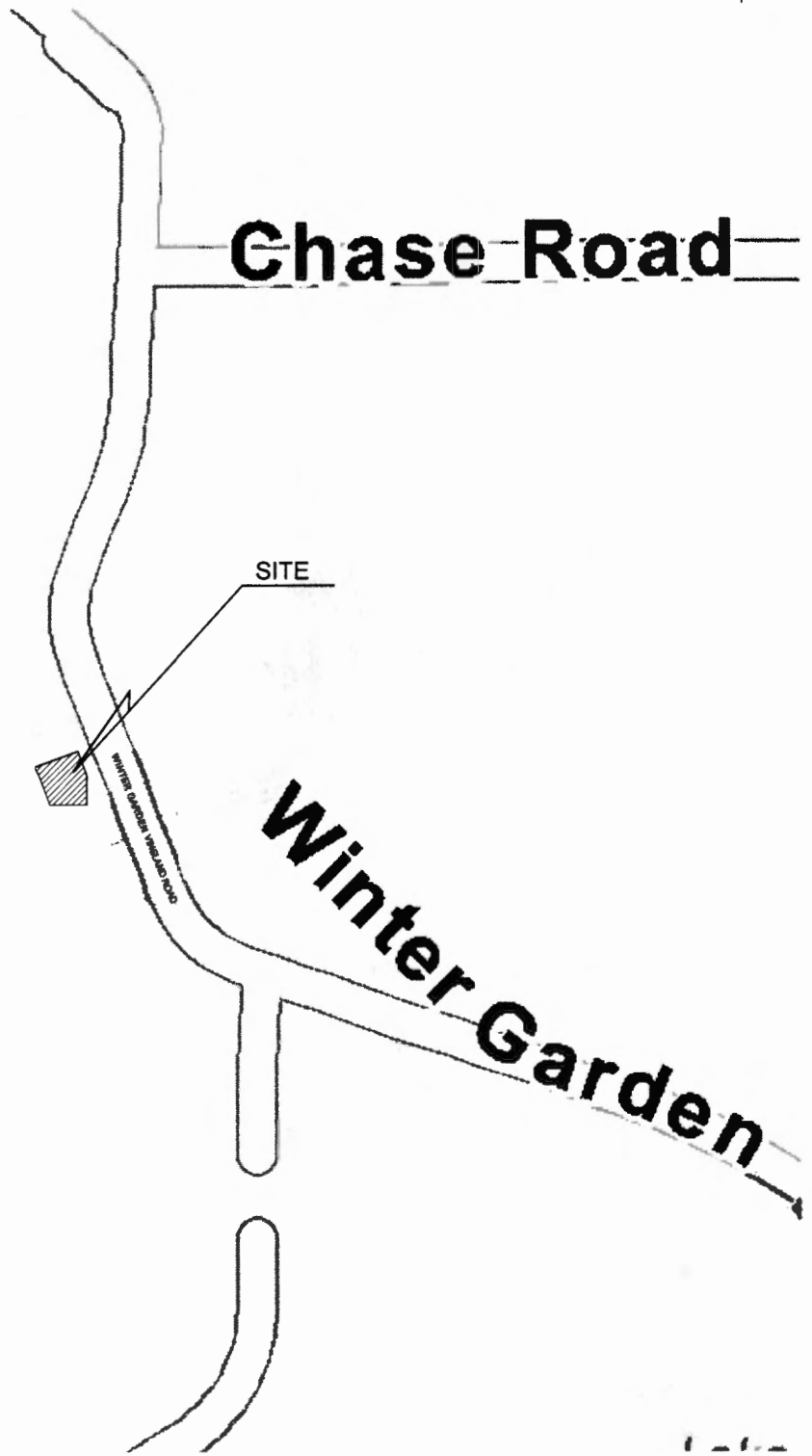
Special instructions to the Clerk:

Please place this request on the **September 15, 2015** 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

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



Drawing name: K:\ORL_Civil\149581003-Westside at Horizons West\CADD\EXHIBITS\MAP-EXHIBITS-WESTSIDE retail.dwg LOCATION Aug 13, 2015 9:14am by: jennifer.stickler
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information herein without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Lake Reams

Chase Road

SITE

Winter Garden

SCALE AS NOTED DESIGNED BY JJS DRAWN BY SHS CHECKED BY JJS	<p>© 2014 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-896-1511 FAX: 407-894-4791 WWW.KIMLEY-HORN.COM CA 0000696</p>	DATE 06/19/2015 PROJECT NO. 149851003	WESTSIDE SHOPPES DP LOT 1 LOCATION MAP	DESIGN ENGINEER: FLORIDA P.E. LICENSE NUMBER: DATE:	SHEET NUMBER EX-1
---	---	--	--	---	----------------------

**NORTH OF ALBERT'S / WESTSIDE SHOPPES DP
CASE # DP-15-02-057**

LEGAL DESCRIPTION:

A portion of the Southwest quarter of the Southeast quarter of Section 25, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 25, Township 23 South, Range 27 East, Orange County, Florida; thence North 89°29'59" East, a distance of 784.66 feet along the South line of said Southeast 1/4 of Section 25 to the East Right of Way line of Proposed Road "B" and the POINT OF BEGINNING; thence along the said East Right of Way line the following three (3) courses and distances: North 20°00'00" West, a distance of 378.36 feet to a point of curvature of a curve concave Southwesterly, having a radius of 802.50 feet and a central angle of 12°28'12"; thence Northwesterly along the arc of said curve a distance of 174.66 feet to a point on said curve; thence North 19°20'17" East, a distance of 37.10 feet to the South Right of Way line of Proposed Road "B"; thence North 70°28'58" East, a distance of 629.16 feet along said South Right of Way line to a point on the Southwest Right of Way line of Winter Garden Vineland Road per Right of Way Map of Winter Garden/Vineland Road (C.R. 535), Phase One-North Section District No. 1, Orange County, Florida; thence along said West Right of Way line the following two (2) courses and distances: South 19°32'40" East, a distance of 183.49 feet; thence South 20°41'23" East, a distance of 179.81 feet to the East line of the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 25; thence South 00°01'25" West, a distance of 411.40 feet along said East line to aforementioned South line of the Southeast 1/4 of Section 25; thence South 89°29'59" West along said South line, a distance of 523.60 feet to the POINT OF BEGINNING.

Containing 9.36 acres, more or less.

Orlando Sentinel

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared **Sheri Schmitz / Adeliris DeValle / Brian Hall / Charity Casas / Jean M. Gailie**, 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 **North of Albert's Planned Development (PD) / Westside PSP Lots 1 & 2 / Westside Shoppes Development Plan (DP)**, in ORANGE County Florida, was published in said newspaper in the issues **08/23/15**

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.

Brian Hall

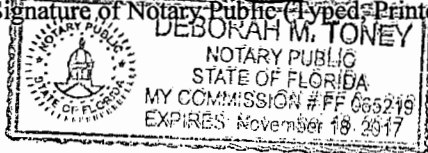
Printed Name of Affiant

[Signature]

Signature of Affiant

Sworn to and subscribed before me on this **24** day of **August, 2015** by above said affiant, who is personally known to me (X) or who has produced identification ().

[Signature]
Signature of Notary Public (Typed, Printed or Stamped)



Ad No. 3507817

ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct a public hearing on September 15, 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:

Applicant: Jennifer J. Stickler, P.E., Kimley-Horn and Associates, Inc., North of Albert's Planned Development (PD) / Westside - PSP Lots 1 & 2 / Westside Shoppes Development Plan (DP) - Case # DP-15-02-057

Consideration: North of Albert's Planned Development (PD) / Westside PSP Lots 1 & 2 / Westside-Shoppes Development Plan (DP) submitted in accordance with Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207; This request is to construct 48,482 square feet of non-residential uses within the North of Albert's PD / Westside PSP Lots 1 & 2 / Westside Shoppes Development Plan (DP) which is designated "Village Center District" on the adopted Horizon West - Lakeside Village Specific Area Plan (SAP). In addition the following two (2) waivers from Orange County Code have been requested:

1. A waiver from Section 38-1389(c)(4) to allow a maximum allowable gross floor area of 15,000 square feet per retail establishment (excluding grocery stores and self-storage facilities / buildings), in lieu of a maximum allowable gross floor area of 7,500 square feet per retail establishment (excluding grocery stores and self-storage facilities / buildings); and
 2. A waiver from Section 38-1389(d)(3)(g)(1) to allow up to fifty (50) percent of any street frontage of a building to vary from the build to line, but not less than zero (0) feet or more than thirty-five (35) feet in variation; in lieu of the requirement that up to twenty-five (25) percent of any street frontage of a building may vary from the build to line, but shall not be less than five (5) feet or more than twenty-five (25) feet in variation.
- Location: District 1; property generally located West side of Winkler Garden Vineland Road (C.R. 535), immediately north of Lakeside Village Lane; 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

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PÚBLICA CON RESPECTO A UNA AUDIENCIA PÚBLICA SOBRE PROPIEDAD EN SU ÁREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACIÓN, AL NÚMERO, 407-836-5600.

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

ORG3507817

08/23/15