



Interoffice Memorandum

08-21-15 11:49 AM

DATE: August 21, 2015

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office *SG FOR*

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

Project Name: Zellwood Station Planned Development (PD) - Case # CDR-15-06-151

Type of Hearing: Substantial Change

Applicant: Carmen Hunter, Duke Energy

Commission District: 2

General Location: South of West Ponkan Road, and approximately 1,800 feet west of Plymouth-Sorrento 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

*September 22
2015 @
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 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 expand an existing 2.21-acre institutional tract owned by Duke Energy Florida, Inc., by aggregating an adjacent 0.23-acre PD tract that is currently designated for residential use. The resulting 2.44-acre tract would allow for the development of a Duke Energy electrical substation.

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 next 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

NEW OVERALL PROPERTY DESCRIPTION PREPARED BY SURVEYOR

REAL PROPERTY DESCRIPTION

A PORTION OF TRACT TWO AS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4629, PAGES 2875-2902 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE S.E. CORNER OF THE WEST $\frac{3}{4}$ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN N 02°47'04" W. ALONG THE EAST LINE OF SAID WEST $\frac{3}{4}$ OF SECTION 25, A DISTANCE OF 2863.81 FEET TO THE N.E. CORNER OF "BANBURY VILLAGE CONDOMINIUM", AS RECORDED IN CONDO BOOK 5, PAGES 1 & 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE N 02°47'04" W., ALONG SAID EAST LINE, 2055.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 02°47'04" W, ALONG SAID EAST LINE, 400.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PONKAN ROAD (60 FEET IN WIDTH); THENCE S 87°35'27" W, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, 382.20 FEET; THENCE S.01°03'40"E., 50.00 FEET; THENCE S.48°35'00"E., 143.29 FEET; THENCE S 02°24'33"E., 61.90 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF PARCEL "A", AN EXEPTION TO TRACT TWO AND DESCRIBED IN OFFICIAL RECORDS BOOK 4629, PAGES 2882-2884 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 453.00 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY BOUNDARY AND ALONG SAID CURVE ON ARC DISTANCE OF 242.39 FEET, A CHORD BEARING AND DISTANCE OF S 40°00'06" E. 239.51 FEET, THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY OF PARCEL "A" ALONG A NON-TANGENT LINE N 87°12'56" E, 136.51 FEET TO THE POINT OF BEGINNING.

BEING SUBJECT TO AN EASEMENT 60 FEET IN WIDTH TO FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 2525, PAGE 1302 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 2.44 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 DelValle / Brian Hall / 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 **Zellwood Station PD**, in ORANGE County Florida, was published in said newspaper in the issues **08/30/15**

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

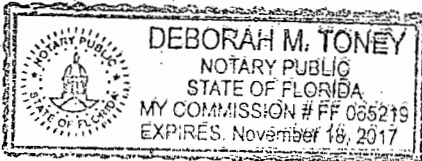
[Signature]

Signature of Affiant

Sworn to and subscribed before me on this **31** 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. 3528335

**ORANGE COUNTY
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct a public hearing on **September 22, 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: Carmen Hunter, Duke Energy, Zellwood Station Planned Development (PD), Case # CDR-15-06-151

Consideration: Substantial change request to expand an existing 2.21-acre institutional tract owned by Duke Energy Florida, Inc., by aggregating an adjacent 0.23-acre PD tract that is currently designated for residential use. The resulting 2.44-acre tract would allow for the development of a Duke Energy electrical substation, pursuant to Orange County Code, Chapter 30, Article 111, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207. Location: District 2; property generally located South of West Pankon Road, and approximately 1,800 feet west of Plymouth-Sorrento Road.

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 AREA/VECINDAD, 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

ORG3528335 08/30/15