



Interoffice Memorandum

Continue public hearing to CAG  
SEP 22 2015

07-27-15 P04:57 RCVD

07-27-15 P04:54 RCVD

**DATE:** June 27, 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](mailto:john.smogor@ocfl.net)

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

**Project Name:** Meadow Woods Planned Development (PD) - Case # CDR-15-05-137

**Type of Hearing:** Substantial Change

**Applicant:** Jim Hall, VHB

**Commission District:** 4

**General Location:** South of the Central Florida Greenway, west of Landstar Boulevard, and north of Town Center 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

9-1-15  
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 PD substantial change request is to amend the Meadow Woods Planned Development / Land Use Plan (PD/LUP) to introduce a High Density Residential (HDR) land use designation to PD Parcel 50 in order to accommodate 234 multi-family residential units. The request would increase overall PD entitlements by 234 units.

In addition, a waiver has been requested from Orange County Code Section 38-1258(j) to allow for a minimum twenty (20) foot separation between all multi-family buildings within PD Parcel 50 only; in lieu of a minimum separation of thirty (30) feet for two-story buildings, forty (40) feet for three-story buildings, and proportional separations for additional structural heights, where doors, windows, or other openings in the wall of a living unit back up to a wall of another building with doors, windows or other openings.

**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

Meadow Woods – Parcel 50  
Legal Description

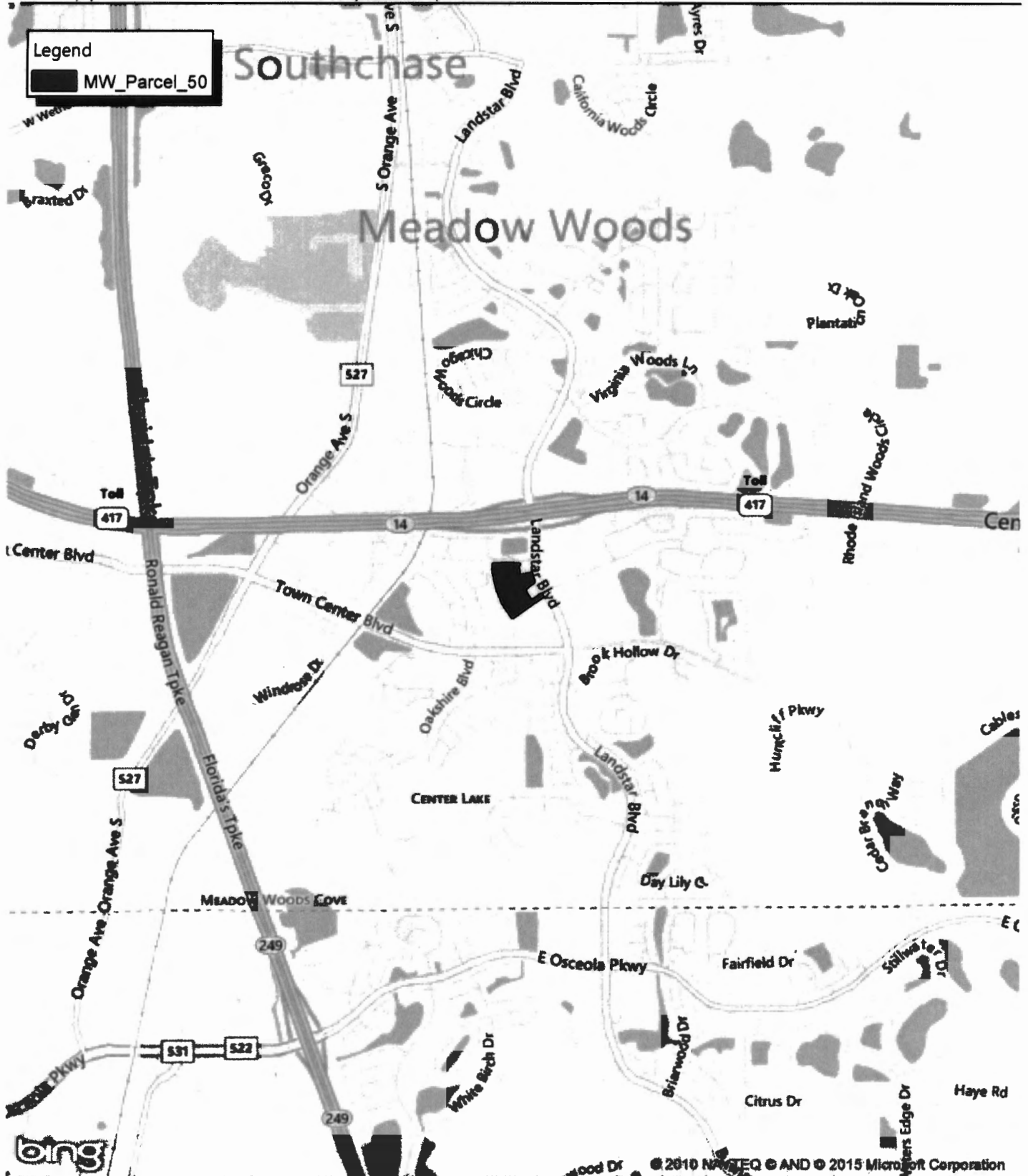
MEADOW WOODS PARCEL 50 ACCORDING TO THE PLAT THREEOF, AS RECORDED IN PLAT BOOK 56, PAGE 27, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN SECTION 25, TOWNSHIP 24 SOUTH, RANGE 29 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF LOT 4, MEADOW WOODS PLAZA ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 41, PAGES 84 AND 85 OF THE PUBLIC RECORDS OF SAID ORANGE COUNTY; THENCE N34°32'59"W PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4, ALONG THE WESTERLY RIGHT OF WAY LINE OF LANDSTAR BOULEVARD AS SHOWN ON THE PLAT OF LANDSTAR BOULEVARD RIGHT-OF-WAY EXTENSION IV, RECORDED IN PLAT BOOK 26, PAGE 88 OF THE SAID PUBLIC RECORDS A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE S55°27'01"W PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 232.06 FEET; THENCE N34°32'59"W PARALLEL WITH THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 59.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1192.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°25'30", AN ARC DISTANCE OF 216.89 FEET; THENCE N55°27'01'E PARALLEL WITH SAID NORTHERLY LINE, A DISTANCE OF 236.93 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE BEING ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 960.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 12°59'04", AN ARC DISTANCE OF 217.56 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S34°32'59"E CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 59.30 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 45 FEET NORTH OF AS MEASURED PERPENDICULAR TO SAID NORTHERLY LINE OF LOT 4 AND THE POINT OF BEGINNING.

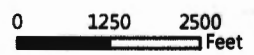
Legend  
MW\_Parcel\_50



Meadow Woods PD

Parcel 50 - Location Map

July 2015



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

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared **Adeliris DeValle / 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 **Meadows Woods PD LUP**, in ORANGE County Florida, was published in said newspaper in the issues **08/09/15**

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.

*Jean M. Gailie*

Printed Name of Affiant

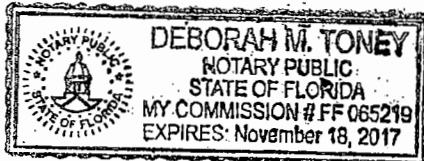
*Jean M. Gailie*

Signature of Affiant

Sworn to and subscribed before me on this **11** 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. 3466814

### ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct a public hearing on **September 1, 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, Meadow Woods Planned Development / Land Use Plan (PD/LUP) - Case # CDR-15-05-137

Consideration: Substantial change request to amend the Meadow Woods Planned Development / Land Use Plan (PD/LUP) to introduce a High Density Residential (HDR) land use designation to PD Parcel 50 in order to accommodate 234 multi-family residential units. The request would increase overall PD entitlements by 234 units. In addition, a waiver has been requested from Orange County Code Section 38-1258(j) to allow for a minimum twenty (20) foot separation between all multi-family buildings within PD Parcel 50 only; in lieu of a minimum separation of thirty (30) feet for two-story buildings, forty (40) feet for three-story buildings, and proportional separations for additional structural heights, where doors, windows, or other openings in the wall of a living unit back up to a wall of another building with doors, windows or other openings; pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 4; property generally located South of the Central Florida Greenway, west of Landstar Boulevard, and north of Town Center 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/VECINDAD, FAVOR COMUNICARSE CON LA DIVISION DE PLANIFICACIÓN, 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

ORG3466814

08/09/15