



Interoffice Memorandum

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08-28-15 P02:15 RCV0

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DATE: August 28, 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

Project Name: Zen Luxury Living Planned Development (PD) - Case # CDR-15-03-071

Type of Hearing: Substantial Change

Applicant: Jennifer Stickler, Kimley-Horn & Associates, LLC

Commission District: 1

General Location: 10463 Perrihouse Acres Lane; generally located north of Perrihouse Acres Lane and east of Winter Garden Vineland Road (CR 535), immediately north and west of the existing Grand Cypress Golf Course.

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

October 6, 2015 @ 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 substantial change request is to amend the approved development program by increasing multi-family residential units from 231 to 258 (an increase of 27 units).

Material Provided:

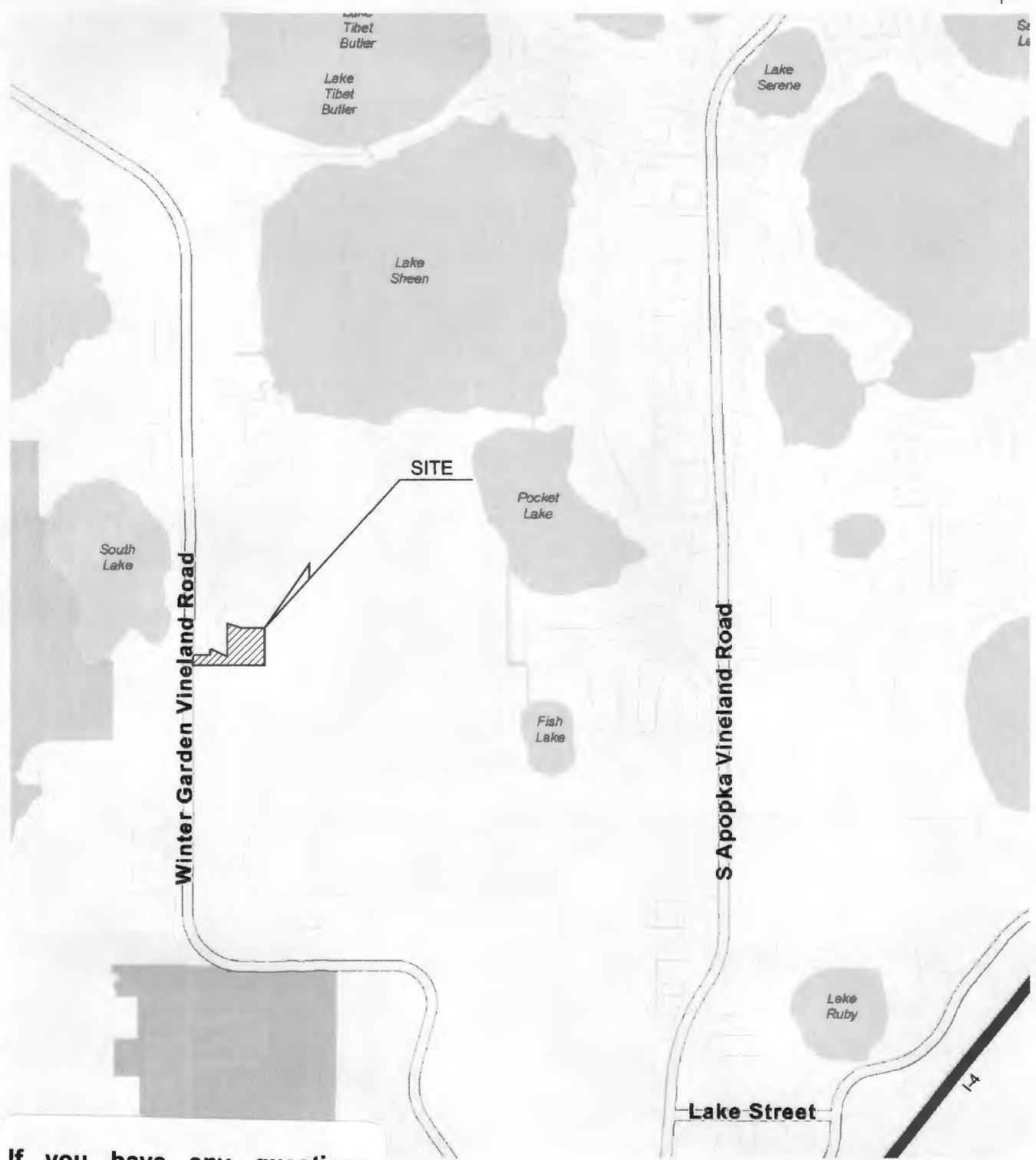
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

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



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

Drawing name: K:\ORL\Civil\149581001-Zen Spa Apartments\CADD\EXHIBITS\LOCATION.dwg LOCATION Sep 12, 2014 10:59am by: kellystarkey

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of said improper reference on the document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SCALE AS NOTED DESIGNED BY JJS DRAWN BY KAS CHECKED BY JJS	 © 2014 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGLIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-898-1511 FAX: 407-894-4791 WWW.KIMLEY-HORN.COM CA 0000896	DATE 09/12/14 PROJECT NO. 149851001	ZEN LUXURY LIVING LOCATION MAP	DESIGN ENGINEER: FLORIDA P.E. LICENSE NUMBER: DATE:	SHEET NUMBER EX-1
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DESCRIPTION:

A PART OF LOT 3 AND LOT 4, VISTA OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 28 EAST; THENCE RUN N00°00'00"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2671.43 FEET; THENCE RUN N89°57'28"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF LOT 3, VISTA OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE THE FOLLOWING BEARINGS AND DISTANCES RUN ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 535 AS RECORDED IN OFFICIAL RECORDS BOOK 4909, PAGE 1837, ORANGE COUNTY, FLORIDA: RUN N00°00'00"E, A DISTANCE OF 90.68 FEET; THENCE RUN N00°54'54"E, A DISTANCE OF 113.77 FEET; THENCE RUN N00°31'25"W, A DISTANCE OF 56.20 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET; THENCE DEPARTING THE SAID EAST RIGHT OF WAY LINE, FROM A RADIAL BEARING OF S73°03'01"E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°03'01", AN ARC DISTANCE OF 38.24 FEET, HAVING A CHORD BEARING OF N53°28'30"E AND A CHORD DISTANCE OF 35.71 FEET; THENCE RUN S90°00'00"E ALONG THE NORTH LINE OF SAID LOT 3 OF VISTA OAKS, A DISTANCE OF 191.01 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID NORTH LINE OF LOT 3 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°50'00", AN ARC DISTANCE OF 18.69 FEET, HAVING A CHORD BEARING OF S68°35'00"E AND A CHORD DISTANCE OF 18.26 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID NORTH LINE OF LOT 3 AND THE NORTH LINE OF LOT 4 OF SAID PLAT OF VISTA OAKS AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 107°51'39", AN ARC DISTANCE OF 94.13 FEET, HAVING A CHORD BEARING OF N78°54'11"E AND A CHORD DISTANCE OF 80.83 FEET; THENCE RUN S65°01'39"E ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 327.45 FEET; THENCE RUN N00°00'25"W ALONG THE EAST LINE OF SAID PLAT OF VISTA OAKS AND THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 590.18 FEET; THENCE RUN S73°19'13"E, A DISTANCE OF 260.99 FEET; THENCE RUN N89°58'46"E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 409.03 FEET; THENCE RUN S00°00'02"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 667.02 FEET; THENCE RUN S89°57'28"W ALONG THE THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 1273.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 602,636 SQUARE FEET OR 13.834 ACRES, MORE OR LESS.



Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared **Sheri Schmitz / Brian Hall / Charity Casas / Jean M. Gaille**, 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 **Zen Luxury Living PD**, in ORANGE County Florida, was published in said newspaper in the issues **09/13/15**

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.

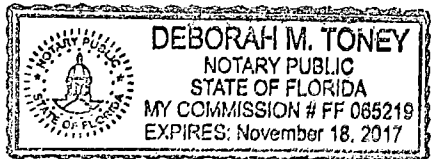
Brian Hall

Printed Name of Affiant

[Signature]
Signature of Affiant

Sworn to and subscribed before me on this **15** day of **September, 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. 3554523

ORANGE COUNTY
NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct a public hearing on **October 6, 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: Jennifer Stickler, Kimley-Horn & Associates, LLC, Zen Luxury Living Planned Development (PD).

Case # CDR-15-03-071
Consideration: Substantial change request to amend the approved development program by increasing multi-family residential units from 231 to 258 (an increase of 27 units); 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 1, property located at 10463 Perrinhouse Acres Lane; generally located north of Perrinhouse Acres Lane and east of Winter Garden Vineland Road (CR 535), immediately north and west of the existing Grand Cypress Golf Course; 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@occf.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, 407-836-5684.

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

ORG3554523

09/13/15