




**Interoffice Memorandum**


08-26-15 P02:21 RCVD

08-26-15 P02:18 IN

**DATE:** August 26, 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

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**Applicant:** Tyrone K. Smith, Orange County Public Schools

**Case Information:** Case # LUPA-15-06-172 (Sunflower Trail Estates Planned Development / Land Use Plan) (PD/LUP); Planning & Zoning Commission (PZC) Meeting Date: August 20, 2015

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 4

**General Location:** East of Timber Springs Boulevard, west of Guy Road, between Timber Park Lane and Timber Isle Drive.

**BCC Public Hearing Required by:** Orange County Code, Chapter 30

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](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 request is to amend the Sunflower Trail Estates Planned Development / Land Use Plan (PD/LUP) to aggregate and rezone three (3) adjacent parcels containing 11.45 gross acres into the existing Sunflower Trail Estates PD, and convert a designated "elementary school" site into a "middle school" site.

**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 **October 6, 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

**General Location Map – Proposed OCPS Middle School Site  
Sunflower Trail Estates PD/LUP Amendment  
Case #LUPA-15-06-172**



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

# Avalon Park Middle School - Site 21-M-E-2

OCPS PROJECT NUMBER: S-0058  
ORANGE COUNTY PUBLIC SCHOOLS

Located in  
Section 32, Township 22 South, Range 32 East  
Orange County, Florida

## **Description**

(per Official Records Book 5569, Page 1654)

That part of the Northwest 1/4 of Section 32, Township 22 South, Range 32 East, Orange County, Florida, being described as follows:

Commence at the North 1/4 corner of said Section 32 for a point of reference; thence run S00°32'39"E along the East line of said Northwest 1/4 of Section 32, 1,723.33 feet to the Point of Beginning; thence continue S00°32'39"E along said East line, 800.00 feet; thence run S89°27'30"W, 909.40 feet; thence run N00°32'39"W, 800.00 feet; thence run N89°27'30"E, 909.40 feet to the Point of Beginning.

### *Parcel 1:*

*Lot 10, Seaward Plantation Estates, 4th Addition, according to the plat thereof recorded in Plat Book T, Page 141, Public Records of Orange County, Florida.*

### *Parcel 2:*

*Lot 11, Seaward Plantation Estates, 4th Addition, according to the plat thereof recorded in Plat Book T, Page 141, Public Records of Orange County, Florida.*

### *Parcel 3:*

*Lot 12, Seaward Plantation Estates, 4th Addition, according to the plat thereof recorded in Plat Book T, Page 141, Public Records of Orange County, Florida.*

# Orlando Sentinel

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 **Sunflower Trail Estates PD LUP**, 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

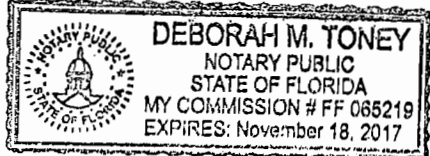
*[Signature]*

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. 3548517

### 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, regarding a request by:

Applicant: Tyfene K. Smith, Orange County Public Schools, Sunflower Trail Estates Planned Development / Land Use Plan (PD/LUP) Case # LUPA-15-06-172

Consideration: Request to amend the Sunflower Trail Estates Planned Development / Land Use Plan (PD/LUP) to aggregate and rezone three (3) adjacent parcels containing 11.45 gross acres into the existing Sunflower Trail Estates PD, and convert a designated "elementary school" site into a "middle school" site, pursuant to Orange County Code, Chapter 30

Location: District 4; property generally located East of Timber Springs Boulevard, west of Guy Road, between Timber Park Lane and Timber Isle Drive; 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, 407-836-5616, Email: [planning@ocfl.net](mailto:planning@ocfl.net)

PARA MÁS INFORMACION, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDIENCIA EN PUBLICA 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

ORG3548517

09/13/15