



**Interoffice Memorandum**

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**DATE:** December 22, 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

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**Applicant:** Marc Stehli, Poulos & Bennett, LLC

**Case Information:** Case # LUP-15-07-204 (Hickory Nut Estates LUP)  
 Planning and Zoning Commission (PZC)  
 Meeting Date: October 15, 2015

**Type of Hearing:** Rezoning Public Hearing

**Commission District:** 1

**General Location:** South of Old YMCA Road, between the Orange / Lake County Line and Lake Hickory Nut Drive.

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

February 9, 2016  
 (w)  
 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:

A request to rezone four (4) parcels containing 99.86 acres from A-1 (Citrus Rural District) to PD (Planned Development District), in order to develop 40 single-family lots with detached residential dwelling units. The request also includes the following waivers from Orange County Code:

1. A waiver from Section 38-1385.6(b)(2) to allow a minimum lot size of 21,780 square feet (1/2 acre), in lieu of a minimum average lot size of 43,560 feet (1 acre);
2. A waiver from Section 38-1385.6(b)(4) to allow for a minimum lot width of ninety (90) feet, in lieu of a minimum lot width of one-hundred thirty (130) feet;
3. A waiver from Section 38-1385.6(b)(9)(a) to allow for a minimum front building setback of twenty (20) feet and minimum front porch setback of ten (10) feet, in lieu of a minimum front building setback of thirty-five (35) feet and minimum front porch setback of twenty-five (25) feet; and

4. A waiver from Section 38-1385.6(b)(9)(c) to allow for a minimum rear primary structure setback of twenty-five(25) feet, in lieu of a minimum rear primary structure setback of fifty (50) feet.

**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*).

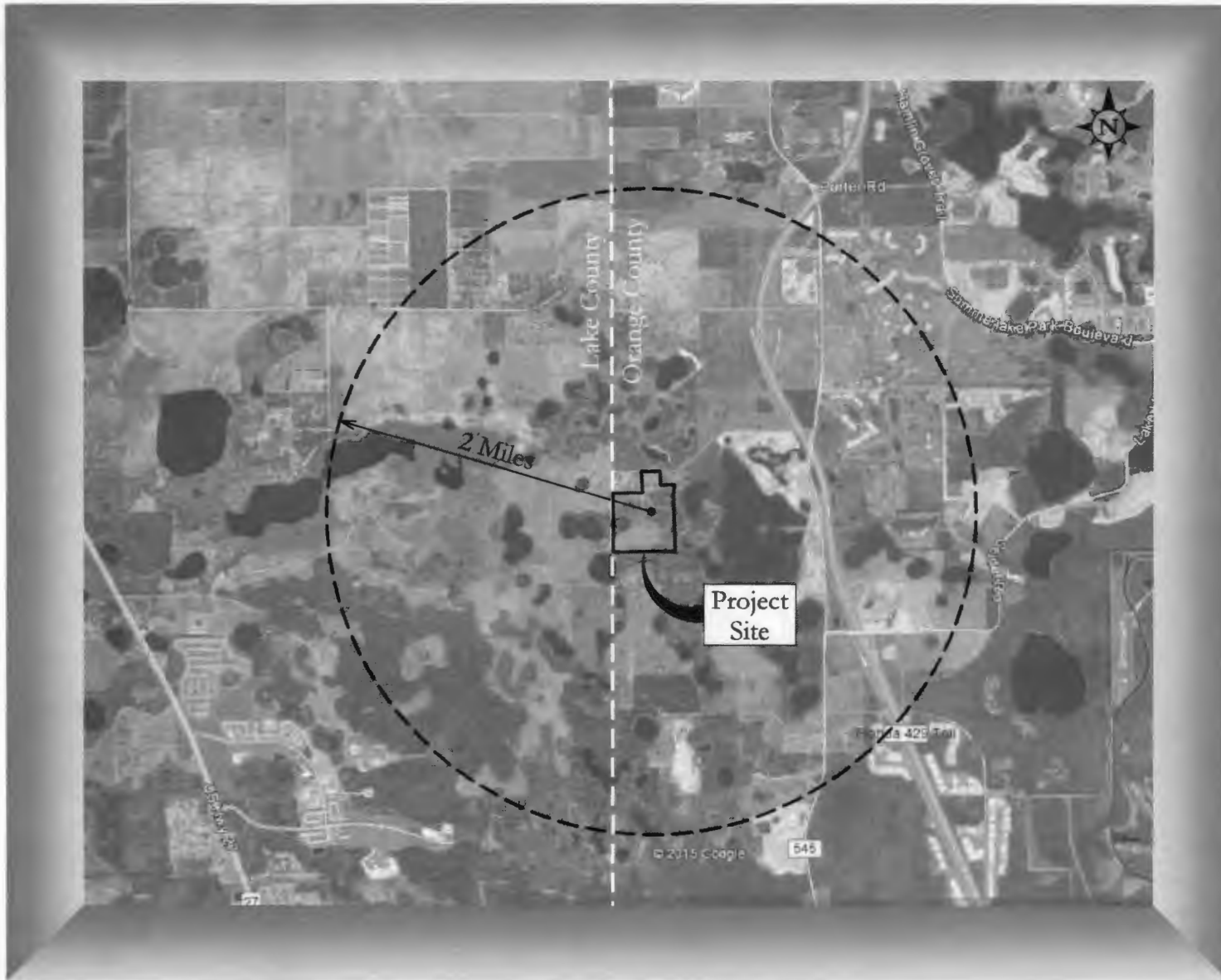
**Special instructions to the Clerk:**

Please place this request on the **February 9, 2016** 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

# Hickory Nut Property



## Location Map

Scale: 1" = 5,000'

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



4625 Halder Lane, Suite B, Orlando, FL 32814  
Tel. 407-487-2594 [www.poulosandbennett.com](http://www.poulosandbennett.com)

LEGAL DESCRIPTION: (PROVIDED BY CLIENT)

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE S00°28'57"W, 732.95 FEET ALONG THE WEST LINE OF SAID SECTION FOR A POINT OF BEGINNING; THENCE EAST 943.61 FEET, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N01°48'10"W 703.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD YMCA ROAD; THENCE EAST 60.04 FEET; THENCE S01°48'10"E 703.29 FEET; THENCE EAST 523.29 FEET TO THE WEST LINE OF LOT 42, HICKORY LAKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°27'47"W 1942.04 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION; THENCE N89°36'42"W 1527.55 FEET TO THE WEST 1/4 CORNER; THENCE N00°28'57"E 1931.69 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

LOT 42, HICKORY LAKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LESS THE NORTH 438.02 FEET THEREOF.

PARCEL 2

FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA RUN EAST ALONG NORTH LINE OF SAID SECTION, 974.64 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE EAST 552.28 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 6; THENCE S00°27'47"W 732.95 FEET ALONG THE EAST LINE OF SAID NW 1/4 OF NW 1/4, SAID LINE ALSO BEING AT THE WEST LINE OF LOT 42, HICKORY LAKES ESTATES, PLAT BOOK "V", PAGE 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WEST 523.29 FEET; THENCE N01°48'10"W 739.29 FEET TO THE POINT OF BEGINNING, LESS THE NORTH 30 FEET FOR ROAD RIGHT-OF-WAY. SAID PROPERTY

CONTAINS 99.7237 ACRES OF LAND, MORE OR LESS.