



Interoffice Memorandum

01-01-16P12:10:40AD

DATE: December 31, 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

Applicant: Jim Hall, VHB, Inc.

Case Information: Case # LUP-14-04-094 (Lake Avalon PD/LUP)
 Planning and Zoning Commission (PZC)
 Meeting Date: December 17, 2015

Type of Hearing: Rezoning Public Hearing

Commission District: 1

General Location: 2221 & 3202 Avalon Road, and 16222 & 16401 Avant Drive; generally located north of Avalon Road (C.R. 545), south of Marsh Road, east of Sanctuary Lane, and west of Avalon Road (C.R. 545).

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

February 9, 2016
@
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 66.0 gross acres from A-1 (Citrus Rural District) to PD (Planned Development District) with a development program consisting of up to 46 lots with single family detached residential dwelling units. In addition, the following waivers from the Orange County Code have been requested:

1. A waiver from Orange County Code Section 34-209 to allow the project's entry to be of a "western ranch" style, in lieu of a 6' masonry wall;
2. A waiver from Orange County Code Section 34-266(c) to allow swale drainage in a single-family subdivision with minimum lot widths of eighty (80) feet, in lieu of minimum lot widths of one hundred (100) feet; and
3. A waiver from Orange County Code Section 38-1501 [R-CE (Country Estate District) development standards] to allow for a minimum lot width of eighty (80) feet, in lieu of a minimum lot width of 130 feet; a minimum lot area of 10,000 square feet, in lieu of a minimum lot area of 43,560 square feet (1

acre); a minimum front yard building setback of twenty (20) feet, in lieu of a minimum front yard building setback of thirty-five (35) feet; and, a minimum rear yard building setback of twenty (20) feet, in lieu of a minimum rear yard building 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*).

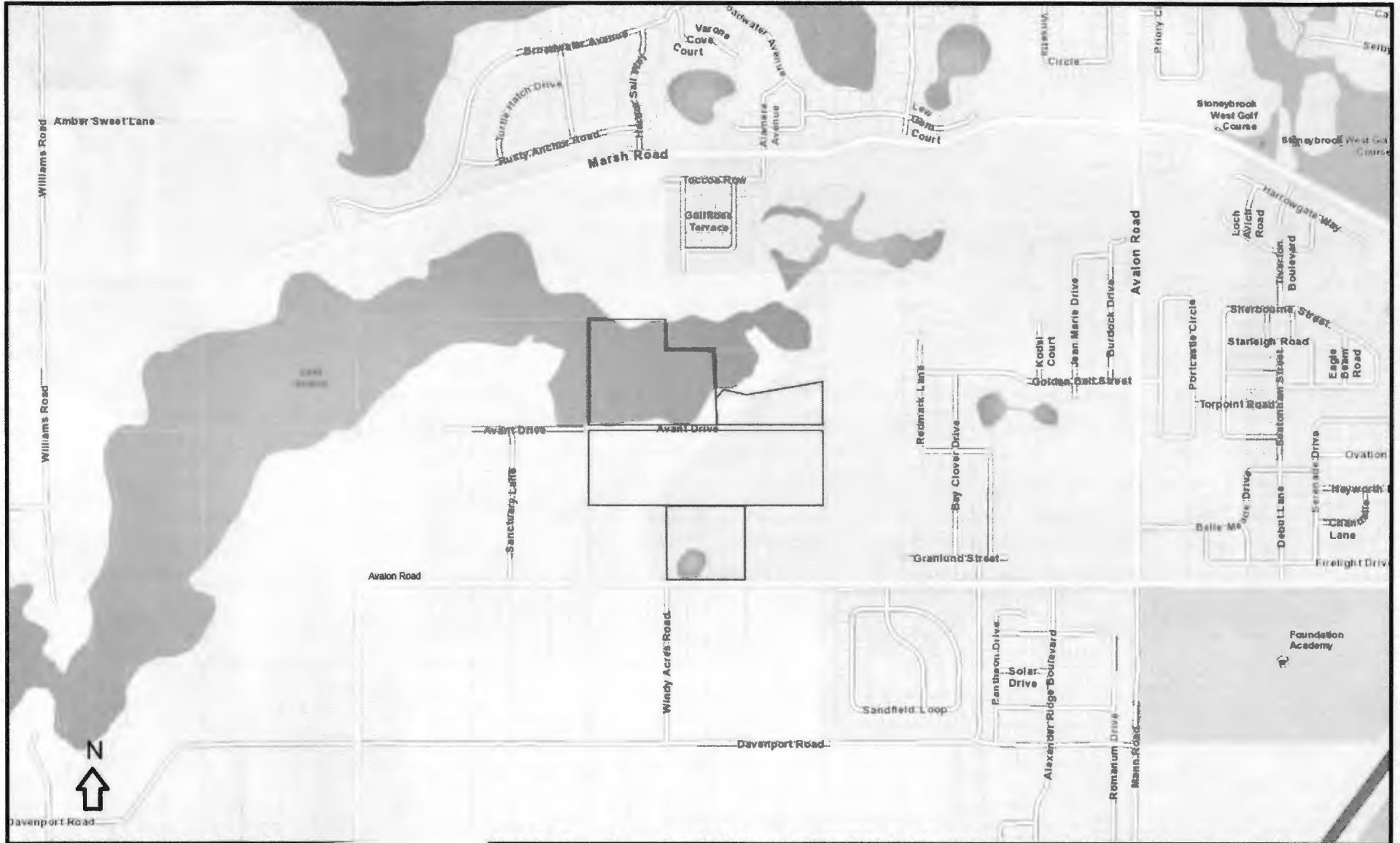
Special instructions to the Clerk:

Please place this request on the 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

Lake Avalon Planned Development (PD) – Location Map (Case #LUP-14-04-094)



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

Legal Description: Lake Avalon Planned Development (PD) – Case #LUP-14-04-094

Legal Description

Lots 1 through 6, inclusive, LAKE AVALON GROVES, according to the plat thereof as recorded in Plat Book "H", Page 24, Public Records of Orange County, Florida.

and

Lots 51C, 52C, 53C and 61C, LAKE AVALON GROVES, according to the plat thereof as recorded in Plat Book "H", Page 24, Public Records of Orange County, Florida.

Less and except the land contained in Deed Book 400, Page 305, Public Records of Orange County, Florida.

and

Beginning at a point on the North line of Lot 52C, LAKE AVALON GROVES, as per the plat thereof recorded in Plat Book "H", Page 24, of the Public Records of Orange County, Florida made by a Southerly projection of the West line of Lot 6 of said Lake Avalon Groves, run Northerly to and along the West line of said Lot 6 and an extension of the West line of said Lot 6 to the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 23 South, Range 27 East, thence West to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 5, thence North 260 feet, thence West to a point made by the extension North of the West line of Lot 53C of said Lake Avalon Groves, thence South to the Northwest corner of said lot 53C, thence East to the Point of Beginning. (Less road right of way on the South)

Surveyor's Notes:

- 1. NOT A BOUNDARY SURVEY. (See GBA Job No. 1504 for additional information).*
- 2. Bearings are based on an assumed bearing of N 89°57'59" W along the south line of the Southeast 1/4 of Section 5, Township 23 South, Range 27 East, Orange County, Florida.*
- 3. The legal description was supplied by the client.*
- 4. The lands described herean contain 63.56 total acres, more or less.*
- 5. Wetlands flags shown hereon were set by others.*
- 6. The Orange County Lake Index has set the Normal High Water Elevation (N.H.W.E.) at 90.90' (NAVD 88 Datum).*