



Interoffice Memorandum

01-12-15P11:10 RCVD

A handwritten signature in black ink, appearing to be "A" or similar, written over the "RCVD" stamp.

12-31-15P11:57 RCVD

DATE: January 5, 2016

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: Spring Isle Planned Development / Land Use Plan (PD / LUP) / Case # CDR-15-01-028

Type of Hearing: Substantial Change

Applicant: John Florio, Donald W. McIntosh Associates, Inc.

Commission District: 4

General Location: East side of Avalon Park Boulevard, south of Waterford Chase Boulevard and Sunflower Trail, and north of Timber Springs 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

*February 16, 2016
ZPM*

**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 substantial change request to: add one (1) parcel containing 4.20 acres; add 95 townhome units to PD Parcel G by converting 24,739 square feet of Office development entitlements into 66 townhome units, and by using 11 remaining units and 18 density credit units; add a Transportation Equivalency Matrix to include townhome, self-storage, day care, and elementary school uses with updated trip and student generation calculations; introduce commercial, townhome, day care, self-storage and elementary school uses to PD Parcel H, while eliminating park use from PD Parcel I (resulting in the County stormwater use only); and, reconfigure PD Parcels G, H and I boundaries. The applicant is also requesting the following waivers from the Orange County Code:

1. A waiver from Section 24-4(a)(2) to eliminate landscaping requirements between vehicular use areas on adjacent non-residential properties.
2. A waiver from Section 38-1272(a)(3) to allow a minimum setback from the side and rear property lines of zero (0) feet for non-residential (commercial) development, in lieu of ten (10) 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*).

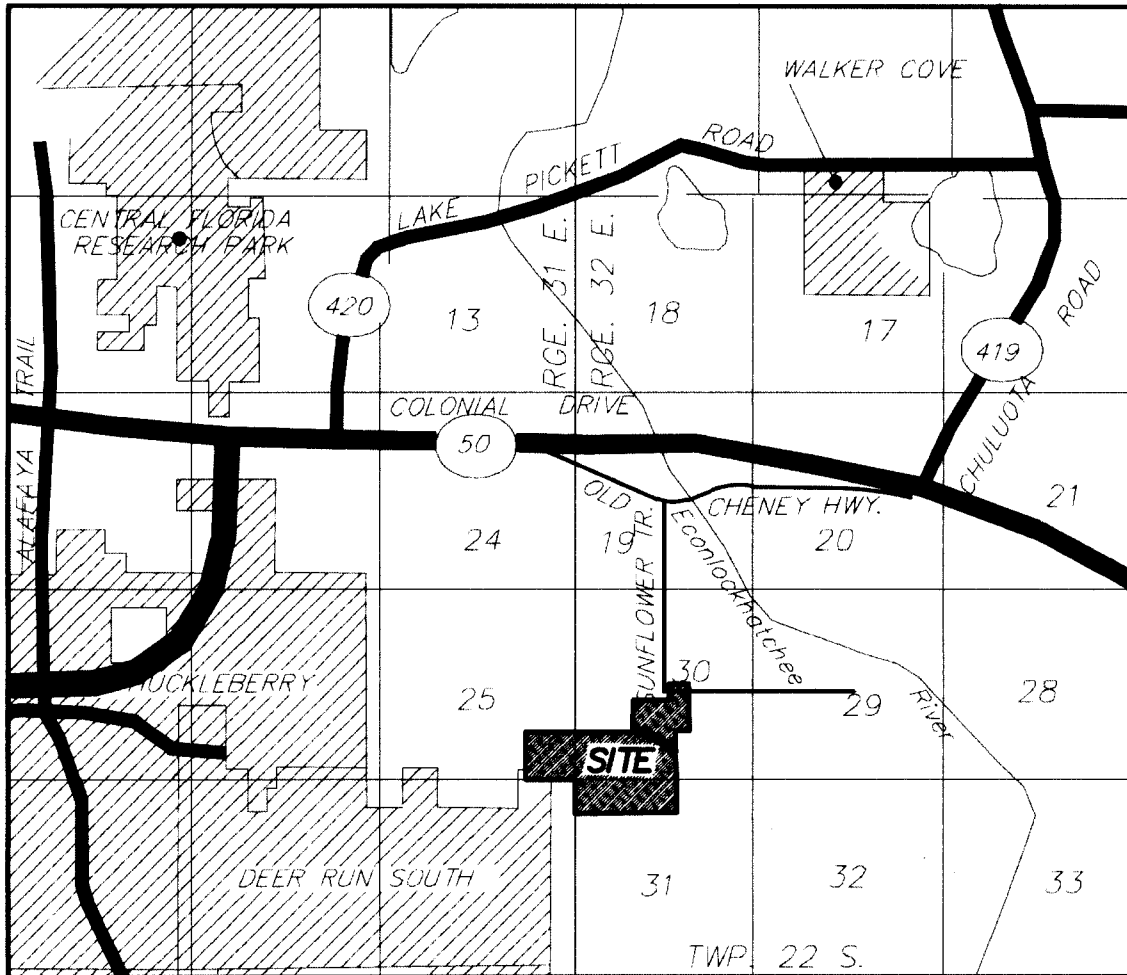
Special instructions to the Clerk:

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

SPRING ISLE PD LAND USE PLAN
REF NO. CDR-15-01-028
LOCATION MAP



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

SPRING ISLE PD LAND USE PLAN REF NO. CDR-15-01-028 LEGAL DESCRIPTION

DESCRIPTION PARCEL A: (Prepared by Donald W. McIntosh Associates, Inc.)

That part of Section 30, Township 22 South, Range 32 East, Orange County, Florida, being more particularly described as follows:

Commence at the East 1/4 corner of Section 30, Township 22 South, Range 32 East, Orange County, Florida; thence run S89°20'43"W, along the North line of the Southeast 1/4 of said Section 30, for a distance of 2559.33 feet to the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 30; thence S00°12'17"W along the East line of said Northeast 1/4 of the Southwest 1/4, a distance of 30.00 feet to a point on the South Right-of-Way line of Sunflower Trail, as described in Official Records Book 2766, Page 1559 of the Public Records of Orange County, Florida, thence departing said East line, S89°20'43"W along the South right-of-way line of Sunflower Trail, as described and recorded in Official Records Book 2757, Page 0887 of said Public Records, 18.00 feet to the Northwest corner of Golden Isle Boulevard, as described in Official Records Book 10612, Page 5582 of said Public Records; thence S00°12'17"W along the West right-of-way line of said Golden Isle Boulevard, 268.77 feet to the POINT OF BEGINNING and a point of curvature of a curve concave Easterly having a radius of 500.00 feet and a chord bearing of 50°39'56"E, thence Southerly along said West right-of-way line and the arc of said curve through a central angle of 07°57'29", for a distance of 69.45 feet to the point of tangency, thence continue along said West right-of-way line the following courses: S07°45'12"E, 245.54 feet to the point of curvature of a curve concave Westerly having a radius of 970.00 feet and a chord bearing of 50°39'56"E, thence Southerly along the arc of said curve through a central angle of 08°10'31", for a distance of 138.41 feet to the point of tangency, thence S00°25'19"W, 93.53 feet to the point of curvature of a curve concave Northwesterly having a radius of 300.00 feet and a chord bearing of S16°4'04"W, thence Southwesterly along the arc of said curve through a central angle of 32°43'28", for a distance of 171.34 feet to the point of tangency, thence S33°08'48"W, 237.59 feet; thence N57°48'28"W, 20.01 feet; thence S50°3'51"W, 360.23 feet to the Northeasterly right-of-way line of Avalon Park Boulevard, as described in Official Records Book 6389, Page 5256 of said Public Records and a point on a non-tangent curve concave Southwesterly having a radius of 2550.00 feet and a chord bearing of N67°36'19"W, thence Northwesterly along the arc of said curve and said Northeasterly right-of-way line through a central angle of 75°04'48", for a distance of 671.15 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 1310.40 feet and a chord bearing of N74°33'38"W, thence Northwesterly along said Northeasterly right of way line and the arc of said curve through a central angle of 01°10'10", for a distance of 26.74 feet to a point on a non-tangent line being the East line of the West 315.00 feet of the Northeast 1/4 of the Southwest 1/4 of said Section 30; thence departing said Northeasterly right-of-way line, N00°02'25"W along said East line, 766.15 feet to a point on the North line of the South 870.00 feet of said Northeast 1/4 of the Southwest 1/4; thence N89°37'52"E along said North line, 977.83 feet to a point on the West line of the East 18.00 feet of said Northeast 1/4 of the Southwest 1/4; thence N00°12'17"E along said West line, 169.61 feet to the POINT OF BEGINNING.

Containing 19.444 acres, more or less, and being subject to any rights-of-way, easements, or restrictions of record.

DESCRIPTION PARCEL B: (Prepared by Donald W. McIntosh Associates, Inc.)

That part of Section 30, Township 22 South, Range 32 East, Orange County, Florida, being more particularly described as follows:

Commence at the East 1/4 corner of Section 30, Township 22 South, Range 32 East, Orange County, Florida; thence run S89°20'43"W, along the North line of the Southeast 1/4 of said Section 30, for a distance of 1919.71 feet to the Northwest corner of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence S00°35'06"E along the West line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 for a distance of 30.00 feet to a point on the South Right-of-Way line of Sunflower Trail, as described in Official Records Book 2766, Page 1559 of the Public Records of Orange County, Florida and the POINT OF BEGINNING; thence continue S00°35'06"E, along said West line of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 for a distance of 1358.68 feet; thence departing said West line, run S89°22'01"W along a line parallel with and 50.00 feet south of, when measured perpendicular to, the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 30, a distance of 425.57 feet; thence S00°54'43"E along the East line of lands described in Official Records Book 10897, Page 7578 of the Public Records of Orange County, Florida, a distance of 585.20 feet to a point on the Northeasterly right-of-way line of Avalon Park Boulevard, as described in Official Records Book 6389, Page 5234 of said Public Records and a point on a non-tangent curve concave Southwesterly having a radius of 2550.00 feet and a chord bearing of N50°27'02"W, thence run Northwesterly along the arc of said curve and said Northeasterly right-of-way line as described in said Official Records Book 6389, Page 5234 and the Northeasterly right-of-way line as described in Official Records Book 6389, Page 5256 of said Public Records, through a central angle of 14°44'06", for a distance of 655.80 feet to a non-tangent point on the Easterly right-of-way line of Golden Isle Boulevard, as described in Official Records Book 10612, Page 5582 of said Public Records; thence along said Easterly right-of-way line the following courses: thence N30°37'51"E, 359.08 feet; thence N58°45'43"W, 19.99 feet; thence N33°08'48"E, 236.09 feet to the point of curvature of a curve concave Northwesterly having a radius of 360.00 feet and a chord bearing of N16°47'04"E, thence Northeasterly along the arc of said curve through a central angle of 32°43'28", for a distance of 225.61 feet to the point of tangency, thence N00°25'19"E, 93.53 feet to the point of curvature of a curve concave Westerly having a radius of 1030.00 feet and a chord bearing of N03°39'56"W, thence Northerly along the arc of said curve through a central angle of 08°10'31", for a distance of 146.97 feet to the point of tangency, thence N07°45'12"W, 245.54 feet to the point of curvature of a curve concave Easterly having a radius of 440.00 feet and a chord bearing of N03°46'28"W, thence Northerly along the arc of said curve through a central angle of 07°57'29", for a distance of 61.11 feet to the point of tangency, thence N00°12'17"E, 89.65 feet to the Southwest corner of a Northeast Retention Pond Tract, as described in said Official Records Book 10612, Page 5582; thence departing said Easterly right-of-way line, N89°20'43"E along the South line of said Tract, 500.78 feet to the Southeast corner thereof; thence N00°35'3"W along the East line of said Tract, 180.00 feet to the Northeast corner thereof and a point on the aforementioned South right-of-way line of Sunflower Trail, thence N89°20'43"E along said South right-of-way line, 99.73 feet to the POINT OF BEGINNING.

Containing 21.159 acres, more or less, and being subject to any rights-of-way, easements, or restrictions of record.

TOTAL ACREAGE: 40.603 AC±