



**Interoffice Memorandum**

02-24-16P01:09 RCVD

02-24-16P12:57 RCVD

Handwritten initials, possibly "AS", in black ink.

**DATE:** February 23, 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

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**Project Name:** Meadow Woods Planned Development (PD) - Case # CDR-15-09-278

**Type of Hearing:** Substantial Change

**Applicant:** Christina Baxter, Poulos & Bennett, LLC

**Commission District:** 4

**General Location:** East of Landstar Boulevard, north of Rhode Island Woods Circle, and south of Arbor Meadows 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

4-5-16  
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](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 PD substantial change request is to amend the Meadow Woods Planned Development / Land Use Plan (PD/LUP) by adding the permitted use of Medium Density Residential (MDR) to PD Parcel 30.1 (in addition to Community Commercial), and converting 66,883 square feet of commercial use into 206 single-family attached dwelling units (townhomes).

**Material Provided:**

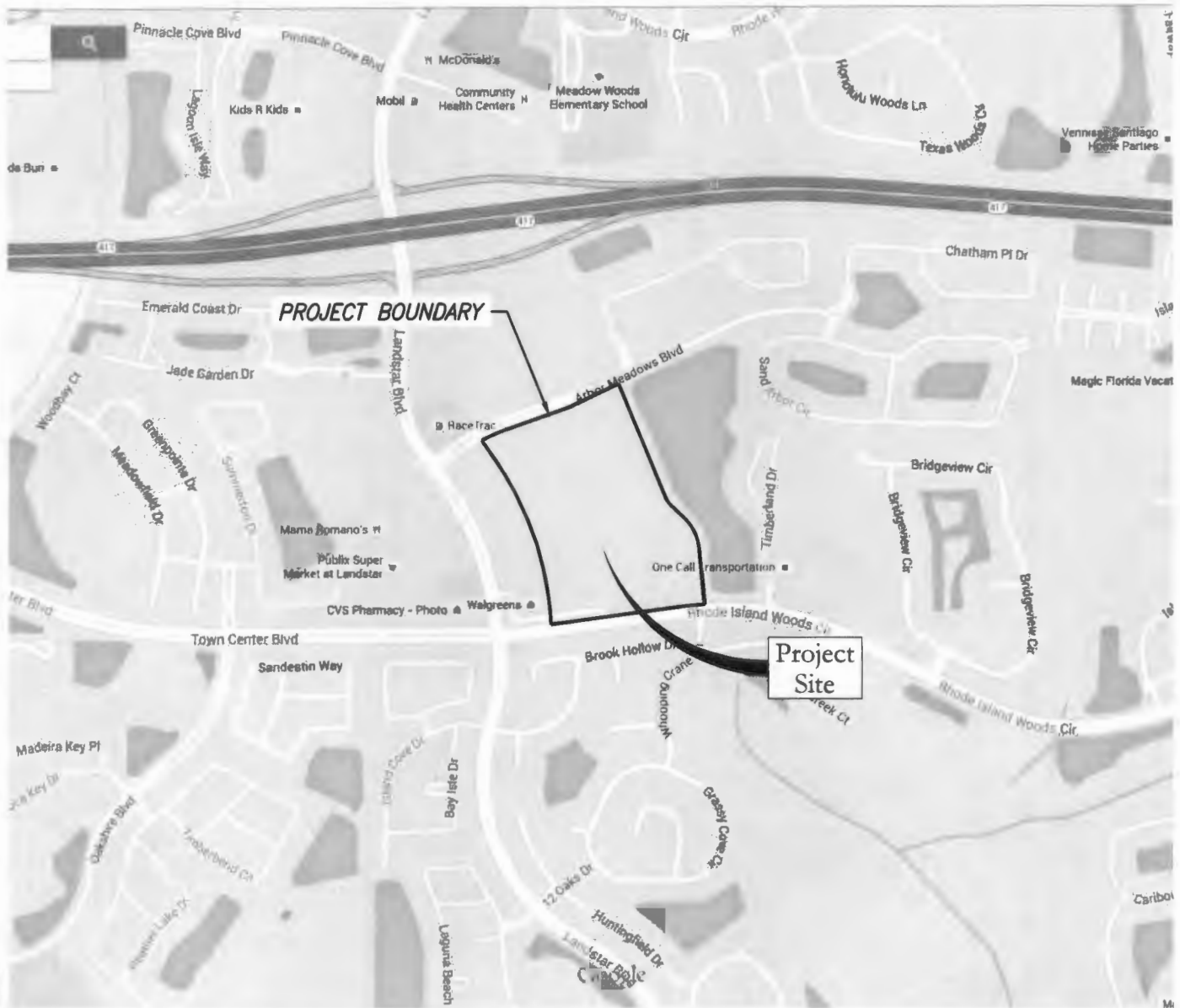
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**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.

SOURCE:

GOOGLE MAPS

Location Map

**Meadow Woods PD CDR-15-09-278**



July 2, 2015  
P & H Job No.: 15-023

3602 E. Livingston St.  
Orlando, Florida 32803-407.487.2594

**POULOS & BENNETT**

www.poulosandbennett.com  
Certificate of Authorization No. 28567

SCALE IN FEET  
**Exhibit 1**

**Meadowoods Parcel 30.1 - Case # CDR-15-09-278**

Legal Description

A portion of Lot 1, *MEADOW WOODS PARCEL 30.1*, according to the plat thereof, as recorded in Plat Book 69, Pages 140 through 142, Public Records of Orange County, Florida, lying in Sections 25 and 36, Township 24 South, Range 29 East, Orange County, Florida, being more particularly describes as follows:

**BEGIN** at the southeast corner of said Lot 1; said point being a point on the northerly right-of-way line of Rhode Island Woods Circle, as shown on the plat *WILLOWBROOK - PHASE 1*, as recorded in Plat Book 29, Pages 63 and 64, Public Records of Orange County, Florida; said point also being on a non-tangent curve, concave southerly, having a radius of 1928.40 feet and a central angle of 04°45'54"; thence westerly, along said northerly right-of-way line of Rhode Island Woods Circle, the following two (2) courses and distances: on a chord bearing of S 84°28'58" W and a chord distance of 160.33 feet, run westerly, along the arc of said curve, a distance of 160.38 feet to the point of tangency thereof; thence run S 82°06'01" W, a distance of 470.53 feet; thence, departing said northerly right-of-way line, run N 07°53'59" W, a distance of 62.00 feet; thence run S 82°06'01" W, a distance of 290.73 feet; thence run N 07°53'59" W, a distance of 18.00 feet; thence run S 82°06'01" W, a distance of 67.26 feet; thence run N 07°53'59" W, a distance of 102.54 feet to a point of curvature of a curve, concave westerly, having a radius of 2,085.00 feet and a central angle of 26°39'00"; thence run northerly, along the arc of said curve, a distance of 969.80 feet to the point of tangency thereof; thence run N 34°32'59" W, a distance of 145.50 feet to a point on the southerly right-of-way line of Arbor Meadows Boulevard, as shown on the plat *SANDHILL PRESERVE*, as recorded in Plat Book 60, Pages 85 through 89, Public Records of Orange County, Florida; said point being a point on a non-tangent curve, concave southerly, having a radius of 1,455.00 feet; thence easterly, along said southerly right-of-way line of Arbor Meadows Boulevard, the following three (3) courses and distances: on a chord bearing of N 66°28'05" E and a chord distance of 196.85 feet, run northeasterly along the arc of said curve, a distance of 197.00 feet, through a central angle of 07°45'27" to the point of tangency thereof; thence run N 70°20'48" E, a distance of 399.78 feet; thence run N 64°21'55" E, a distance of 361.06 feet to a point on the easterly line of said Lot 1; thence southeasterly, along said easterly line, the following courses and distances: run S 22°13'05" E, a distance of 805.34 feet to a point of curvature of a curve, concave northeasterly, having a radius of 125.00 feet and a central angle of 23°57'29"; thence run southeasterly, along the arc of said curve, a distance of 52.27 feet to the point of tangency thereof; thence run S 46°10'34" E, a distance of 121.59 feet to a point of curvature of a curve, concave southwesterly, having a radius of 325.00 feet and a central angle of 40°52'49"; thence run southeasterly, along the arc of said curve, a distance of 231.89 feet to the point of tangency thereof; thence run S 05°17'46" E, a distance of 360.91 feet to the **POINT OF BEGINNING**.

Containing 29.73 acres, more or less.

Together with:

Tract A, MEADOW WOODS PARCEL 30.1, according to the plat thereof, as recorded in Plat Book 69, Pages 140 through 142, Public Records of Orange County, Florida.

Containing 15.41 acres, more or less.

Together with:

A portion of Lot 1, MEADOW WOODS PARCEL 30.1, according to the plat thereof, as recorded in Plat Book 69, Pages 140 through 142, Public Records of Orange County, Florida, lying in Sections 25 and 36, Township 24 South, Range 29 East, Orange County, Florida, being more particularly describes as follows:

Commence at the southeast corner of said Lot 1; said point being a point on the northerly right-of-way line of Rhode Island Woods Circle, as shown on the plat WILLOWBROOK - PHASE 1, as recorded in Plat Book 29, Pages 63 and 64, Public Records of Orange County, Florida; said point also being on a non-tangent curve, concave southerly, having a radius of 1928.40 feet and a central angle of  $04^{\circ}45'54''$ ; thence westerly, along said northerly right-of-way line, the following three (3) courses and distances: on a chord bearing of  $S 84^{\circ}28'58'' W$  and a chord distance of 160.33 feet, run westerly, along the arc of said curve, a distance of 160.38 feet to the point of tangency thereof; thence run  $S 82^{\circ}06'01'' W$ , a distance of 1103.52 feet for the POINT OF BEGINNING; said point lying 325.00 feet easterly of (when measured perpendicular to) the existing easterly right-of-way line of Landstar Boulevard, as shown on the plat LANDSTAR BOULEVARD RIGHT OF WAY EXTENSION IV, as recorded in Plat Book 26, Pages 88 through 90, Public Records of Orange County, Florida; thence continue  $S 82^{\circ}06'01'' W$ , along said northerly right-of-way line, a distance of 69.51 feet; thence, departing said northerly right-of-way line, run  $N 07^{\circ}53'50'' W$ , a distance of 446.33 feet; thence run  $S 82^{\circ}06'01'' W$ , a distance of 275.37 feet to a point on the aforesaid easterly right-of-way line of Landstar Boulevard; said point being a point on a non-tangent curve, concave westerly, having a radius of 1,760.00 feet; thence northwesterly, along said easterly right-of-way line, the following two (2) courses and distances; on a chord bearing of  $N 25^{\circ}32'05'' W$  and a chord distance of 551.56 feet, run northwesterly, along the arc of said curve, a distance of 553.85 feet, through a central angle of  $18^{\circ}01'48''$  to the point of tangency thereof; thence run  $N 34^{\circ}32'59'' W$ , a distance of 106.78 feet to a point on the southerly right-of-way line of Arbor Meadows Boulevard, as shown on the plat SANDHILL PRESERVE, as recorded in Plat Book 60, Pages 85 through 89, Public Records of Orange County, Florida; said point being a point of curvature of a curve, concave easterly, having a radius of 50.00 feet and a central angle of  $90^{\circ}00'00''$ ; thence northeasterly, along said southerly right-of-way line, the following three (3) courses and distances: run northerly, along the arc of said curve, a distance of 78.54 feet to the point of tangency thereof; thence run  $N 55^{\circ}27'01'' E$ , a distance of 94.18 feet to a point of curvature of a curve, concave southeasterly, having a radius of 1,455.00 feet and a central angle of  $07^{\circ}08'20''$ ; thence run northeasterly, along the arc of said curve, a distance of 181.29 feet to a point 325.00 feet easterly of (when measured perpendicular to) the aforesaid easterly right-of-way line of Landstar Boulevard; thence southeasterly, parallel with said easterly right-of-way line of Landstar Boulevard, the following courses and distances: run  $S 34^{\circ}32'59'' E$ , a distance of 145.50

feet to a point of curvature of a curve, concave westerly, having a radius of 2,085.00 feet and a central angle of  $26^{\circ}39'00''$ ; thence run southerly, along the arc of said curve, a distance of 969.80 feet to the point of tangency thereof; thence run S  $07^{\circ}53'59''$  E, a distance of 182.54 feet to the POINT OF BEGINNING.

Containing 6.52 acres, more or less.