



Interoffice Memorandum

DATE: April 20, 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

Applicant: Dennis Seliga, Boyd Development Corporation

Case Information: Hamlin Planned Development / Unified Neighborhood Plan (PD / UNP) – Case # LUPA-15-10-288

Type of Hearing: Land Use Plan Amendment

Commission District: 1

General Location: East side of State Road 429; north and south of New Independence Parkway; and west of Lake Hartley and Lake Hancock

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

May 24,
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 aggregate and rezone 6.88 acres from the adjacent Avalon Woods I PD into the existing Hamlin PD; to add a note stating that the Hamlin PD will not be entitled to any of the previously approved Transferable Development Rights (TDR) Credits derived from the aggregated property; and to add a Master sign Plan.

The overall development program for the PD remains unchanged.

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:

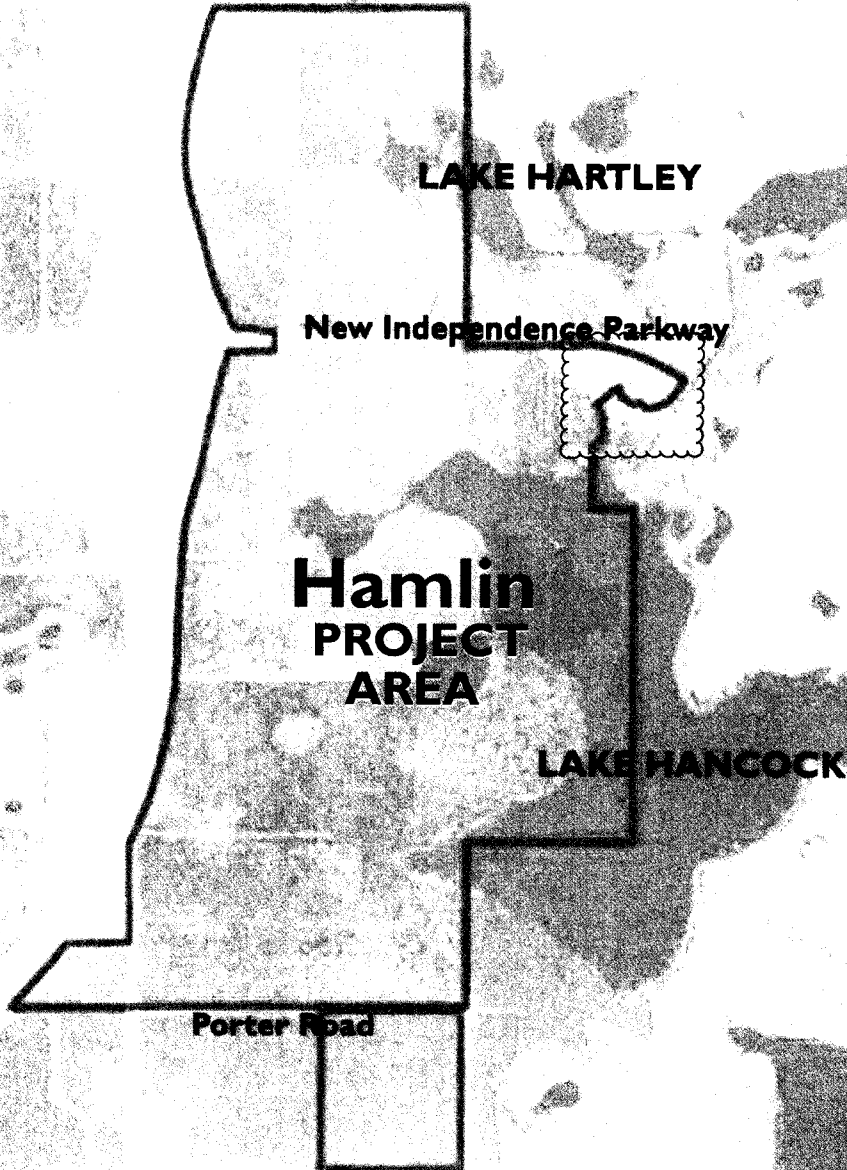
Please place this request on the **May 24, 2016**, BCC agenda, **together with PSP-15-08-222**. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department

Hamlin PD - LUPA-15-10-288

C.R.
545



LAKE HARTLEY

New Independence Parkway

Hamlin
PROJECT
AREA

LAKE HANCOCK

Porter Road

Highway 429

Hamlin PD - LUPA-15-10-288

LEGAL DESCRIPTION (Hamlin) :

PARCEL 1

A parcel of land comprising a portion of Sections 17 and 20, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Southeast corner of the Southeast 1/4 of aforesaid Section 17, also being the Northeast corner of the Northeast 1/4 of aforesaid Section 20 thence run South 00°08'32" East along the East line of said Northeast 1/4 of Section 20 for a distance of 1291.64 feet to a point on the Northernly right-of-way line of New Independence Parkway per Official Records Book 881, Pages 360 and 361 of the Public Records of aforesaid Orange County, Florida, thence departing said East line run South 89°42'03" West along said Northernly right-of-way line for a distance of 1442.99 feet, thence continuing along said Northernly right-of-way line run North 00°06'53" West for a distance of 30.00 feet, thence run South 89°42'03" West for a distance of 50.00 feet, thence run South 00°06'53" East for a distance of 30.00 feet, thence run South 89°42'03" West for a distance of 21.36 feet, thence run North 00°17'28" West for a distance of 44.59 feet, thence run South 89°42'32" West for a distance of 100.03 feet, thence run North 83°43'31" West for a distance of 55.30 feet, thence run South 89°42'32" West for a distance of 169.38 feet to a point on the Easterly limited access right-of-way line of Orlando-Orange County Expressway Authority State Road No. 429 (Western Beltway 2) per Project No. 75320-6460-55.3 dated 10-01-02 thence continuing along said Easterly limited access right-of-way line run North 24°36'35" West for a distance of 340.53 feet, thence run North 15°59'37" West for a distance of 721.16 feet to a point of curvature of a curve concave Easterly and having a radius of 1543.02 feet, a chord bearing of North 05°10'50" West and a chord length of 578.96 feet, thence run Northernly along said curve through a central angle of 21°37'35" for an arc distance of 582.42 feet to a point of compound curvature of a curve concave Easterly and having a radius of 3658.94 feet, a chord bearing of North 13°27'32" East and a chord length of 995.90 feet, thence run Northernly along said curve through a central angle of 15°39'08" for an arc distance of 999.01 feet to a point on the North line of the South 1/4 of the Southeast 1/4 of aforesaid Section 17, thence departing aforesaid Easterly limited access right-of-way line run North 80°50'22" East along said North line for a distance of 1989.82 feet to the Northeast corner of said South 1/4 of the Southeast 1/4 of Section 17, thence departing said North line run South 00°10'30" East along the East line of the Southeast 1/4 of Section 17 for a distance of 1321.29 feet to the aforesaid POINT OF BEGINNING.

Contains 125.64 acres more or less

AND

Parcel 2

A parcel of land comprising a portion of Sections 20, 21 and 29, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of aforesaid Section 20 thence run South 00°08'32" East along the East line of the Northeast 1/4 of said Section 20 for a distance of 1351.64 feet to a point on the Southerly line of New Independence Parkway per a Right-of-Way Agreement recorded in Deed Book 891, Page 499 of the Public Records of aforesaid Orange County, Florida, also being the POINT OF BEGINNING, thence departing said East line run North 89°38'11" East along said Southerly line for a distance of 995.76 feet to a point on the East line of the Southwest 1/4 of the Northwest 1/4 of aforesaid Section 21, thence run South 00°04'23" East along said East line for a distance of 1282.30 feet to a point on the North line of the Southwest 1/4 of said Section 21, thence run North 89°42'32" East along said North line for a distance of 331.40 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 21, thence departing said North line run South 00°03'01" East along the East line of the West 1/2 of the Southwest 1/4 of said Section 21 for a distance of 2644.37 feet to the Southeast corner of said West 1/2 of the Southwest 1/4 of said Section 21, thence departing said East line run South 89°43'14" West along the South line of the Southwest 1/4 of said Section 21 for a distance of 1321.34 feet to the Northeast corner of the Northeast 1/4 of aforesaid Section 29, thence departing said South line run South 00°11'47" East along the East line of said Northeast 1/4 of Section 29 for a distance of 1286.03 feet to a point on the Northernly right-of-way line of Porter Road per Deed Book 688, Page 508 of the Public Records of aforesaid Orange County, Florida, thence departing said East line run South 89°39'42" West along said Northernly right-of-way line for a distance of 2652.94 feet to a point on the West line of said Northeast 1/4 of Section 29, thence continuing along said Northernly right-of-way line run South 89°42'12" West for a distance of 929.90 feet to a point on the Easterly limited access right-of-way line of Orlando-Orange County Expressway Authority State Road No. 429 (Western Beltway 2) per Project No. 75320-6460-55.3 dated 10-01-02, thence departing said Northernly right-of-way line run the following courses and distances along said limited access right-of-way line North 41°47'01" East for a distance of 431.45 feet to a point of curvature of a curve concave Northwesterly and having a radius of 3969.72 feet, a chord bearing of North 40°33'19" East and a chord length of 239.49 feet, thence run Northwesterly along said curve through a central angle of 32°21'5" for an arc distance of 236.83 feet, thence run North 89°41'28" East for a distance of 486.57 feet to a point on aforesaid West line of said Northeast 1/4 of Section 29, thence run North 00°11'47" West along said West line for a distance of 782.13 feet to a point on a non tangent curve concave Northwesterly and having a radius of 3969.72 feet, a chord bearing of North 12°26'14" East and a chord length of 1725.54 feet, thence run Northwesterly along said curve through a central angle of 25°06'20" for an arc distance of 1739.42 feet to a point of tangency, thence run North 00°08'56" West for a distance of 122.15 feet, thence run North 03°53'04" East for a distance of 608.60 feet to a point on a non tangent curve concave Easterly and having a radius of 1810.14 feet, a chord bearing of North 11°45'48" East and a chord length of 336.71 feet, thence run Northwesterly along said curve through a central angle of 10°42'23" for an arc distance of 337.19 feet, thence run North 14°33'27" East for a distance of 352.34 feet, thence run North 09°47'37" East for a distance of 301.04 feet, thence run North 14°33'27" East for a distance of 260.14 feet to a point on the Southerly right-of-way line of aforesaid New Independence Parkway per Official Records Book 7034, Page 1546, thence run North 89°42'32" East along said Southerly right-of-way line for a distance of 372.37 feet, thence run North 00°17'28" West for a distance of 47.31 feet to a point on the Southerly right-of-way line of said New Independence Parkway per Official Records Book 881, Pages 360 and 361, thence run North 89°42'03" East along said Southerly right-of-way line for a distance of 1514.19 feet to aforesaid POINT OF BEGINNING.

Contains 398.99 acres more or less

AND

PARCEL 3

A portion of the South 1/2 of the Northeast 1/4 of Section 29, Township 23 South, Range 27 East, Orange County, Florida, Less right of way for Porter Road per Deed Book 688, Page 508 and Official Records Book 10416, Page 5907, Public Records of Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of aforesaid Northeast 1/4 of Section 29, thence run South 89°45'00" West along the South line of said Northeast 1/4 of Section 29 for a distance of 90.00 feet to a point on the Westerly right-of-way line of Porter Road, as recorded in Official Records Book 10416, Page 5907 of the Public Records of Orange County, Florida, also being the POINT OF BEGINNING, thence continue South 89°45'00" West, along the said South line of the Northeast 1/4, for a distance of 1284.93 feet, thence departing said South line, run North 00°11'47" West for a distance of 1243.88 feet to a point on the South right-of-way line of Porter Road, as recorded in Official Records Book 10416, Page 5907 of the aforesaid Public Records of Orange County, Florida, thence run North 89°39'42" East, along said South right-of-way line, for a distance of 494.57 feet, thence run North 00°20'18" West, along said South right-of-way line, for a distance of 5.00 feet to the point of curvature of a curve, concave Northwesterly, having a radius of 1925.00 feet, a chord bearing of North 81°03'10" East, and a chord distance of 300.62 feet, thence run Easterly along the arc of said curve through a central angle of 08°57'25" for an arc distance of 300.83 feet, thence departing said curve, run North 89°39'29" East for a distance of 424.31 feet to the point on a curve, concave Westerly, having a radius of 2000.00 feet, a chord bearing of South 08°01'37" East, and a chord distance of 457.83 feet, thence run Southerly along the arc of said curve through a central angle of 13°08'41" for an arc distance of 458.84 feet to the point of tangency, thence run South 01°21'17" East for a distance of 294.65 feet, thence run South 00°11'47" East for a distance of 547.56 feet to the POINT OF BEGINNING.

Containing 137.12 acres, more or less

AND:

That portion of the Porter Road right-of-way as recorded in Deed Book 688, Page 508, Public Records of Orange County, Florida proposed to be vacated.

Containing 0.42 acres, more or less.

LESS AND EXCEPT

BOYD RIGHT-OF-WAY PARCEL 1

A parcel of land lying in Sections 20, 21 and 29, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 29, thence run North 00°11'47" West along the East line of said Northeast 1/4 of Section 29 for a distance of 1356.03 feet to a point on the Northernly right-of-way line of Porter Road per Deed Book 688, Page 508 of the Public Records of aforesaid Orange County, Florida, thence departing said East line, run South 89°39'42" West along said Northernly right-of-way line for a distance of 36.18 feet to the POINT OF BEGINNING, thence continuing along said Northernly right-of-way line run South 89°39'42" West for a distance of 139.07 feet to a point on a non-tangent curve concave Southwesterly and having a radius of 2000.00 feet, a chord bearing of North 16°54'54" West and a chord length of 37.33 feet, thence departing said Northernly right-of-way line run Northwesterly along said curve through a central angle of 10°41'01" for an arc distance of 37.33 feet, thence run North 63°48'28" West for a distance of 41.73 feet, thence run South 70°15'00" West for a distance of 163.85 feet to a point on aforesaid Northernly right-of-way line of Porter Road, thence run South 89°39'42" West along said Northernly right-of-way line for a distance of 2275.16 feet to a point on the West line of aforesaid Northeast 1/4 of Section 29, thence departing aforesaid Northernly right-of-way line run North 00°11'47" West along said West line for a distance of 9.00 feet, thence departing said West line run North 89°38'42" East for a distance of 1591.33 feet to a point on a point of curvature of a curve concave Northwesterly and having a radius of 2010.00 feet, a chord bearing of North 79°57'48" East and a chord length of 677.25 feet, thence run Northwesterly along said curve through a central angle of 19°23'57" for an arc distance of 680.50 feet to a point of tangency, thence run North 70°15'00" East for a distance of 127.63 feet, thence run North 23°59'46" East for a distance of 41.48 feet to a point on a non-tangent curve concave Southwesterly and having a radius of 2200.00 feet, a chord bearing of North 25°29'53" West and a chord length of 217.25 feet, thence run Northwesterly along said curve through a central angle of 5°59'37" for an arc distance of 217.34 feet to a point of tangency, thence run North 28°19'41" West for a distance of 244.54 feet, thence run North 29°54'01" West for a distance of 87.61 feet, thence run North 80°53'59" East for a distance of 10.50 feet, thence run North 29°54'01" West for a distance of 328.80 feet to a point on a point of curvature of a curve concave Northwesterly and having a radius of 2010.00 feet, a chord bearing of North 23°42'26" West and a chord length of 690.20 feet, thence run Northwesterly along said curve through a central angle of 12°27'09" for an arc distance of 691.56 feet to a point of tangency, thence run North 17°28'57" West for a distance of 1872.42 feet to a point of curvature of a curve concave Easterly and having a radius of 1012.00 feet, a chord bearing of North 16°07'40" East and a chord length of 1119.35 feet, thence run Northernly along said curve through a central angle of 67°09'05" for an arc distance of 1186.08 feet to a point of reverse curvature of a curve concave Northwesterly and having a radius of 750.00 feet, a chord bearing of North 44°35'23" East and a chord length of 133.71 feet, thence run Northwesterly along said curve through a central angle of 10°13'41" for an arc distance of 133.88 feet to a point of compound curvature of a curve concave Northwesterly and having a radius of 943.91 feet, a chord bearing of North 24°57'32" East and a chord length of 473.20 feet, thence run Northwesterly along said curve through a central angle of 29°02'00" for an arc distance of 478.30 feet to a point of compound curvature of a curve concave Westerly and having a radius of 846.36 feet, a chord bearing of North 00°04'18" East and a chord length of 158.44 feet, thence run Northwesterly along said curve through a central angle of 10°44'29" for an arc distance of 158.67 feet, thence run North 00°17'57" West for a distance of 11.41 feet, thence run North 45°17'57" West for a distance of 42.43 feet, thence run South 89°42'03" West for a distance of 622.06 feet, thence run North 00°17'28" West for a distance of 47.31 feet to a point on the Southerly right-of-way line of New Independence Parkway per Official Records Book 881, Page 360 and Page 361 of the Public Records of Orange County, Florida, thence run North 89°42'03" East along said Southerly right-of-way line for a distance of 1514.19 feet to a point on the Southerly right-of-way line of New Independence Parkway per Deed Book 891, Page 499 of said Public Records of Orange County, Florida, thence run North 89°38'11" East along said Southerly right-of-way line for a distance of 995.76 feet to a point on the East line of the West 1/4 of the Southwest 1/4 of the Northwest 1/4 of aforesaid Section 21, thence departing said Southerly right-of-way line run South 00°04'23" East along said East line for a distance of 60.26 feet, thence departing said East line run North 86°56'53" West for a distance of 49.55 feet to a point on a non-tangent curve concave Southerly and having a radius of 2017.50 feet, a chord bearing of North 86°07'27" West and a chord length of 298.28 feet, thence run Northwesterly along said curve through a central angle of 82°43'37" for an arc distance of 298.55 feet to a point of tangency, thence run South 89°38'11" West for a distance of 228.38 feet, thence run South 88°29'30" West for a distance of 200.00 feet, thence run South 89°42'03" West for a distance of 918.25 feet, thence run South 44°42'03" West for a distance of 28.28 feet, thence run South 00°17'57" East for a distance of 27.97 feet to a point of curvature of a curve concave Westerly and having a radius of 990.36 feet, a chord bearing of South 05°10'48" West and a chord length of 185.39 feet, thence run Southerly along said curve through a central angle of 10°44'29" for an arc distance of 185.57 feet to a point of compound curvature of a curve concave Northwesterly and having a radius of 1087.91 feet, a chord bearing of South 16°33'03" West and a chord length of 244.12 feet, thence run Southwesterly along said curve through a central angle of 12°53'02" for an arc distance of 244.63 feet, thence run North 55°40'26" West for a distance of 11.50 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 1081.11 feet, a chord bearing of South 37°16'38" West and a chord length of 457.71 feet, thence run Northwesterly along said curve through a central angle of 24°28'32" for an arc distance of 461.20 feet to a point of reverse curvature of a curve concave Easterly and having a radius of 890.00 feet, a chord bearing of South 16°01'31" West and a chord length of 981.75 feet, thence run Southerly along said curve through a central angle of 65°56'46" for an arc distance of 1039.90 feet to a point of tangency, thence run South 17°26'57" East for a distance of 1872.42 feet to a point of curvature of a curve concave Northwesterly and having a radius of 1081.11 feet, a chord bearing of South 37°40'26" East and a chord length of 663.74 feet, thence run Southerly along said curve through a central angle of 12°27'09" for an arc distance of 665.05 feet to a point of tangency, thence run South 29°54'01" East for a distance of 396.40 feet, thence run South 31°28'32" East for a distance of 200.07 feet to a point of curvature of a curve concave Southwesterly and having a radius of 1708.28 feet, a chord bearing of South 24°27'45" East and a chord length of 417.14 feet, thence run Southwesterly along said curve through a central angle of 14°01'33" for an arc distance of 418.18 feet to a point of tangency, thence run South 17°26'57" East for a distance of 58.56 feet to a point of curvature of a curve concave Southwesterly and having a radius of 2134.00 feet, a chord bearing of South 16°23'57" East and a chord length of 78.26 feet, thence run Southwesterly along said curve through a central angle of 208.06" for an arc distance of 78.25 feet to aforesaid POINT OF BEGINNING.

Contains 20.51 acres more or less

LESS AND EXCEPT

BOYD RIGHT-OF-WAY PARCEL 2

A parcel of land lying in the Northeast 1/4 of Section 20, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 29, thence run North 00°11'47" West along the East line of said Northeast 1/4 of Section 29 for a distance of 2652.06 feet to the Northeast corner of said Northeast 1/4 of Section 29, also being the Southeast corner of the Southeast 1/4 of aforesaid Section 20, thence run North 00°08'32" West along the East line of said Section 20 for a distance of 3994.92 feet to a point on the Northernly right-of-way line of New Independence Parkway per Official Records Book 881, Page 360 and 361 of the Public Records Of Orange County, Florida, also being the POINT OF BEGINNING, thence departing said East line run South 89°42'03" West along said Northernly right-of-way line for a distance of 1442.99 feet to a point on the East line of a parcel of land described in Official Records Book 4022, Pages 4281 of said Public Records, thence departing said Northernly right-of-way line run the following courses and distances around the East, North and West lines of said parcel of land, North 00°06'53" West for a distance of 30.00 feet, thence run North 89°42'03" East for a distance of 50.00 feet, thence run South 00°06'53" East for a distance of 30.00 feet, thence run North 89°42'03" West for a distance of 21.36 feet, thence run South 89°42'03" West along said Northernly right-of-way line for a distance of 44.59 feet, thence departing said Northernly right-of-way line run North 00°17'28" West for a distance of 44.59 feet, thence run North 89°42'03" East for a distance of 66.26 feet, thence run South 89°42'03" East for a distance of 144.08 feet, thence run North 89°42'03" East for a distance of 668.26 feet, thence run South 82°58'32" East for a distance of 50.44 feet, thence run North 89°38'11" East for a distance of 0.12 feet to a point on aforesaid East line of Section 20, thence run South 00°08'32" East along said East line for a distance of 25.00 feet to aforesaid POINT OF BEGINNING.

Contains 1.28 acres more or less

LESS AND EXCEPT

BOYD RIGHT-OF-WAY PARCEL 3

A parcel of land lying in Section 29, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 29, thence run North 00°11'47" West along the East line of said Northeast 1/4 of Section 29 for a distance of 1356.03 feet to a point on the Northernly right-of-way line of Porter Road per Deed Book 688, Page 508 of the Public Records of aforesaid Orange County, Florida, thence departing said East line, run South 89°39'42" West along said Northernly right-of-way line for a distance of 2652.94 feet to a point on the West line of the Northeast 1/4 of said Section 29, also being the East line of the Northwest 1/4 of said Section 29, and also being the POINT OF BEGINNING, thence continuing along said Northernly right-of-way line, run South 89°42'12" West for a distance of 929.90 feet to a point on the Southerly limited access right-of-way line of State Road 429 as recorded in Official Records Book 7180, Page 4600 of the Public Records of Orange County, Florida, thence departing said Northernly right-of-way line, run North 41°47'01" East along said Southerly limited access right-of-way line, for a distance of 83.55 feet, thence departing said Southerly limited access right-of-way line, run South 87°15'01" East for a distance of 896.38 feet, thence run North 89°42'12" East for a distance of 178.56 feet to a point on the aforesaid East line of the Northwest 1/4 of Section 29, also being the aforesaid West line of the Northeast 1/4 of Section 29, thence run South 00°11'47" East, along said East line, and said West line, for a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 36.452 square feet, 0.84 acres, more or less.

Total Hamlin Net Acreage ~ 538.55 acres.

CERTIFIED TO:

S/LF IV / Boyd Horizon West JV, LLC