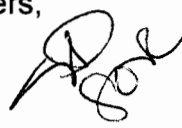




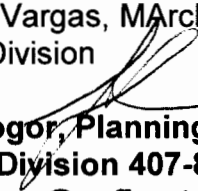
Interoffice Memorandum

05-17-16A09:38 RCVD

DATE: May 13, 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: Shoppes at Lake Avenue Planned Development / Land Use Plan (PD / LUP)
Case # CDR-15-10-317

Type of Hearing: Substantial Change

Applicant: Monica Feldman, Tricon Real Estate, Inc.

Commission District: 1

General Location: North of Lake Street / East of Apopka Vineland Road

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

July 12, 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 Substantial Change request to incorporate a Master Sign Plan (MSP) into the Land Use Plan in order to accommodate a monument sign with two (2) waivers from Orange County Code as follows:

1. A waiver from Section 31.5-195(1) to allow a monument ground sign as identified on the Master Sign Plan (MSP) to have a maximum copy area of one-hundred fifty (150) square feet; in lieu of a maximum copy area of ninety-six (96) square feet.
2. A waiver from Section 31.5-195(1) to allow monument ground signs as identified on the Master Sign Plan (MSP) to have a maximum height of fifteen (15) feet; in lieu of a maximum height of eight (8) feet.

Material Provided:

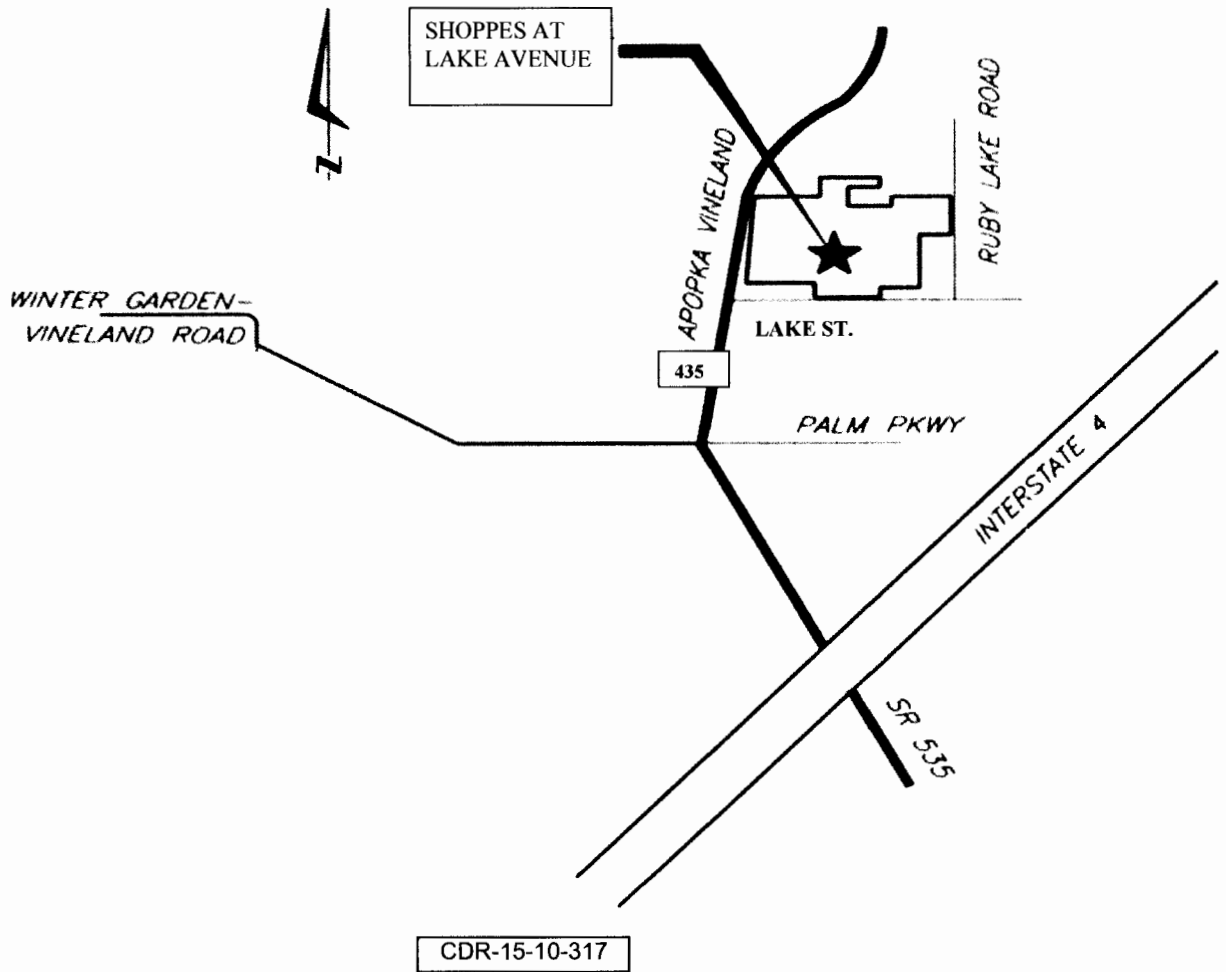
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

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



LOCATION / VICINITY MAP

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

SHOPPES AT LAKE AVENUE – CDR-15-10-317

LEGAL DESCRIPTION

PARCELS 1, 2, 3, AND 4 AND TRACT "A1", SHOPPES AT LAKE AVENUE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 36 AND 37, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION OF TRACT "A1", SHOPPES AT LAKE AVENUE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 36 AND 37, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID LANDS LYING IN SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT "A2", SHOPPES AT LAKE AVENUE, ACCORDING TO THE AFOREMENTIONED PLAT RECORDED IN PLAT BOOK 49, PAGES 36 AND 37, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; SAID POINT ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SOUTH APOPKA VINELAND ROAD AND THE SOUTHERLY RIGHT-OF-WAY OF TENTH STREET; THENCE RUN S 89° 57' 29" E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF TENTH STREET, A DISTANCE OF 284.18 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND THE POINT OF BEGINNING; SAID POINT LYING ON THE WESTERLY LINE OF THE AFOREMENTIONED TRACT "A1"; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE BOUNDARIES OF SAID TRACT; N 00° 02' 23" W, A DISTANCE OF 100.00 FEET; THENCE RUN S 89° 57' 29" E, A DISTANCE OF 256.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF MAPLE STREET; THENCE S 00° 02' 23" E, ALONG SAID TRACT BOUNDARY AND THE WESTERLY RIGHT-OF-WAY OF MAPLE STREET, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE ALONG SAID TRACT BOUNDARY N 89° 57' 29" W, A DISTANCE OF 136.00 FEET; THENCE RUN S 00° 02' 23" E, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID TRACT BOUNDARY RUN N 89° 57' 29" W, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT ANY AND ALL PORTIONS OF TENTH STREET, WHETHER NOW OR HEREAFTER VACATED, AS REFLECTED ON THE ORANGE CENTER PLAT, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORD OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

AN EASEMENT OVER AND THE RIGHT TO USE THE FOLLOWING ORANGE COUNTY PROPERTY AS DESCRIBED IN AND PURSUANT TO THAT CERTAIN DEVELOPER'S AGREEMENT FOR REDESIGN AND/OR RELOCATION OF ORANGE COUNTY RETENTION FACILITIES ON APOPKA-VINELAND ROAD AT LAKE AVENUE RECORDED IN O.R. BOOK 6220, PAGE 3266, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALL AS SET FORTH IN SAID AGREEMENT:

TOGETHER WITH THE EASEMENT INTEREST AND RIGHT TO USE THE FOLLOWING PROPERTY DESCRIBED BELOW:

ORANGE COUNTY PROPERTY

TRACT "A2", SHOPPES AT LAKE AVENUE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 36 AND 37, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT ANY AND ALL PORTIONS OF TENTH STREET, WHETHER NOW OR HEREAFTER VACATED, AS REFLECTED ON THE ORANGE CENTER PLAT, AS RECORDED IN PLAT BOOK D, PAGE 143, PUBLIC RECORD OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, SIGNAGE AND PARKING PURPOSES OVER THE FOLLOWING CHESTNUT STREET PROPERTY PURSUANT TO THAT CERTAIN JOINT EASEMENT DEED AGREEMENT AMONG ABC LIQUORS, INC., CH ENTERPRISES, LLC, AND SPRINT-FLORIDA, INCORPORATED RECORDED IN O.R. BOOK 6220, PAGE 3324, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALL AS SET FORTH IN SAID AGREEMENT.

CHESTNUT STREET PROPERTY

THAT PORTION OF UNIMPROVED RIGHT OF WAY PLATTED AS CHESTNUT STREET A 50' WIDE RIGHT OF WAY LYING ADJACENT AND CONTIGUOUS TO BLOCKS 12 AND 23, ORANGE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 143, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S 89° 57' 29" E, ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 15, A DISTANCE OF 891.53 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N 00° 02' 23" W, A DISTANCE OF 25.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF CHESTNUT STREET AND THE NORTHERLY RIGHT OF WAY OF TWELFTH STREET (AKA LAKE STREET); SAID POINT BEING THE SOUTHEAST CORNER OF LOT 12, BLOCK 23 AND THE POINT OF BEGINNING; THENCE CONTINUE N 00° 02' 23" W, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 23; THENCE DEPARTING SAID RIGHT OF WAY RUN S 89° 57' 29" E, A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT OF WAY OF CHESTNUT STREET AND THE NORTHWEST CORNER OF LOT 20, BLOCK 12; THENCE DEPARTING SAID RIGHT OF WAY RUN N 89° 57' 29" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING CONTAINING:

TOGETHER WITH:

AN EASEMENT OVER THE FOLLOWING VININGS RETENTION POND PROPERTY PURSUANT TO THAT CERTAIN EASEMENT DEED AND RETENTION AGREEMENT BETWEEN THE VININGS AT CYPRESS POINTE PROPERTY OWNER'S ASSOCIATION, INC. AND CH ENTERPRISES, LLC RECORDED IN O.R. BOOK 6220, PAGE 3314, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALL AS SET FORTH IN SAID AGREEMENT:

VININGS RETENTION POND PROPERTY

TRACT B, THE VININGS AT CYPRESS POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 145 THROUGH 147, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.