




**Interoffice Memorandum**

06-27-16P03:49 RCVD 


06-27-16P03:54 RCVD

**DATE:** June 24, 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:** Lake Bryan Condos Planned Development / Land Use Plan (PD / LUP) – Case # LUPA-16-02-046

**Type of Hearing:** Substantial Change

**Applicant:** Phillip C. Hollis, PMJS, LLC

**Commission District:** 1

**General Location:** East of SR 535, north of Vistana Drive

**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

August 2, 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](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:**

A PD Substantial Change request to aggregate the South County PD (one parcel) into the existing Lake Bryan Condos PD in order to allow a total of 1,186 hotel rooms.

Additionally, the following waiver from Orange County Code is requested:

1. A waiver from Section 38-1300 to allow for a maximum height of 295 feet above the building finished floor elevation for a hotel and timeshare only, in lieu of a maximum height of 200 feet for a hotel or timeshare.

**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.

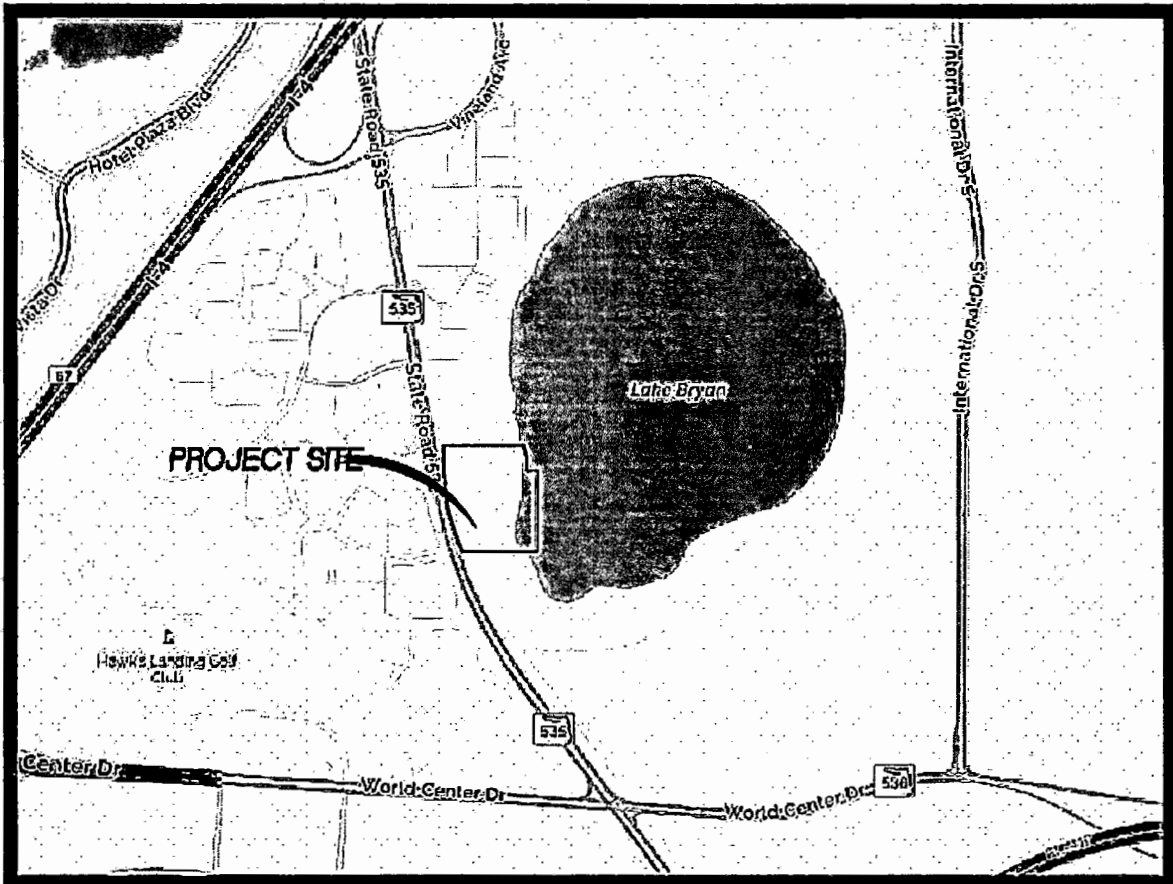
Attachment (location map)

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

# LUPA-16-02-046

## LAKE BRYAN CONDOS PD

### LOCATION MAP



SECTION 28. TOWNSHIP 24S RANGE 27E LATITUDE 28° 21' 52"N LONGITUDE -81° 30' 04"W  
SCALE: NTS

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

# LUPA-16-02-046

## LAKE BRYAN CONDOS PD

### LEGAL DESCRIPTION

#### PARCEL "A"

LOTS 11 AND 12, LAKE BRYAN ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE VACATED PLATTED ROAD ADJACENT THERETO ON THE WEST SIDE;

TOGETHER WITH:

THE NORTH 60 FEET OF THE SOUTHEAST ONE-QUARTER (SE  $\frac{1}{4}$ ), OF THE SOUTHWEST ONE-QUARTER (SW  $\frac{1}{4}$ ) OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 28 EAST, LYING EAST OF THE APPARENT EAST LINE OF STATE ROAD 535 (AKA APOPKA-VINELAND ROAD) AS LAID OUT AND IN USE, NOW BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE  $\frac{1}{4}$ ) OF THE SOUTHWEST ONE-QUARTER (SW  $\frac{1}{4}$ ) OF SAID SECTION 27 WITH THE APPARENT EAST LINE OF STATE ROAD 535 AS LAID OUT AND IN USE; THENCE S09°57'20"E ALONG SAID APPARENT EAST LINE, A DISTANCE OF 60.92 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 60 FEET OF SAID SOUTHEAST ONE-QUARTER (SE  $\frac{1}{4}$ ) OF THE SOUTHWEST ONE-QUARTER OF SECTION 27; THENCE N90°00'00"E ALONG SAID SOUTH LINE, A DISTANCE OF 557.61 FEET TO A PERMANENT REFERENCE MONUMENT HEREINAFTER REFERRED TO AS "PRM-A"; THENCE CONTINUE N90°00'00"E ALONG SAID SOUTH LINE, A DISTANCE OF 141.8 FEET, MORE OR LESS, TO THE APPROXIMATE BANK OF LAKE BRYAN; THENCE MEANDER NORTHERLY ALONG THE BANK OF LAKE BRYAN FOR THE FOLLOWING THREE COURSES; FIRST BEARING N04°21'34"E, A DISTANCE OF 65.09 FEET MORE OR LESS; THENCE N02°42'46"W, A DISTANCE OF 114.16 FEET MORE OR LESS; THENCE N13°44'11"W, A DISTANCE OF 93.56 FEET MORE OR LESS TO AN INTERSECTION WITH THE NORTH LINE OF LOT 11, LAKE BRYAN ESTATES, AS RECORDED IN PLAT BOOK K, AT PAGE 116, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N90°00'00"W ALONG SAID NORTH LINE OF LOT 11, A DISTANCE OF 145.0 FEET, MORE OR LESS, TO A PERMANENT REFERENCE MONUMENT REFERRED TO HEREINAFTER AS PRM-B", FROM WHICH "PRM-A" LIES S05°28'16"E AT A DISTANCE OF 271.87 FEET; THENCE CONTINUE N90°00'00"W ALONG SAID NORTH LINE OF LOT 11, A DISTANCE OF 523.54 FEET TO THE WEST LINE OF THAT CERTAIN PLATTED ROAD RIGHT-OF-WAY, 30 FEET IN WIDTH, ABANDONED BY OFFICIAL RECORDS BOOK 6236, PAGE 4052, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF A CERTAIN PLATTED OLD RAILROAD R/W, 60 FEET IN WIDTH, FOUND TO BE 54.81 FEET WIDE; THENCE S09°57'20"E ALONG SAID WEST LINE OF THAT CERTAIN PLATTED ROAD RIGHT-OF-WAY, 30 FEET IN WIDTH, A DISTANCE OF 213.85 FEET TO AN INTERSECTION WITH THE AFORESAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE  $\frac{1}{4}$ ) OF THE SOUTHWEST ONE-QUARTER (SW  $\frac{1}{4}$ ) OF SECTION 27, THENCE N90°00'00"W ALONG SAID NORTH LINE A DISTANCE OF 55.65 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE PORTION THEREOF RELEASED BY MORTGAGEE PURSUANT TO THAT CERTAIN PARTIAL RELEASE OF MORTGAGE RECORDED ON JANUARY 27, 2005 IN O.R. BOOK 7802, PAGE 276, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

#### PARCEL "B"

DESCRIPTION AS FURNISHED BY OFFICIAL RECORDS BOOK 8360, PAGE 4145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  LESS THE NORTH 60 FEET THEREOF AND LESS RIGHT OF WAY OF THE APOPKA-VINELAND ROAD (STATE ROAD NO. 535) AND THAT PART OF THE WEST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  LYING EAST OF THE EAST RIGHT OF WAY OF THE APOPKA-VINELAND ROAD (STATE ROAD NO. 535) LESS THE NORTH 60 FEET THEREOF, ALL IN SECTION 27, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING ADDITIONAL RIGHT OF WAY FOR STATE ROAD 535:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SAID SECTION 27 WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 535, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 75560-2610, SHEETS 2 AND 3; THENCE SOUTH 09°57'20" EAST A DISTANCE OF 60.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST A DISTANCE OF 20.61 FEET; THENCE SOUTH 14°21'10" EAST A DISTANCE OF 47.21 FEET TO A NON-TANGENT INTERSECTION ON THE ARC OF A CURVE, HAVING A RADIUS OF 36.50 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 53°24'14" EAST; THENCE SOUTHWESTERLY ALONG SAID ARC, SUBTENDING A CENTRAL ANGLE OF 47°18'56", A DISTANCE OF 30.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°43'10" EAST A DISTANCE OF 102.73 FEET; THENCE SOUTH 01°21'37" WEST A DISTANCE OF 52.14 FEET TO A NON-TANGENT INTERSECTION ON THE ARC OF A CURVE ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 535, HAVING A RADIUS OF 2834.79 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 75°33'48" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE OF STATE ROAD NO. 535, SUBTENDING A CENTRAL ANGLE OF 01°04'39" A DISTANCE OF 53.31 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE NORTH 09°57'20" WEST A DISTANCE OF 178.28 FEET TO THE POINT OF BEGINNING.