



Interoffice Memorandum

08-08-16A10:13 RCVD

DATE: July 25, 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: Christina Baxter, Poulos & Bennett, LLC

Case Information: Case # LUP-16-02-062
(Econ Trails PD/LUP)
Planning and Zoning Commission (PZC)
Meeting Date: July 21, 2016

Type of Hearing: Rezoning Public Hearing

Commission District: 3

General Location: 109, 197 and 211 N. Econlockhatchee Trail; or generally located on the east side of N. Econlockhatchee Trail, approximately 1,000 feet south of S.R. 408.

BCC Public Hearing Required by: Orange County Code, Chapter 30

September 13, 2016
9:2 P.M.

**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 rezone three (3) parcels containing 24.33 gross acres from R-CE to PD, in order to develop up to 184 single-family lots with attached dwelling units (townhomes).

In addition, the following waivers from Orange County Code have been requested:

1. A waiver from Section 38-79(20)(j) to allow for a front-to-front or rear-to-rear minimum distance townhouse building separation of forty (40) feet, and a rear-to-rear minimum distance patio structure separation for townhomes of twenty (20) feet; in lieu of sixty (60) feet;
2. A waiver from Section 38-79(20)(l) to allow for a minimum townhouse dwelling unit width of sixteen (16) feet, in lieu of twenty (20) feet; and

3. A waiver from Section 38-79(20)(p) to allow for a minimum rear yard building setback of ten (10) feet for townhouse patio structures only, in lieu of twenty (20) 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

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

LUP-16-02-062

PROVIDED BY ASSOCIATED LAND SURVEYING & MAPPING
PROPERTY LOCATED IN ORANGE COUNTY, FLORIDA

PARCEL 1:

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, LESS THE WEST 30 FEET FOR ROAD; AND THE NORTH HALF OF THE SOUTH QUARTER (S 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, LESS THE WEST 30 FEET FOR ROAD.

PARCEL 2:

THE SOUTH QUARTER (S 1/4) OF THE NORTH HALF (N 1/2) OF NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, LESS THE WEST 30 FEET FOR ROAD;

AND

THE NORTH QUARTER (N 1/4) OF THE SOUTH HALF (S 1/2) OF NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, LESS THE WEST 30 FEET FOR ROAD.

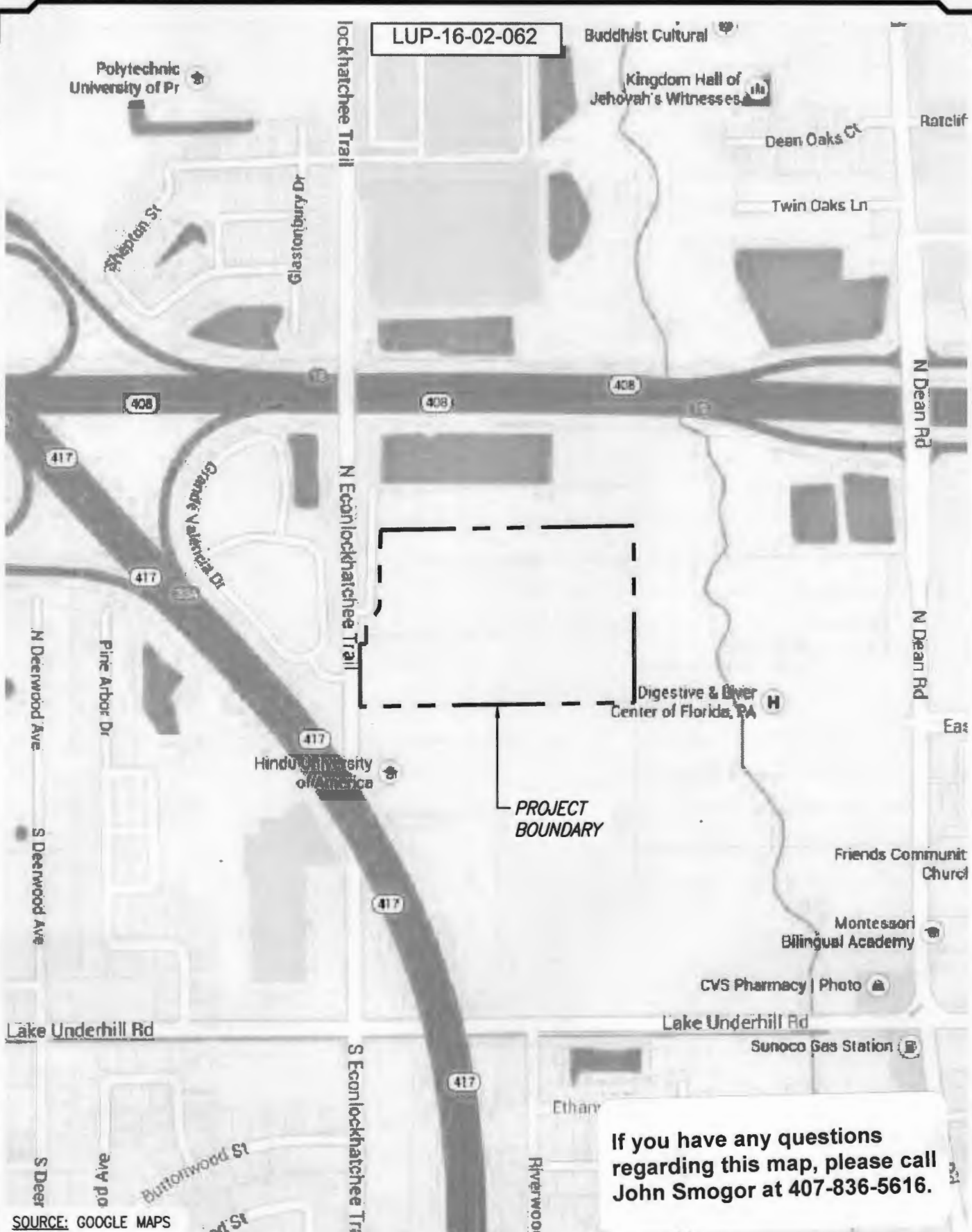
PARCEL 3:

THE NORTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4), SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE WEST 30 FEET FOR ROAD.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS, THE PORTION OF LANDS DESCRIBED IN THAT CERTAIN "RIGHT OF WAY TAKING" BY ORLANDO/ORANGE COUNTY EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATION, AND AN AGENCY OF THE STATE, UNDER THE LAWS OF THE STATE OF FLORIDA, AS SET FORTH IN STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 3965, PAGE 1767, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 24.330 ACRES, MORE OR LESS.

LUP-16-02-062



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

SOURCE: GOOGLE MAPS

Vicinity Map

Ryland - Econ Trails

POULOS & BENNETT

July 1, 2014
P & B Job No.: 14-039

4625 Halker Lane, Suite B
Orlando, Florida 32814 - 407.487.2594

www.poulosandbenett.com
Certificate of Authorization No. 28567

