




Interoffice Memorandum

09-08-15 P02:46 RCVD 

09-08-15 P02:41 RCVD

DATE: September 3, 2015

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: Groves of West Orange Planned Development / Land Use Plan (PD / LUP) - Case # LUP-14-01-009

Type of Hearing: Rezoning Public Hearing

Applicant: Jim Hall, VHB, Inc.

Commission District: 1

General Location: 14405 Hartzog Road; generally located on the south side of Hartzog Road, east of County Road 545 (Avalon 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

Clerk's Advertising

October 20, 2015 @ 2pm.

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 one (1) parcel containing 13.88 acres from PD (Planned Development District) to PD (Planned Development District) in order to construct up to 108 single-family detached and attached residential dwelling units. The request also includes the following waivers from the Orange County Code:

1. A waiver from Orange County Code to apply the single family detached residential development standards addressed by Village PD Code Section 38-1386 (*Village Home District*) for maximum building height (3 stories / 45 feet), minimum lot size (2,800 square feet), minimum lot width (32 feet), minimum lot depth (110 feet or 90 feet with alley), minimum living area (1,000 square feet), maximum lot coverage (65%), minimum front building setback (15 feet or 7 feet for porch), minimum rear building setback (20 feet), minimum side building setback (4 feet), and minimum side street building setback (10 feet); in lieu of the requirements as may otherwise be required by Code Sections 38-1251, 38-1254, 38-1501 and 38-1603.
2. A waiver from Orange County Code to apply the residential townhouse development standards addressed by Village PD Code Section 38-1387.1 for maximum building height (55 feet / 4 stories), minimum lot size (1,600 square

feet), minimum lot width (16 feet), minimum lot depth (100 feet), minimum living area (1,000 square feet), maximum lot coverage (75%), minimum front building setback (15 feet or 10 feet for porch), minimum rear building setback (14 feet), minimum side building setback (0 feet or 7 feet for end units) and minimum side street building setback (10 feet); in lieu of the requirements that may otherwise be required by Code Sections 38-79(20), 38-1254(1) & (2), and 38-1603.

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:

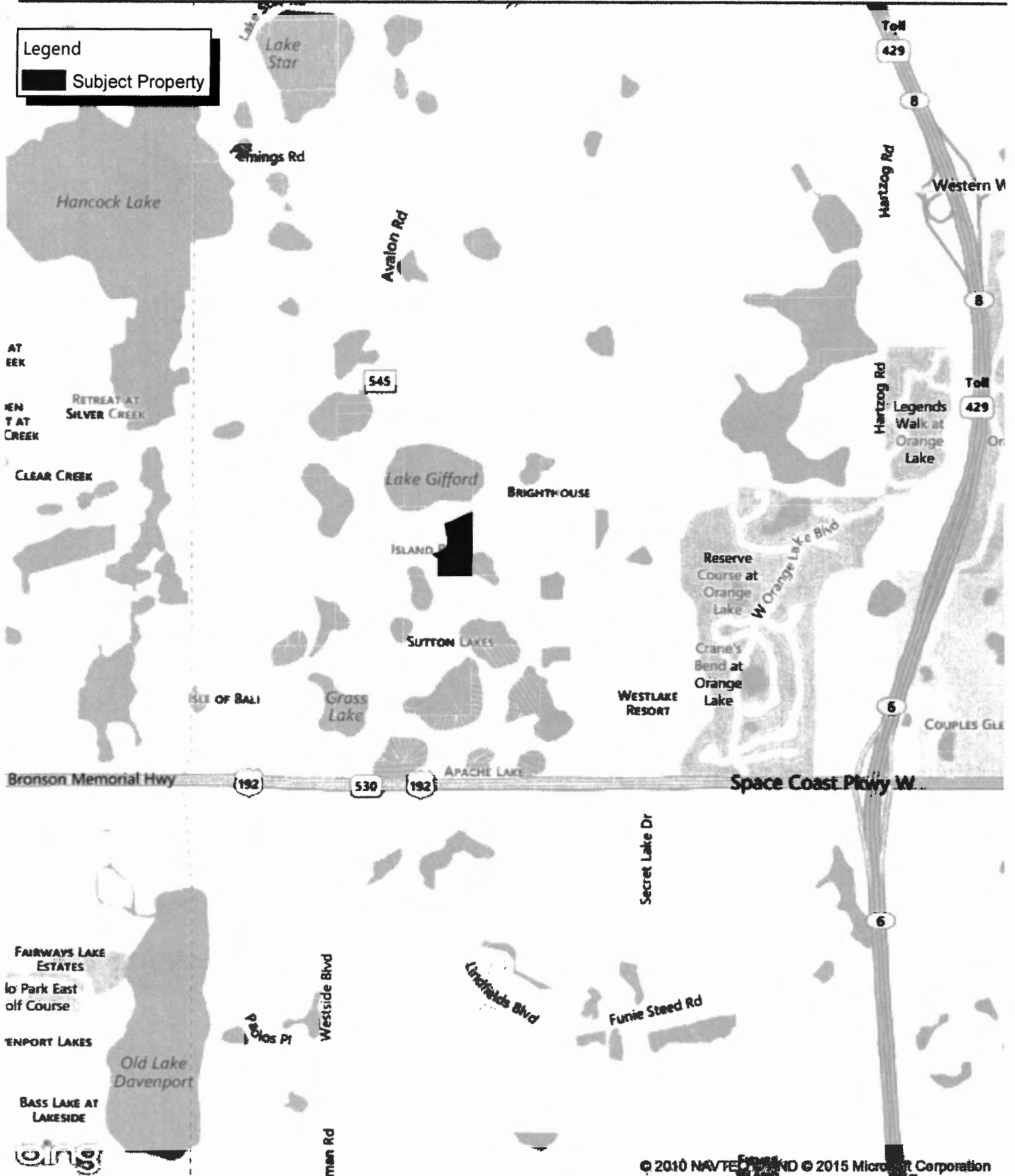
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

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

Legend

Subject Property



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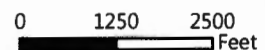
Groves of West Orange PD

Location Map

July 2015



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



GROVES PROPERTY LEGAL DESCRIPTION

Parcel ID: 31-24-27-0000-00-016

THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 27 EAST (LESS THAT PORTION THEREOF NORTH OF THE CLAY ROAD KNOWN AS HARTZOG ROAD AND THE PAVED ROAD KNOWN AS AVALON ROAD, STATE HIGHWAY 545), BEING IN ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION LYING WEST OF STATE ROAD 545 AS PREVIOUSLY CONVEYED IN O.R. BOOK 3512, PAGE 785, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. FURTHER, LESS AND EXCEPT HEREFROM ANY PORTION OF THE LAND CONVEYED IN O.R. BOOK 5734, PAGE 410, AND IN O.R. BOOK 6090, PAGE 463, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

All fixtures, machinery, equipment and personal property of every nature whatsoever now or hereafter owned by The Groves of West Orange, LLC and located in, on or used or intended to be used in connection with or with the operation of said Groves Property; all rents, issues and profits arising from the Groves Property; all contract rights as relating to the Groves Property as described in the Groves Mortgage and Groves Loan Documents; and all permits, licenses, developer rights (but not liabilities), and other intangibles relating to the Groves Property.

Orlando Sentinel

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared **Sheri Schmitz / Adys DelValle / Brian Hall / Charles McDowell / Jean M. Gailie**, who on oath says that he/ she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of **Groves of West Orange PD / LUP** in ORANGE County Florida, was published in said newspaper in the issues **09/27/15**

Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Jean M. Gailie

Printed Name of Affiant

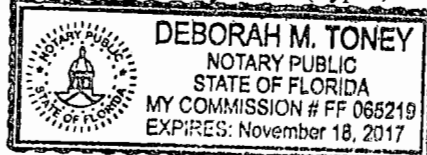
Jean M. Gailie

Signature of Affiant

Sworn to and subscribed before me on this **29** day of **September, 2015** by above said affiant, who is personally known to me (X) or who has produced identification ().

[Signature]

Signature of Notary Public (Typed, Printed or Stamped)



Ad No. 3584218

ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct a public hearing on **October 20, 2015, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida, regarding a request by:

Applicant: Jim Hall, VHB, Inc., Groves of West Orange Planned Development / Land Use Plan (PD / LUP) - Cose # LUP-14-01-009

Consideration: Request to rezone one (1) parcel containing 13.88 acres from PD (Planned Development District) to PD (Planned Development District) in order to construct up to 108 single-family detached and attached residential dwelling units. The request also includes the following waivers from the Orange County Code:

1. A waiver from Orange County Code to apply the single family detached residential development standards addressed by Village PD Code Section 38-1386 (Village Home District) for maximum building height (3 stories / 45 feet), minimum lot size (2,800 square feet), minimum lot width (32 feet), minimum lot depth (110 feet or 90 feet with alley), minimum living area (1,000 square feet), maximum lot coverage (65%), minimum front building setback (15 feet or 7 feet for porch), minimum rear building setback (20 feet), minimum side building setback (4 feet), and minimum side street building setback (10 feet); in lieu of the requirements as may otherwise be required by Code Sections 38-1251, 38-1254, 38-1501 and 38-1603.

2. A waiver from Orange County Code to apply the residential townhouse development standards addressed by Village PD Code Section 38-1387.1 for maximum building height (55 feet / 4 stories), minimum lot size (1,600 square feet), minimum lot width (16 feet), minimum lot depth (100 feet), minimum living area (1,000 square feet), maximum lot coverage (75%), minimum front building setback (15 feet or 10 feet for porch), minimum

rear building setback (14 feet), minimum side building setback (0 feet or 7 feet for end units) and minimum side street building setback (10 feet); in lieu of the requirements that may otherwise be required by Code Sections 38-79(20), 38-1254(1) & (2), and 38-1603; pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division I, Section 38-1207. Location: District 1; property located at 14405 Hartzog Road; generally located on the south side of Hartzog Road, east of County Road 545 (Avalon Road); Orange County, Florida (legal property description on file).

You may obtain a copy of the legal property description by calling the Comptroller Clerk of the Board of County Commissioners, 407-836-7300; or pick one up at 201 South Rosalind Avenue, Fourth Floor, Orlando, Florida.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600; Email: planning@ocfl.net

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PÚBLICA CON RESPECTO A UNA AUDIENCIA PÚBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISION DE PLANIFICACION, AL NUMERO, 407-836-5600.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Martha O. Haynie, County Comptroller
As Clerk of the Board of
County Commissioners
Orange County, Florida

ORG3584218

09/27/15