



Interoffice Memorandum

09-09-15P02:41 RCVD

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Handwritten initials, possibly "AS", in the top right corner.

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: Island Reef Planned Development / Land Use Plan (PD / LUP) - Case # CDR-13-06-160

Type of Hearing: Substantial Change

Applicant: Jim Hall, VHB, Inc.

Commission District: 1

General Location: Generally located on the east side of County Road 545 (Avalon Road), south of Hartzog 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

October 20, 2015 @ 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:

This substantial change is to amend the Island Reef Planned Development / Land Use Plan (PD/LUP) by reducing the size of the PD from 38.50 gross acres to 24.62 gross acres, while reducing existing development entitlements from 502 timeshare units to 318 timeshare units.

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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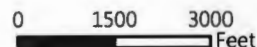


If you have any questions regarding this map, please call John Smogor at 407-836-5616.

Island Reef PD

Location Map

September 2015



ISLAND REEF PD

Legal Description

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 88 DEGREES 55 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 631.40 FEET; THENCE RUN NORTH 01 DEGREES 04 MINUTES 38 SECONDS WEST, A DISTANCE OF 334.41 FEET; THENCE RUN NORTH 54 DEGREES 00 MINUTES 23 SECONDS WEST, A DISTANCE OF 126.03 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 78 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 243.48 FEET; THENCE RUN NORTH 11 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 230.00 FEET; THENCE RUN NORTH 78 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 88.00 FEET; THENCE RUN NORTH 11 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 78 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 136.10 FEET; THENCE RUN NORTH 00 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF 99.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HARTZOG ROAD; THENCE RUN SOUTH 89 DEGREES 01 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 145.20 FEET TO A POINT OF CURVATURE; THENCE RUN WITH THE ARC OF A CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS, A RADIUS OF 1462.69 FEET, A CENTRAL ANGLE OF 18 DEGREES 52 MINUTES 55 SECONDS, A CHORD WHICH BEARS NORTH 81 DEGREES 32 MINUTES 33 SECONDS EAST, A CHORD DISTANCE OF 479.85 FEET, AN ARC DISTANCE OF 482.03 FEET; THENCE DEPARTING SAID CURVE AND RIGHT OF WAY LINE, RUN SOUTH 10 DEGREES 51 MINUTES 18 SECONDS EAST (NON RADIAL), A DISTANCE OF 307.60 FEET TO A POINT OF CURVATURE; THENCE RUN WITH THE ARC OF A CURVE TO THE RIGHT, HAVING ITS ELEMENTS, A RADIUS OF 191.00 FEET, A CENTRAL ANGLE OF 76 DEGREES 32 MINUTES 28 SECONDS, A CHORD WHICH BEARS SOUTH 27 DEGREES 24 MINUTES 56 SECONDS WEST, A CHORD DISTANCE OF 236.60 FEET, AN ARC DISTANCE OF 255.16 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 65 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 92.42 FEET; THENCE RUN SOUTH 71 DEGREES 24 MINUTES 01 SECONDS WEST, A DISTANCE OF 95.25 FEET TO THE POINT OF BEGINNING.

Orlando Sentinel

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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 **Island Reef 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

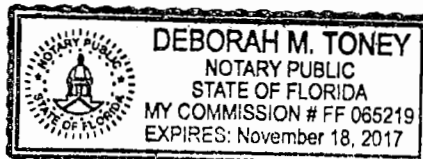
Printed Name of Affiant

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. 3582206

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. You are invited to attend and be heard regarding the following request by:

Applicant: Jim Hall, VHB, Inc., Island Reef Planned Development / Land Use Plan (PD / LUP) - Case # CDR-13-06-160

Consideration: Substantial change request to amend the Island Reef Planned Development / Land Use Plan (PD / LUP) by reducing the size of the PD from 38.50 gross acres to 24.62 gross acres, while reducing existing development entitlements from 502 timeshare units to 318 timeshare units; pursuant to Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207. Location: District 1, property generally located on the east side of County Road 545 (Avalon Road), south of Hartzog

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@occl.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, 407-836-5684.

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

ORG3582206

09/27/15