



Interoffice Memorandum

05-16-16 P02:50 RCVD

**DATE:** May 16, 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:** Lake Austin Planned Development / Land Use Plan (PD / LUP) - Case # CDR-16-01-027

**Type of Hearing:** Substantial Change

**Applicant:** Miranda Fitzgerald, Lowndes Drosdick Doster Kantor & Reed, P.A.

**Commission District:** 1

**General Location:** West of C.R. 545 / Avalon Road, east of the Orange / Lake County line, and north of U.S. 192

**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, 2014 @ 2 pm

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 the following changes to the Planned Development / Land Use Plan (PD/LUP), concurrent with a request to rescind the Grande Palisades Resort Development of Regional Impact / Development Order (DRI / DO): a) revise the use description from "Timeshare" to "Short Term Rental" and increase entitlements from 4,159 units to 4,831 units (consistent with DRI/DO); b) modify project phasing dates and amount of development per phase; c) revise traffic generation calculations; d) expand list of approved recreational facilities; e) identify previously dedicated road right-of-way; f) add two (2) parcel identification numbers not previously identified; g) modify and renumber existing notes on the plan; h) add Notes 11-22, some of which transfer DRI / DO environmental and transportation conditions; and, i) to add a Master Sign Plan.

In addition, the request includes the following three (3) waivers from Orange County Code, that primarily relate to signage:

1. A waiver from Section 31.5-67(f) to allow for three additional proposed signs, in lieu of the allowed two signs based on a right-of-way frontage in excess of four hundred (400) linear feet.
2. A waiver from Section 38-1287(1)(b) to allow for a minimum building setback of forty (40) feet from C.R. 545, in lieu of sixty (60) feet, for the primary sign structure.
3. A waiver from Section 38-1287(1)(c) to allow for a minimum building setback of thirty-five (35) feet from the south property line, in lieu of forty (40) feet, for the primary sign structure

**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*).

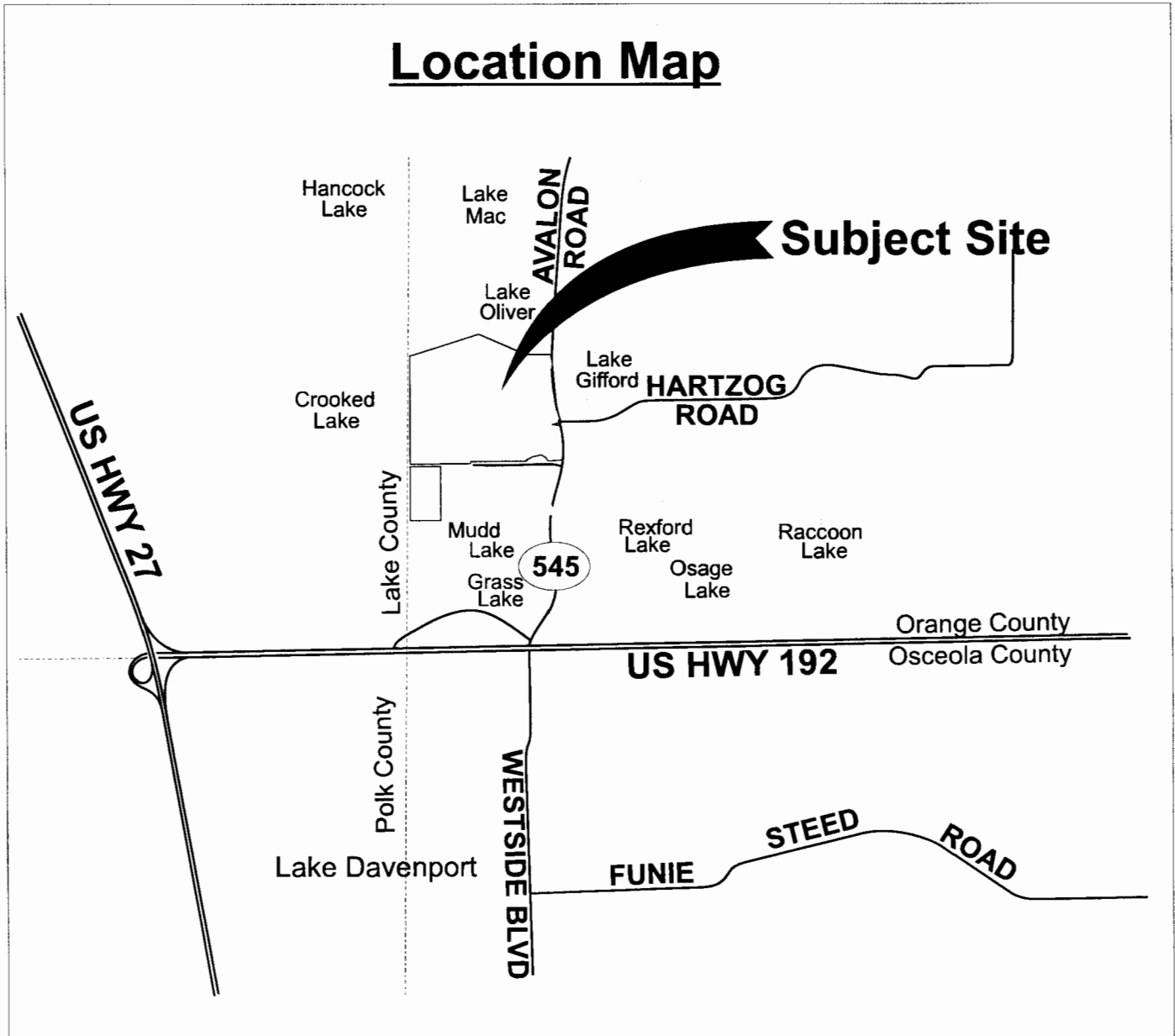
**Special instructions to the Clerk:**

Please place this request on the July 12, 2016, 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

# Lake Austin PD Land Use Plan Amendment



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

Name – Lake Austin PD  
Ref No. – CDR-16-01-027

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°08'54" EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°36'22" WEST, ALONG THE NORTH LINE OF A 60.00 FOOT ROAD RIGHT OF WAY, A DISTANCE OF 1446.46 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 31; THENCE RUN NORTH 00°01'44" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1285.27 FEET TO THE NORTHWEST CORNER OF SAID SECTION 31; THENCE RUN NORTH 00°09'02" EAST, A DISTANCE OF 1322.10 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN NORTH 89°29'58" EAST, A DISTANCE OF 1458.50 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE RUN NORTH 89°25'22" EAST, A DISTANCE OF 1329.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE RUN SOUTH 00°34'49" WEST, A DISTANCE OF 1,323.81 FEET TO THE NORTH 1/4 CORNER OF AFORESAID SECTION 31; THENCE RUN NORTH 89°27'56" EAST, A DISTANCE OF 789.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AVALON ROAD, SAID POINT BEING 55.00 FEET WESTERLY OF THE CENTERLINE OF SAID AVALON ROAD; THENCE RUN SOUTH 07°38'00" EAST, A DISTANCE OF 297.95 FEET; THENCE RUN SOUTH 37°22'00" WEST, A DISTANCE OF 35.36 FEET; THENCE RUN NORTH 82°22'00" EAST, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 07°38'00" EAST, A DISTANCE OF 74.00 FEET; THENCE RUN SOUTH 82°22'00" WEST, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 52°38'00" EAST, A DISTANCE OF 35.36 FEET; THENCE RUN SOUTH 07°38'00" EAST, A DISTANCE OF 491.92 FEET TO A POINT OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1090.92 FEET, A CHORD BEARING OF SOUTH 00°29'51" WEST, AND A CHORD DISTANCE OF 312.48 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°28'05", A DISTANCE OF 313.56 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 49°30'44" WEST, A DISTANCE OF 38.23 FEET, THENCE RUN SOUTH 89°38'09" WEST, A DISTANCE OF 332.16 FEET; THENCE RUN NORTH 48°08'21" WEST, A DISTANCE OF 65.82 FEET; THENCE RUN NORTH 15°33'41" WEST, A DISTANCE OF 24.60 FEET; THENCE RUN NORTH 46°52'10" WEST, A DISTANCE OF 44.13 FEET; THENCE RUN NORTH 56°34'47" WEST, A DISTANCE OF 25.03 FEET; THENCE RUN NORTH 57°45'02" WEST, A DISTANCE OF 48.47 FEET; THENCE RUN NORTH 78°43'59" WEST, A DISTANCE OF 39.28 FEET; THENCE RUN SOUTH 71°30'23" WEST, A DISTANCE OF 38.87 FEET; THENCE RUN SOUTH 80°46'13" WEST, A DISTANCE OF 56.00 FEET; THENCE RUN SOUTH 78°36'52" WEST, A DISTANCE OF 42.31 FEET; THENCE RUN SOUTH 77°17'19" WEST, A

DISTANCE OF 55.71 FEET; THENCE RUN SOUTH 65°45'34" WEST, A DISTANCE OF 42.34 FEET; THENCE RUN SOUTH 60°41'06" WEST, A DISTANCE OF 36.61 FEET; THENCE RUN SOUTH 00°21'51" EAST, A DISTANCE OF 14.97 FEET; THENCE RUN SOUTH 89°38'17" WEST, A DISTANCE OF 38.20 FEET; THENCE RUN SOUTH 81°55'29" WEST, A DISTANCE OF 11.46 FEET; THENCE RUN SOUTH 62°24'46" WEST, A DISTANCE OF 13.02 FEET; THENCE RUN SOUTH 00°21'51" EAST, A DISTANCE OF 23.25 FEET; THENCE RUN SOUTH 89°38'09" WEST, A DISTANCE OF 25.86 FEET; THENCE RUN SOUTH 00°21'51" EAST, A DISTANCE OF 18.00 FEET' THENCE RUN NORTH 89°38'09" EAST, A DISTANCE OF 25.86 FEET; THENCE RUN SOUTH 00°21'51" EAST, A DISTANCE OF 7.00 FEET; THENCE RUN SOUTH 89°37'57" WEST, A DISTANCE OF 1371.59 FEET; THENCE RUN SOUTH 00°08'55" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 188.69 ACRES, MORE OR LESS.

TOGETHER WITH:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 31, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING 21.29 ACRES, MORE OR LESS.

TOGETHER WITH:

THAT CERTAIN 60 FOOT RIGHT OF WAY, LYING BETWEEN THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING 1.00 ACRES, MORE OR LESS.

GROSS AREA CONTAINING 210.98 ACRES TOTAL, MORE OR LESS